



Villebois

## Villebois Concept Plan



The City of Wilsonville

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**Application No. 02PC06A**  
**Villebois Village Concept Plan**

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## **Executive Summary**

This document, the Villebois Village Concept Plan, lays the foundation for an innovative mixed-use community that will include three distinct residential neighborhoods with more than 2,300 homes, a viable commercial and employment core, an interconnected series of roads and trails, and a strong commitment to natural spaces and the environment in the western portion of Wilsonville (see Figure 1 – Site Context). Villebois represents an on-the-ground example of how livability goals outlined by the City of Wilsonville, the Portland metropolitan region, and the State of Oregon can be achieved

The Villebois Village Concept Plan functions as an update and refinement of the Dammasch Area Transportation Efficient Land Use Plan (DATELUP), the City of Wilsonville’s 1997 adopted land-use plan within the Comprehensive Plan Special Concern Area B. The Villebois Village Concept Plan is in substantial conformance with DATELUP's adopted conceptual plan.

The City of Wilsonville and Costa Pacific Communities are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will accomplish the goals set forth by DATELUP and be an asset to the City of Wilsonville, the Portland region and the State of Oregon.

The Villebois Village Concept Plan is based on three fundamental, guiding principles:

- *Connectivity* (connections between neighbors, within the village itself, with the rest of the City and with other parts of the region)
- *Diversity* (a vibrant choice of housing styles, a healthy mixture of employment opportunities and offices, types and levels of housing affordability, and a variety of available goods and services)
- *Sustainability* (efficient design, the protection of natural resources and open space, rainwater management and energy conservation)

ORS 426.508, passed in 1997 by the Oregon legislature, authorized the sale of the former Dammasch State Hospital. The statute requires redevelopment of the property to be consistent with the DATELUP adopted concept plan. Villebois meets the State of Oregon Governor’s Quality Development Objectives, the goals outlined in ORS 426.508, and will help provide a number of benefits to the Wilsonville area, including:

- A better balance of jobs and housing.
- Additional tax base for the City of Wilsonville.
- A surface street plan that contributes to an improved transportation system.
- Employment opportunities.
- Response to regional density goals within the urban growth boundary.
- Careful preservation of important natural areas and open spaces.
- An integral sense of community for everyone.

Villebois will be developed over a period of seven to 12 years. The Villebois team will continue to hold public meetings, participate in discussions, and help resolve issues throughout the planning process.

It is the intent of the Villebois Village Concept Plan, as outlined in the remainder of this document, to shape a village that will be viewed as a shining example of innovation, smart growth and community partnership.

## **Introduction**

As the Portland region continues to serve as a national leader in the movement toward livable communities, Villebois (which means "village near the woods") stands as an example of how that movement can be put into action. Villebois, as illustrated in this Concept Plan, exemplifies the goals and philosophies that serve as the bedrock for shaping livable communities.:

Villebois is located in the area surrounding the former Dammasch State Hospital, identified as "Special Area of Concern B" in the City of Wilsonville's Comprehensive Plan. This site has benefited tremendously from the earlier planning effort of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP), Wilsonville's 1997 adopted land-use plan for this area. While there will be modifications and updates, the Villebois Village Concept Plan will be in substantial conformance with DATELUP, which calls for:

- A minimum of 2,300 housing units
- A mixed-use commercial center
- A public school site
- Parks
- An interconnected trail system to Coffee Lake Creek and to Metro open space areas

The goals of Villebois, similar to those in DATELUP, are to create an innovative community that will benefit the citizens of Wilsonville, help achieve a balance of jobs and housing in the area, bolster the City's tax base, and move the region closer to its livability goals.

In addition, the plan for Villebois also addresses important community issues such as:

- Meeting the critical housing need for people who work in the community
- Creating alternative circulation routes to and from west Wilsonville
- Providing maximum opportunity for viable mixed-use retail development
- Respecting existing natural conditions
- Contributing to the overall character of Wilsonville
- Respecting surrounding property values and land uses
- Providing community housing per ORS 426.508
- Providing multi-modal transportation solutions that offer people a range of choices for getting to and from their destination

Following the guidelines of the Metro Region 2040 Growth Concept, this Villebois Village Concept Plan reduces the emphasis on the car and provides additional, viable choices such as walking, bicycling and transit.

In addition to transportation policies, the Metro 2040 Growth Concept encourages:

- Efficient use of land
- Protection of farmland and natural areas

- A healthy economy
- Diverse housing options

The plan for Villebois incorporates these criteria, conforms to ORS 426.508 and helps to implement the Governor's Quality Development Objectives.

The City of Wilsonville currently has a jobs/housing imbalance, with more jobs than housing, a situation Villebois will help rectify by producing over 2,300 housing units. The City is facing a number of transportation-related issues that Villebois will address through the design of its circulation framework and connections to regional roadways. The Villebois Village Concept Plan was created within this overall local, regional and state planning context.

## **Villebois History and Process**

**DATELUP** was the result of a planning process that involved local, regional and state government agencies, as well as citizen involvement. DATELUP covers the 520 acres (including 196 net developable acres) in Wilsonville that will become Villebois. The state-owned former Dammasch State Hospital complex is in the center of this area. The facility, originally constructed between 1958 and 1961, was vacated in July 1995. Shortly afterward, the DATELUP master planning effort was launched, which resulted in a plan to establish an urban village on the 198-acre state-owned site and an additional 322 acres of surrounding properties. The DATELUP master plan was developed in conjunction with a range of important public and private groups, including: the area's property owners, the City of Wilsonville, Metro regional government, and several Oregon agencies (Department of Administrative Services, Division of State Lands, Mental Health and Developmental Disability Service Division, Department of Transportation, and Department of Land Conservation and Development).

Many public workshops were held during a five-month period to get feedback and input from citizens. In 1996 the Wilsonville Planning Commission and City Council unanimously adopted the DATELUP, establishing a concept plan for the study area.

Though DATELUP was adopted by City Council resolution, it was never adopted by ordinance and made a part of the City's comprehensive plan or development code.

## **Citizen Involvement**

The City of Wilsonville, Costa Pacific Communities and all members of the Villebois team are committed to significantly involving citizens and other stakeholders throughout the planning and design of Villebois. The citizens of Wilsonville have been very involved in determining the future of the planning area. A series of community meetings and open houses has been conducted during the past several months, allowing the opportunity to share information and solicit input from interested parties.



Costa Pacific Communities has undertaken a range of strategies to share information, get citizen feedback, and explain how Villebois can be a significant asset for nearby property owners and Wilsonville residents. Some of those strategies include:

- Several “open house” community gatherings were held so that residents could see preliminary plans for Villebois and provide valuable feedback. Residents overwhelmingly want to continue this two-way communication. As a result, the public meetings will continue and will be scheduled when new information is available.
- As Villebois’ master planner, Costa Pacific Communities moved its corporate headquarters to the former hospital administrative offices at the Villebois site. Design materials are displayed in the lobby, where the public is welcome to view the Villebois planning progress.
- A Costa Pacific employee was assigned to work directly with the site’s adjacent property owners and to help address their specific concerns and questions. Individual meetings were held with each owner to keep everyone apprised of the progress.
- Costa Pacific has held a number of meetings with individual adjacent landowners to address very specific concerns.

The City of Wilsonville has hired two experienced planning professionals to manage the planning process and to serve as liaison between the City and the Master Planner: John Morgan of Morgan-CPS and Barbara Coles of Coles Environmental Consulting.

### **Response to Community Outreach**

The response to Costa Pacific’s community outreach program has been extremely positive, and plans for Villebois have been changed several times to accommodate issues or concerns raised by citizens and other stakeholders. Examples of how the Villebois team has worked closely with citizens include:

- Attendance: Turnout has been very large at all four community open houses, with an average of 80 people. Meetings are being held continually.
- Traffic: Residents have expressed major concern about the freeway access and increased traffic on Wilsonville, Brown and Boeckman roads. Transportation grids are being designed to absorb traffic and prevent added pressure to existing roads. In addition, new roads and infrastructure are being planned that will benefit not only Villebois residents but also the entire Wilsonville community.
- Adjacent property owners: Planned roads in and out of Villebois have been relocated to minimize the impact on adjacent property owners. One family living

adjacent to Villebois expressed concern that one of the main access roads passed too closely to their house, creating a safety hazard for their young children. The master planner agreed with their concerns and, without jeopardizing the integrity of the design concept, moved the road northward.

- **Community-based housing:** Several questions were raised about the planned housing for persons with mental illness, as required per ORS.426.508. A public meeting was scheduled to discuss these questions with area residents and to provide an informed and educated response.
- **Schools:** The concern was raised that schools might be overcrowded as a result of the additional households at Villebois. The West Linn/Wilsonville School district was consulted and a new grade school will be built in Villebois.
- **Noise:** Construction noise will be kept to a minimum. The master planner will work with the City to place restraints on construction operating hours and activities.
- **Light Pollution:** Residents have expressed concern about light pollution (via lights in nearby homes, offices and businesses). Costa Pacific Communities will minimize light pollution for residents and adjacent property owners through a set of design codes.
- **Pet Parks:** Some residents voiced a preference for “pet parks” at Villebois. This request was taken into consideration and will be discussed later, as planning progresses.

## **Next Steps**

Costa Pacific Communities prepared the Villebois Village Concept Plan for the applicant, the City of Wilsonville, in November 2002 as an update and refinement of DATELUP. It will be reviewed by a variety of interested parties, including the citizens of Wilsonville, the Wilsonville Planning Commission and City Council, Wilsonville staff, other elected officials, state officials and other stakeholders. The adoption of the Villebois Village Concept Plan begins with a series of legislative public hearings before the City’s Planning Commission and City Council beginning in February 2003.

The Villebois Village Concept Plan is the first step in the formal development and review process for Villebois that includes:

1. **Villebois Village Concept Plan:**

Includes illustrative maps, figures and text that depict the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for the Villebois plan area. Adoption of the Villebois

Village Concept Plan will serve as an update and refinement to the DATELUP adopted concept plan.

2. Comprehensive Plan Text and Map Amendments (Villebois Village Master Plan):

This process will also include the adoption of text amendments to the Comprehensive Plan adding Policies and Implementing Measures to guide development of the Villebois Village Concept Plan and an amendment to the Comprehensive Plan Map by creating a new map designation of "Residential Village". The new designation would be applied to approximately 440 acres of land within the Villebois Village master plan area.

The Villebois Village Master Plan includes illustrative maps, figures and text that depict proposed land uses, transportation network, natural resources, public facilities, and infrastructure. Additional information will include street sections, phasing plan and composite utilities plan. These plans will be an ancillary document to the City of Wilsonville Comprehensive Plan. Refinements to the Villebois Village Master Plan in subsequent steps will not require further amendments to the Comprehensive Plan.

3. Villebois Village Zone text:

Applies to land within the Villebois Village Comprehensive Plan designation. The adoption of a Village Zone is the implementing tool for the Villebois Village Plan designation and will be administered in accordance with the goals and concepts of the adopted Villebois Village Master Plan.

4. Villebois Village Specific Area Plans:

Advanced engineering and planning documents that will coordinate the development of grading, drainage, streets, utilities, and related infrastructure throughout the Village Master Plan area. Each Specific Area Plan will conform to the goals, concepts and standards of the Villebois Village Master Plan.

5. Preliminary Development Plan(s):

Detailed development plan for a single phase or multiple phases of development within an adopted Specific Area Plan. This plan will conform to the goals, concepts and standards of the Specific Area Plan and the Villebois Village Master Plan.

Villebois will be developed over a period of seven to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of existing utilities and infrastructure, and timing of road improvement approval and funding. Current projections anticipate that grading will begin for Phase One in early July 2003.

## **Guiding Principles of Villebois**

Villebois has been designed and organized to combine the best elements of traditional community planning with a comprehensive approach to sustainable design. The result, as envisioned by the Villebois team members, will be a complete community that is successful and viable in several important ways – economically, socially and environmentally. To achieve a strong foundation of viability and community vision, the Villebois Village Concept Plan focuses on **three guiding design principles**:

**Connectivity:** *Refers to a series of physical connections created within the village that also fosters other “connections,” such as the link between land use and transportation, as well as a sense of place and a sense of community.* Major collector streets, for example, help form the boundaries of three distinct neighborhoods within Villebois. The neighborhoods are grouped around the Village Center, which serves as the physical and social heart of the community. All main roads lead to the Village Center, while the rest of the street system allows pedestrians, bicyclists and cars to use a variety of routes to move within and through the village. Sidewalks set back from the roads and driveways placed behind homes also contribute to the pedestrian-friendly nature of the village’s street system. Local buses and connections to future commuter rail will create mobility and access for people of all ages, whether they want to travel within Villebois or to other parts of the region. The Villebois Village Concept Plan will comply with the City of Wilsonville's Draft Transportation System Plan (TSP) as may be amended.

**Diversity:** *Refers to Villebois’ commitment to providing a community that offers many options and choices for those who live, work and play there.* The Village will contain more than 2,300 residences, providing housing choices for people of a wide range of economic levels and stages of life. Neighborhoods will consist of a mix of homes for sale apartments for rent, townhomes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. Diversity also will be reflected in the fact that the village will possess a strong mix of employment, commercial and retail opportunities. There also will be an elementary school within the village. At the “heart” of Villebois is the Village Center, which includes a main street with commercial development, retail, high-density housing and a civic plaza. The Village Center is supported by three smaller Neighborhood Commons areas – one in each neighborhood - that include limited commercial uses, transit stops, post office/mail center, parks and other amenities. The Neighborhood Commons will serve as a hub for neighborhood residents and also will interface with a range of transportation options.

**Sustainability:** *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.* This commitment to sustainability is evident in the village’s efficient design, in its innovative blend of uses, in its devotion to preserving natural areas and open space, and in its program of rainwater

management and energy conservation. Perhaps the most visible example of Villebois's commitment to sustainability is the presence of green spaces and natural areas. There are approximately 170 acres of open space including parks, trails and natural areas envisioned within the Villebois area. State-of-the-art rainwater management techniques will manage rainwater naturally by reducing runoff, increasing infiltration, and minimizing the effects of heat absorption by hard surfaces.

## **Key Elements of the Villebois Village Concept Plan**

*(Definitions of land use types and unique terminology can be found in the Glossary on page 22)*

Villebois consists of the following major elements that are described in detail below:

- Neighborhoods
- Village Center
- Elementary School
- Commercial Development and Employment
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

### **Neighborhoods**

The neighborhood forms the basic building block of all good urban development and is the organizing principle for Villebois. The Concept Plan provides three distinct neighborhoods, each within a quarter-mile radius of the Village Center (see Figure 2 – Conceptual Neighborhood/Greenway Diagram). The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons with convenient retail, transit stop and public open space defines the center of each neighborhood. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a very human-scale, pedestrian-oriented environment.

Convenient retail uses at the Neighborhood Commons are intended to serve the basic needs of neighborhood residents and are small in scale (no more than 3,500 square feet in area), compared to the larger commercial development within the Village Center.

Each of the three neighborhoods in Villebois will have a different personality based on topography and tree cover, site location, and relationship to natural or structured open space. The size of each neighborhood will be about a one-quarter mile radius (five-minute walk) with a convenience retail/transit commons and adjacent open space near its

center. Neighborhood residents will have convenient pedestrian access to the Village Center from the Commons without having to cross major collector streets.

Villebois will have an average density of over 12 units per net acre (see Figure 3 – Concept Composite Land Use Plan). Each neighborhood will include a mix of housing types, including large, medium and small single-family lots; ancillary dwellings; cluster housing and townhomes. Market segments will include market rate for-sale and rental homes, affordable and senior housing, and community housing per ORS.426.508.

The larger single-family lots will be located adjacent to existing single-family homes along Brown and Evergreen roads to the south, Living Enrichment Center (LEC) to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed edge view drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft, pleasant transition between the built and the natural environment (see Figure 3 - Concept Composite Land Use Plan). The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

### **Village Center**

The Village Center, with its heart at the intersection of the Boeckman and Barber extensions, occupies about 77 acres at the center of Villebois. It is characterized by higher density development that includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail, commercial, and “flex-space” with commercial and multi-family residential units above. A loop road surrounding the Village Center provides excellent connectivity to the three neighborhoods, whether by foot or bicycle, and as well as transit connections. The Village Center’s infrastructure is designed to create opportunities for both immediate and long-term growth in commercial development, employment and changing residential markets.

Net residential density in the Village Center ranges from less than 16 dwelling units per acre to 50 or more dwelling units per acre and includes single-family detached houses, flex-space in mixed-use buildings, freestanding condominiums and apartments, and apartments above commercial space. Individual buildings will range in height from one to four or more stories. The Village Center is defined by the natural greenway to the west and is organized around the following primary elements (*note: the specific names of these elements, e.g., Hill Top Park, may change as plans evolve for Villebois*):

#### Plaza

The Plaza is at the intersection of Villebois’s two main cross streets and is located on about half an acre. It represents the most “urban” public open space in Villebois and is bordered by three- and four-story buildings that will house restaurants, shops and civic spaces on the ground level with residential dwellings above. The Plaza, which includes both hard and “softscaped” areas, is intended to support activities such as a public market, street fairs, outdoor dining, holiday celebrations and performances.

### Hill Top Park

This prominent 2.6-acre park northeast of the Plaza may provide both passive and active recreational opportunities. Developed as an urban park, it will contain paved walks, open lawn, site furnishings, viewing areas and an amphitheater that accommodates 200 or more people.

### Villebois Drive

The prominent link between the Plaza and Hilltop Park will contain a high concentration of retail, flex and commercial spaces at ground level with commercial and multi-family residential above. Buildings along Villebois Drive likely will be two and three stories tall. The street will be designed to slow the pace of traffic and reinforce the pedestrian-friendly character of the Village Center.

### Former Dammasch State Hospital buildings

Main Street may include the adaptive reuse of the former Dammasch State Hospital buildings at the western edge of the Village Center. Potential uses being explored include: commercial office spaces; housing; restaurant/brew pub; and technology-based employment with potential for on-street and below-grade parking.

## **Elementary School**

At the recommendation and request of the West Linn/Wilsonville School District, a site has been identified for a 550-student grade school. The Villebois Village Concept Plan provides a site in the eastern portion of the plan area. Its location will serve as a “Neighborhood Commons” for the east side of Villebois. The planning team and the West Linn-Wilsonville School District currently are discussing the programming and requirements for the site.

One idea under discussion is the “shared use” of public resources that would benefit both the school and the surrounding community. Villebois includes pedestrian and vehicular access between neighborhoods, the Village Center, a number of public open spaces and the elementary school site. This guiding principle of connectivity has created discussions about the use of public playfields for school-related activities such as soccer, softball, hiking and tennis.

## **Commercial Development and Employment**

The Villebois Village Concept Plan identifies an area designated as a "Commercial/Employment Overlay Area (CEOA). It is defined as a 33-acre area within the Village Center that is designated for mixed-use (residential and commercial) development, retail, and employment (see Figure 4 – Concept Villebois Village Center Land Use Plan). Employment may include uses related to high-tech. The transportation framework - including the Barber and Boeckman extensions, the Loop Road and transit stops - provides access for cars and pedestrians in this high density area. The CEOA

overlay area is intended to provide locations for uses consistent with, but not limited to, the following examples:

*Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.

*Food and Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.

*General Office:* professional offices, non-profit, health services, governmental services insurance, travel.

*Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop

*Lifestyle and Recreation:* hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.

*Hospitality:* hotel, bed and breakfast, conference center.

*Light Industrial/Technology:* research and development, computer, technology.

*Civic/Institutional:* meeting hall, library, museum, churches, farmer's market, community center.

*Residential:* condominiums, apartments, and townhouses.

## **Parks and Open Space**

The open space framework for Villebois operates on both a regional and site-specific scale (see Figure 6 – Conceptual Parks & Open Space Plan). The proposed Coffee Lake Wood trail connects to regional open spaces; the Metro Wilsonville Tract to the south, the Tonquin Geologic areas to the northeast, and to adjacent neighborhoods. A system of open spaces surrounding these trails also will provide linkages for wildlife movement and habitat.

Site specifically, there is a system of inner-connected public open spaces. Each neighborhood will have an open space associated with a Neighborhood Common area. These Commons are linked by a looped trail system. These smaller open spaces – centrally located within each neighborhood – lie within a quarter-mile radius of the Village Center (a five-minute walk).

Parks and Open Space within Villebois include (*permanent names will be assigned as plans for Villebois progress*):

- Villebois Greenway
- Plaza
- Eastside Neighborhood Commons



- West Neighborhood Park / Commons
- North Neighborhood Park / Commons
- Coffee Lake Nature Preserve
- Hilltop Park
- Forested Wetland Preserve
- Upland Forest Preserve
- Miscellaneous Pocket parks
- South Neighborhood Park

### **Rainwater Systems**

Plans for managing rainwater for the Villebois community have been designed to be on the leading edge of “green development.” This is in keeping with a burgeoning interest worldwide in designing new communities that reduce the negative impacts on the surrounding natural environment.

In the Pacific Northwest, rainwater shapes and defines our region and sustains our communities and economy. The Concept Plan provides opportunities for integrating water quality, detention, and infiltration into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system.

The Villebois stormwater basin is divided into three watersheds (as shown on Figure 7 – Stormwater Basin Analysis). The watershed basins within the plan study area include the following:

- Basin A drains to Coffee Lake Creek
- Basin B drains to Arrowhead Creek and includes the village core of Villebois
- Basin C drains to Mill Creek

Figure 7 – Stormwater Basin Analysis, shows the drainage areas previously diverted to Mill Creek (A1, B1 & B) with the construction of the Dammasch site.

The concept rainwater systems as shown (Figure 8 – Concept Rainwater Systems Plan) will provide opportunities to enhance and protect surface and groundwater within the three basins. Drainage basins may be restored to their historic outfalls after evaluation of the impacts have been determined. Specific performance standards applied to rainwater systems in the streets, rainwater management areas in the open spaces, and other integrated management practices, will assure the success of the rainwater system.

Using the rainwater management system as a major design element will help create a unique sustainable community, based on mimicking pre-development hydrology. The

proposed rainwater system will provide the framework for the integration of urban form and natural site features. This new framework should help minimize the development “fingerprint” on the hydrological cycle, create a unique place to live, and further the goals of environmental stewardship and sustainability.

### **Environmental Assets Preserved**

The Villebois site possesses abundant natural features, covering over 130 acres of the site, including wetlands, forests and nature preserves. The desire to protect these natural features and preserve as many of the existing trees as possible, has resulted in a design, which is driven by and is a product of the following strategies:

- Preservation and incorporation of existing trees
- Accommodating wildlife and providing habitat
- Reestablishment of historic drainage patterns
- Conservation of view corridors

The Villebois community also will feature state-of-the-art “rainwater” planning to help maintain the predevelopment run off rates and patterns by reducing the impacts associated with increased paving and building construction. The rainwater plan includes the following elements:

- Rainwater Management:  
Strategies will include bio-swales and detention features to reduce impervious surface areas. This system is intended to direct water back into the soil, minimizing urban runoff, and providing water for the community’s restored wetlands and natural areas (See Figure 9 – Concept Rainwater Conveyance Sections).
- Greenway:  
The greenway will integrate pathways and usable open space with both rainwater management and wildlife habitat while preserving many existing trees and connecting the community with the surrounding area’s natural resources.
- Green Streets:  
These streets, which encourage walking and biking, help offset urban heat island effects through the use of street trees and minimization of paving, as well as contributing to rainwater management by providing opportunities for filtration and infiltration.

## **Connectivity**

As described earlier, connectivity within and around Villebois serves as one of the Concept Plan's guiding principles. The ability to move around easily is a key component of Villebois' future success and sustainability. Sidewalks, trails and bicycle paths will link people to parks, open space and goods and services within Villebois. The Villebois Greenway trail system provides connectivity between natural areas to the north (Tonquin Geologic Region – Metro), Coffee Lake Preserves to the West and the Wilsonville-Metro tract to the South. There will be connectivity among all of the site's natural areas, making it possible to walk throughout the Village while remaining in nature.

Consistent with the City's Draft Transportation Systems Plan, a series of road improvements is proposed to address barriers to connectivity in Wilsonville's existing transportation system. This includes extending Boeckman Road and Barber Street, which will provide better connectivity within the entire city of Wilsonville, including Villebois.

A Village Center will lie at the heart of Villebois, providing goods and services, opportunities for social connectivity, and a sense of community for residents. Smaller neighborhood centers will provide residents with basic services within walking distance.

A detailed description of how the Villebois Village Concept Plan addresses transportation issues is described below.

## **Circulation Framework**

The Concept Plan's guiding principle of connectivity serves as the basis for creating a circulation system or framework that links all modes of transportation – both within the community and to other parts of the city and region. Below are planned and proposed transportation options that will provide more direct connections to the freeway and to jobs, shopping and schools for Wilsonville residents. Many of these options enable people to travel without a car to shopping and work, even outside of Wilsonville, using existing and proposed mass transit. All of this helps support the goal of reducing the number of vehicle miles traveled, as well as improving the quality of life for Wilsonville and Portland metropolitan area residents.

## **Connections to Regional Roadways**

Roadways in the Village Concept Plan connect with all of the major roadways in the immediate vicinity of the site -- including Brown Road, Grahams Ferry Road, Tooze Road, Barber Street and Boeckman Road. The City has received State and Federal funding to extend Boeckman Road to the west to connect with Tooze Road, which borders the northern edge of Villebois. This will relieve congestion on Wilsonville Road, providing another route to east Wilsonville and easier access to the Ellingsen/Stafford interchange. The Boeckman extension also will also provide a direct connection into

Villebois and its Village Center, while still allowing through traffic to connect to Tooze Road and Grahams Ferry Road.

In addition, several streets within the Village and in the existing neighborhoods to the south will connect to this newly extended Boeckman Road. Villebois Drive will serve as the major route through the Village Center and will extend from Barber in the south to connect with the Boeckman extension in the north. Its cross-section through the Village Center will include a traditional boulevard design with a median and street trees. The eastern portion of the Loop Road provides a connecting leg between Barber Road and Villebois Drive enhancing north-south movement through the village. An additional new north-south street, Coffee Lake Drive, is proposed along Villebois's eastern border ( See Figure 12 – Concept Arterial / Collector Street System).

The Wilsonville Draft Transportation System Plan calls for extending Evergreen Street to the west toward Villebois. The Villebois team proposes to modify the TSP and instead extend Barber Street. The Barber Street connection is better located for the area, and its current alignment with Kinsman Road is superior to the condition and location of Evergreen. Specifically, the Barber Street connection will provide a direct alternative route for local traffic to Kinsman Road (and other roads to the east) and to the planned commuter rail station. The Villebois Village Concept Plan calls for this Barber Street extension to be the main east-west roadway through the Village and intersecting with Grahams Ferry on the community's western edge, providing access to other parts of the city and region.

## **Local Connections**

### SMART

The City of Wilsonville operates South Metro Area Rapid Transit (SMART). SMART's service area is about 12 square miles, and service to riders is free. The design of Villebois anticipates that there will be new bus routes to serve this community and the neighborhoods of west Wilsonville. These new routes would move people between the Village Center, Neighborhood Commons and the employment centers, the Wilsonville Town Center, high school and community services in east Wilsonville.

### Commuter rail

Commuter rail soon will take Wilsonville residents as far as Beaverton with a connection to Westside MAX, from a Wilsonville station planned between Boeckman Road and Barber Street. The extension of these roads, as well as new bus routes, will bring commuters from Villebois and other west Wilsonville neighborhoods to the train, providing attractive transportation choices and helping reduce vehicle miles traveled.

### Pedestrians/bicycles

The proposed circulation system creates a network of public and pedestrian corridors that define and create movement throughout the village area. Streets will be designed to encourage walking and bicycling through the use of: alleyways, direct routes, landscaped planting strips to separate pedestrian areas from car traffic, on-street parking, traffic calming measures such as narrowed travel lanes and "bulbed" corners, and on-street bike lanes on major delivery streets as well as the loop road.

### Street designs and standards

In Villebois, streets will serve a variety of purposes, balancing transportation needs with managing rainwater, accommodating emergency vehicle access, providing overall connectivity, pedestrian and cyclist safety and creating a sense of place. A conceptual street plan (See Figure 5 – Concept Street Plan) has been developed with the guidance of the State, Metro, City staff and other jurisdictions in the Portland area. Specific street plans will be approved as a part of the Villebois Master Plan and subsequent development review process. The proposed lane widths and other street elements will be subject to review by emergency service providers.

Applying this integrated approach, Villebois will use street design standards and public right-of-way widths that embrace a “pedestrian friendly” philosophy. Standards will help maintain the natural hydrology of the site, strive to protect existing significant trees and enhance the community’s visual character.

Villebois will incorporate many street types, from a 20-foot right-of-way lane accessing garages to a 90-foot right-of-way avenue with rainwater median. Most streets will accommodate two-way traffic and on-street parking. All streets will have street trees and sidewalks.

### **Parks and Open Space**

The Villebois Village Concept Plan calls for significant use of parks, open spaces and natural areas within the Village. Everyone who lives, works or plays within Villebois Village will have ample opportunity to enjoy these areas that provide beauty, a sense of environmental stewardship, recreational activities, and a place for wildlife and natural habitat. These parks and open spaces will provide a breadth of natural experiences within an urban setting. Any proposed encroachments within Significant Resource Overlay Zones (SROZ) would be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas.

### Villebois Greenway

The Villebois Greenway will be used as a multi-functional open space within the community and will serve as an important link between the Coffee Lake area and Metro’s Wilsonville Tract open space. The greenway will provide recreational opportunities for trail systems and neighborhood park space, as well as wildlife habitat and rainwater collection and cleaning. This space also will preserve existing trees and wetlands.

### Plaza

The Plaza will serve as the primary gathering place for the Villebois community. This hard-surfaced area will be the home of festivals and gatherings, as well as restaurant outdoor seating. The Plaza will incorporate existing trees and have ample seating, lighting and site furnishings.

### Eastside Neighborhood Commons

This commons is near the open space of the village's elementary school and will include public open space, convenience retail and a transit stop.

### West Neighborhood Park / Commons

The park located in the Village's west neighborhood will provide the primary open space for residents in the surrounding neighborhood. Features will include open grass areas, walkways, benches, a small children's play area, walkway lighting, and appropriate plant material.

### North Neighborhood Park / Commons

This park space will provide an important area for both passive and active recreation. It will be a major point of interest providing open space for greenway users and neighborhood residents. The space will be developed as an urban park with paved walks, open lawn areas for a variety of uses, site furnishing, lighting, and appropriate plant material.

### Coffee Lake Nature Preserve

The Coffee Lake area will be restored into a multi-functional environmental area providing wildlife habitat in open water, wetlands and forested areas. The area also will provide passive recreational opportunities for hiking, bicycling and viewing. Rainwater collection and treatment will occur along the western edge of the area.

### Hilltop Park

This public open space will include both passive and active recreation, viewing areas, gathering and performance space, and preservation of important existing trees. It will be developed as an urban park with paved walks, open lawn areas for a variety of uses, site furnishing and lighting.

### Miscellaneous Pocket Parks

Small open spaces, or pocket parks, will be interspersed throughout the community. These spaces will incorporate important existing trees and provide passive recreational opportunities for residents. Some pocket parks also will include rainwater treatment facilities and trails. These open spaces will provide areas for community use that are safe and easily maintained, while also helping to serve as a buffer between adjoining uses.

### Forested Wetland Preserve

This natural preserve contains intact and functioning wetlands within the forested portion of the area and farmed wetlands to the north. The Villebois plan will restore the farmed wetlands and will provide walking trails and viewing opportunities on the perimeter of the wetland area.

### Upland Forest Preserve

The upland forest preserve is primarily second growth even-aged trees with a mixed native/invasive understory. The Villebois plan advocates removal of invasive species and selective thinning to accommodate a more mature forest pattern. The forest is adjacent to

and contiguous with the Villebois Greenway and multi-use trail. The plan shows walking paths through the forested area connecting neighborhoods to the north and south as well as linking to the multi-use trail in the greenway. These trails would be three to four feet wide with a soft surface.

### South Neighborhood Park

The South Neighborhood Park will provide passive and active recreation, viewing areas, gathering, and preserve important existing trees. In addition to providing the neighboring residents with open space, the park will also provide a parking and entry area for the Metro Tract. Park features include open grass areas, parking, lighted walkways, benches, a small children's play area, and appropriate plant material.

## **Public Facilities**

### **School**

The West Linn/Wilsonville School District has requested that land be set aside to accommodate a grade school. As described earlier in this Concept Plan, there will be an elementary school within the village. Specific discussions are under way with the School District to determine programs and site design issues.

### **Transit**

There are plans to provide considerable transit access for the people who live and work in Villebois. The Concept Plan envisions new SMART bus routes, road extensions and commuter rail – all of which will provide improved connectivity between Villebois and other parts of Wilsonville and the region.

### **Service Providers**

Fire protection to Villebois is provided by Tualatin Valley Fire & Rescue. The district has a fire station on Kinsman Road, just north of Wilsonville Road, and another station on Elligsen at the City Hall annex.

The Clackamas County Sheriff's Department provides law enforcement service to the City of Wilsonville and surrounding area on a 24-hour basis. The sheriff's office also is located at the City Hall annex on Elligsen.

### **Water**

The water system for Villebois will meet all of the requirements of the City of Wilsonville Water Master Plan (July 2001), as shown on Figure 10 – Concept Water Plan. Constructing the Willamette Water Treatment Plan in April 2002 has alleviated the City's supply problems. The area has a strong distribution network to the south and east. This network will be extended throughout the site in a series of large distribution mains

running east-west and north-south. Standard size lines in local streets will complete the system. This will provide the necessary combination of fire and domestic-use flows for the community.

### **Sanitary Sewer**

The sanitary sewer system for Villebois will meet all necessary requirements of the City of Wilsonville Wastewater Collection System Master Plan (June 2001). The majority of the site will be serviced by a sewer line extension in Barber Road, as shown in Figure 11 – Concept Sanitary Sewer Plan. A sewer line in Boeckman Road may serve portions of the site. Further analysis of the United Disposal Trunk Sewer capacity north of Barber Road will determine the available capacity for a Boeckman Road sewer extension. The southeast portion of the site will use the existing eight-inch main in Evergreen Road, while an existing line flowing through the Park at Merryfield subdivisions will serve a small portion of the southwest corner.

### **Storm Water Management**

The rainwater management system outlined previously conforms with and helps implement the City of Wilsonville's Stormwater Master Plan (2001). Water quality treatment and rainwater management for improvements within the Villebois Village Concept Plan area will be addressed with on-site facilities. The facilities will range from small point facilities to large regional facilities. Additional improvements will be made to the Arrowhead Creek and Mill Creek basins. A portion of the historic flow to Arrowhead Creek will be restored and detention increased as identified in CLC-10 of the Stormwater Master Plan. Improvements will also be made to the outlet into the Mill Creek basin per CLC-10 of the Stormwater Master Plan.

### **Conclusion**

The Villebois Village Concept Plan presents a complete, livable community based on three fundamental, guiding principles: Connectivity; Diversity; and Sustainability. As an update and refinement of DATELUP, Villebois, with its three distinct residential neighborhoods and mixed-use Village Center, will provide approximately 2,300 residences in the City of Wilsonville as well as commercial development and employment opportunities. The Villebois Village Concept Plan will serve as the basis for further planning work in amending the City of Wilsonville Comprehensive Plan and Planning and Land Development Ordinance.

The 520-acre village, represented in this Villebois Village Concept Plan, meets the development objectives of the State and ORS 426.508. It provides Wilsonville with a better balance between housing and employment, additional tax base and a critical link for an improved transportation system.

Villebois is a community that combines traditional neighborhood planning with a comprehensive approach to the goals of sustainable design. Through the combined efforts



of the City of Wilsonville, citizens, stakeholders and Costa Pacific Communities, Villebois will be shaped as a working village that is economically, socially and environmentally viable.

Villebois will be constructed over the next seven to twelve years. While the Villebois Village Concept Plan serves as the foundation for what Villebois will become, the plan will continue to move forward, and evolve, with input from the City, citizens, future residents and stakeholders.

The City of Wilsonville and the Villebois team members are dedicated to continuing an open dialog with all of the many partners whose input and ideas are integral to the success of what will become a strikingly innovative community.

Living Enrichment Center is a non-denominational church and retreat/conference center on 43.75 acres adjacent to Grahams Ferry Road. Formerly the site of the State of Oregon's Callahan Center for physical rehabilitation of injured workers, the campus contains a large, three-story multi-use building – approximately 89,000 square feet in size – and several smaller out-buildings. There are also 20 cabins available on the property for overnight lodging, which sleep up to 150 people. The main building includes a 900-seat sanctuary, which is also used for concerts and large meetings and several smaller meeting rooms. It also contains a fully equipped commercial kitchen, a regulation –size indoor swimming pool, a youth center, child-care facilities, a large bookstore, a meditation chapel, an audio mastering and video production studio, and office and administrative space. The Namaste Retreat and Conference Center hosts more than 50 events per year, and can accommodate up to 1,500 participants. The campus includes a playground, a gazebo and outdoor concert area, walking trails through the woods, a water feature, a rose garden, and quiet meditation areas. Some of the grounds are landscaped, while other areas have been left in a more natural state. There is parking on the property for approximately 700 vehicles.

## Glossary

**Active Recreation Area:**

Open space that is programmed for the athletic needs of its users such as playgrounds, soccer fields, and baseball diamonds.

**Bio-swale:**

The use of vegetation such as grasses, water hungry native and non-native plants, and wetland species to filter and treat storm water runoff as it is conveyed through an open channel or swale.

**Circulation Framework:**

The system for pedestrian and vehicular movement including streets, alleys, lanes, walks and multi-use trails.

**City of Wilsonville Draft Transportation System Plan:**

The Draft Transportation System Plan that addresses current and future transportation capacity and system plans that can be incorporated into the City's Capital Improvement Program.

**City of Wilsonville Wastewater Collection System Master Plan:**

The plan dated June 2001 that addresses current and future wastewater capacity issues and provides system solutions that are incorporated into the City's Capital Improvement Program.

**City of Wilsonville Water Master Plan:**

The plan dated July 2001 that addresses current and future water demand and distribution issues and provides system solutions that are incorporated into the City's Capital Improvement Program.

**City of Wilsonville Stormwater Master Plan:**

The plan dated June 2001 that addresses current and future stormwater demand issues and provides system solutions that are incorporated into the City's Capital Improvement Program.

**Commercial/Employment Overlay Area (CEOA):**

The area within the Village Center that is designated for mixed-use (residential and commercial) development, retail, and employment.

**Community Housing:**

Property and related equipment that are used or could be used to house chronically mentally ill persons as defined and required by ORS 426.508

**Comprehensive Plan Special Concern Area B:**

An area identified with the June 7, 2001 City of Wilsonville Comprehensive Plan which corresponds to the area included within the Dammasch Area Transportation-Efficient Land Use Plan and is now the subject of the Villebois Village Concept Plan.

**Condominium (Condo):**

This multi-family land use designation accommodates ownership units at an urban density. Buildings will be mostly two or three stories fronting the street with modest setbacks. Parking is located at the center of the parcel in the form of surface lots and tuck-under garages.

**DATELUP:**

The Dammasch Area Transportation-Efficient Land Use Plan dated January 31, 1997 is a conceptual master plan for the 520-acre site that is now the subject of the Villebois Village Concept Plan.

**Estate:**

This land use accommodates large detached houses with private yards. Garages will be front-loaded or by alley, as per location.

**Flex Space:**

Residential units at the first story of a multiple unit building or a townhouse that are available as commercial space. Flex units are leased independently or in conjunction with the residential units above. Units may be for rent or for sale in condominium or cooperative ownership.

**Governor’s Quality Development Objectives:**

Signed into executive order December 1997 and amended August 2000, *Use of State Resources to Encourage the Development of Quality Communities*, articulates seven “quality development objectives” (QDOs) that serve to guide and coordinate state agency actions and investments in community development for increased livability and for efficient use of public resources.

**Green Development:**

Integrates resource-efficient, environmentally responsive, and culturally sensitive design to create and manage the built environment in ways that dramatically improve human and natural communities.

**Green Street:**

A street designed to incorporate a system of storm water treatment within its right of way, minimizing the quantity of water that is piped directly to streams and rivers.

**Large:**

This land use accommodates large detached houses with large private yards. Located at the periphery of Villebois, these homes will often have front-loaded garages.

**Medium Detached:**

This land use accommodates modestly sized detached houses with small private yards and alley parking access.

**Metro 2040 Growth Concept:**

A plan adopted by Metro in 1995 that includes land use and transportation policies that comprise the region's strategy for managing growth.

**Mixed Use Commercial/Condos:**

This mixed-use land use designation is the most urban in character, accommodating rental and ownership residences, offices, and retail uses. Buildings will be mostly three or four stories fronting the Plaza or Main Street with substantial coverage along the street frontage. As the most intensive land use, parking will be satisfied through shared garages, surface lots, and street parking within walking distance.

**Mixed-use Development:**

Development characterized by buildings that combine more than one use; for example, commercial and residential.

**Multi-modal Transportation:**

A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

**Neighborhood Apartments:**

This land use designation is intended to provide for-rent multi-family units in a neighborhood setting. Buildings will be mostly two or three stories and of a character compatible with detached homes. In designated locations, this land use provides for neighborhood commercial uses at ground level.

**Neighborhood Commons:**

Open public land, generally at or near the center of a neighborhood, which provides a social gathering place and includes access to convenience goods, services and a transit shelter.

**Net Residential Density:**

The number of residential units per acre of land exclusive of streets and public open space.

**ORS 426.508:**

Oregon Revised Statute authorized the sale of F. H. Dammasch State Hospital including its fair market value, the redevelopment of the property and the reservation of property for community housing. Passed in 1997 by the Oregon legislature, the statute requires redevelopment of the property to be consistent with the DATELUP adopted concept plan.

**Passive Recreation Area:**

Open space that has attributes contributing to programmed activity. Elements of the site include walking paths, seating areas, and places for observation and reflection.

**Phasing:**

To plan, and then carry out in stages, the construction of the built environment over time. Determining factors include a response to market conditions, availability and capacity of existing utilities and infrastructure, and the timing of road improvement approval and funding.

**Rainwater management:**

An approach to storm water management that promotes the maintenance of pre-development conditions through the employment of performance standards for peak flow attenuation, runoff volume, water quality, minimization of impervious area and the incorporation of rainwater swales for filtration.

**Shared Use:**

A community or neighborhood element that is used by more than one identifiable group. Examples include a community park that is used by both the residents of a neighborhood and a school and a parking area that serves businesses by day and restaurants at night.

**Small Detached:**

This land use accommodates small, detached houses with alley parking access. In some instances, houses may be arranged around a central yard or parking court.

**Soft-scaped Area:**

An area that is planted with lawn, plant material, or natural vegetation and is not paved.

**Specialty Condominium (Specialty Condo):**

This land use designation is linked to specific blocks with existing Dammasch Hospital buildings. Adaptive re-use of these structures will accommodate small loft-style ownership units in an urban setting. This intensive land use will depend upon off-site parking strategies.

**Standard Detached:**

This land use accommodates detached houses with private yards and alley parking access.

**Stormwater Management:**

The standard jurisdictional requirements imposed on any development by the City of Wilsonville Stormwater Master Plan.

**Sustainability:**

Developing and protecting resources at a rate and in a manner that enables people to meet their current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs.

**Townhomes:**

This land use designation allows for a single-family dwelling type with common sidewalls and continuous front facades. Townhomes are the highest density housing type that provides yards and fee-simple ownership. Alleys provide parking access.

**Urban Apartments:**

This multi-family land use designation accommodates rental units at an urban density. Ground level uses may include residential ‘flex’ space convertible to non-retail commercial space. Buildings will be mostly two or three stories fronting the street with modest setbacks. Parking is located at the center of the parcel in the form of surface lots and tuck-under garages.

**Village Apartments:**

This multi-family land use designation accommodates rental units in a village setting. Less dense than Urban Apartments, parcels will likely be arranged as multiple two or three story buildings around a shared green and surface parking. Buildings will have more generous setbacks to provide privacy for ground level residences.

**Village Center:**

An area located on the Villebois Village Concept Plan, characterized by the relative increased density of both residential and commercial uses. The Village Center occurs at the intersection of three neighborhoods and is the focal point of civic and commercial activity in Villebois.

**Villebois Village Concept Plan:**

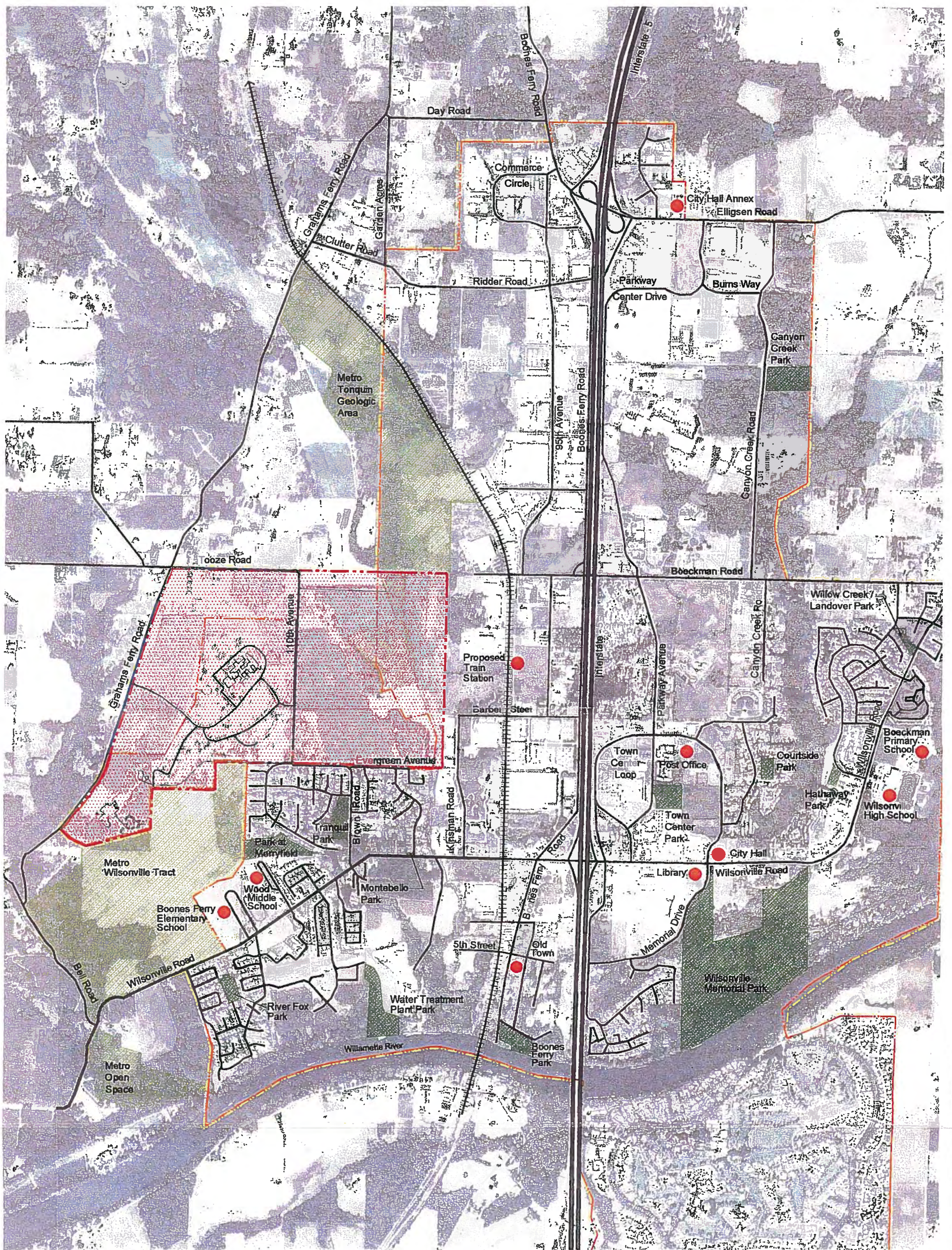
A plan that depicts the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for the Villebois Plan area. This plan, while not completely engineered, includes detail sufficient to illustrate the inherent features of the site and the probable development pattern for a community that will develop in successive stages or subdivisions.





**Watershed/Watershed Basin:**

The area draining to a specific point in a drainage path.

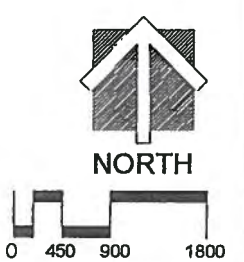


Figure 1



-  Urban Growth Boundary
-  City Limits
-  Study Area Boundary
-  Existing Streets

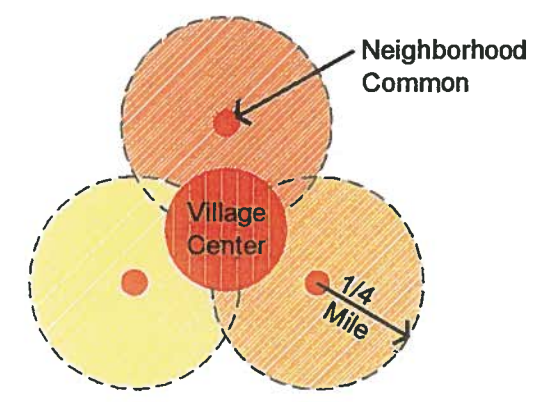
-  Points of Interest
-  City Parks
-  Metro Open Space
-  Project Area



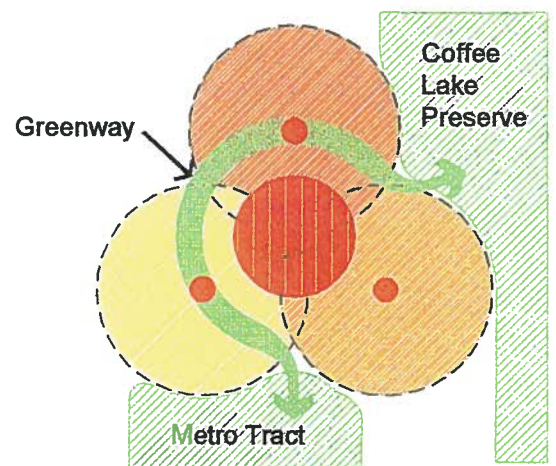
Site Context



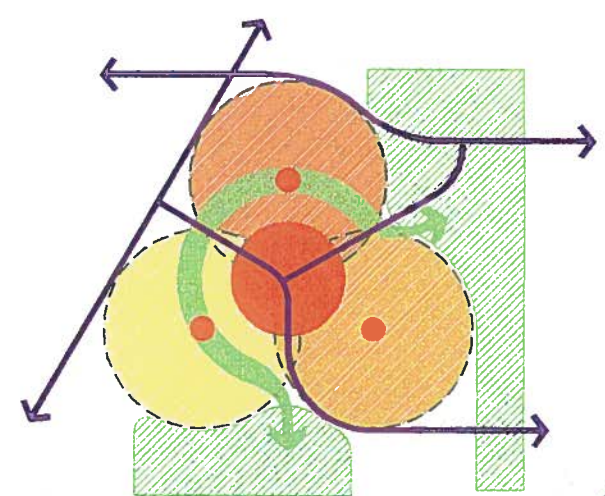
Figure 2



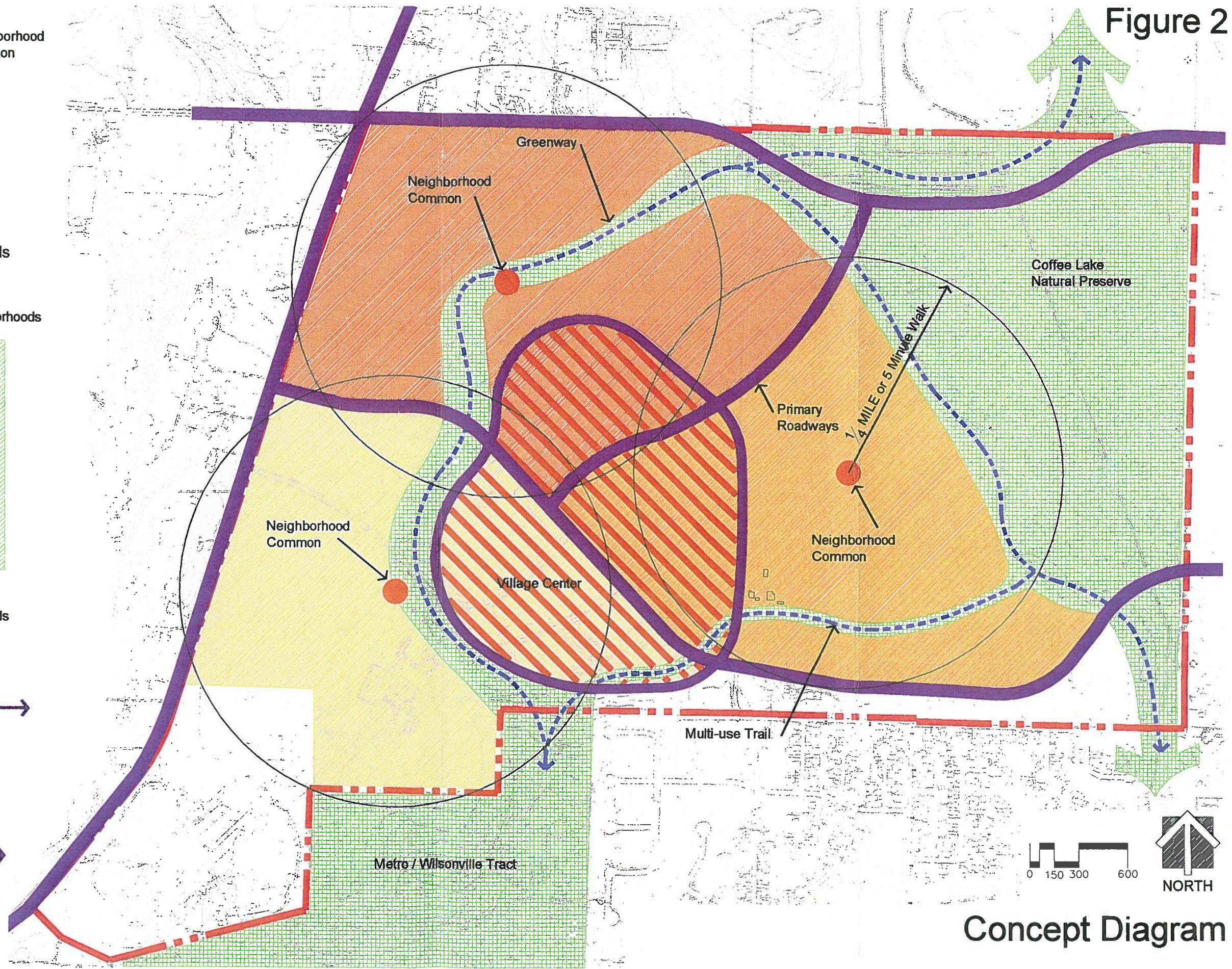
**Conceptual Diagram - Neighborhoods**  
 - 1/4 mile radius neighborhood = 5 minute walking distance  
 - Commons at neighborhood center  
 - Village Center at the confluence of neighborhoods



**Conceptual Diagram - Greenway**  
 - Connection to adjacent open spaces  
 - Open space linkage between neighborhoods



**Conceptual Diagram - Roadways**  
 - Roadway system defines neighborhood edges

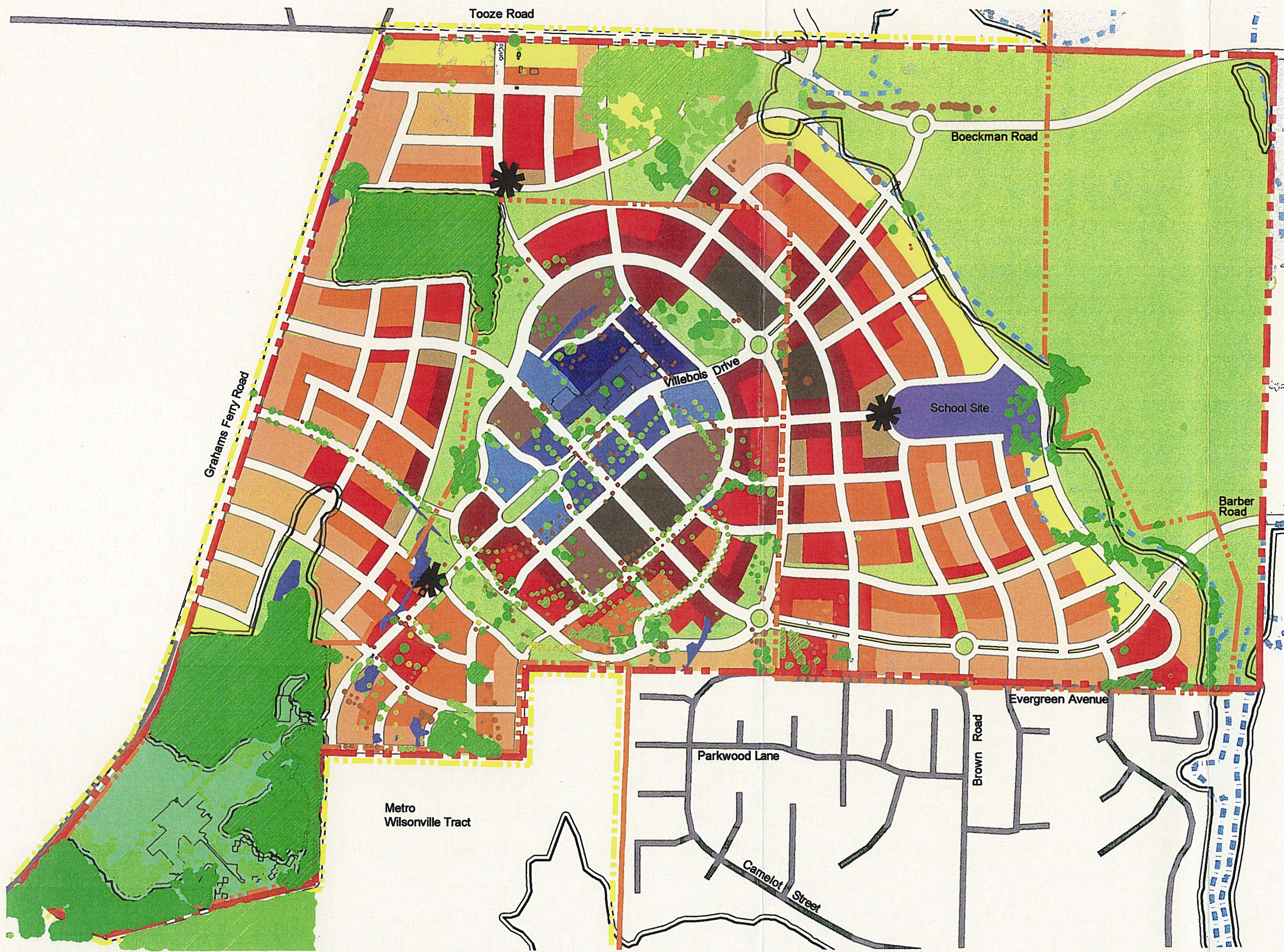


Concept Diagram



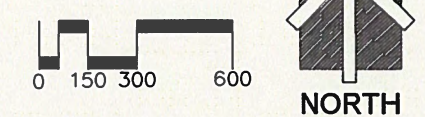
# Figure 3

LAND USE	DENSITY	UNITS	ACRES
Specialty Condos	50.9 du/ac	178	3.5
Mixed Use Condos	31.8	191	6.0
Urban Apartments	30.1	214	7.1
Condos	28.5	154	5.4
Village Apartments	23.6	203	8.6
Neighborhood Apartments	20.0	98	4.9
Row Homes	16.3	316	19.4
Small Detached (50 x 50)	10.3	364	35.3
Medium Detached (40 & 45 x 60)	8.6	347	40.3
Standard Detached (55 & 60 x 100)	5.7	190	33.2
Large (65 x 110 - 120+)	4.8	65	13.5
Estate (70 x 140 or 80 x 120)	3.2	63	19.7
<b>RESIDENTIAL UNITS TOTAL</b>	<b>12.1</b>	<b>2,383</b>	<b>196.9</b>
School Site			6.4
Openspace			170.5
Living Enrichment Center			42.8
Area in R.O.W.			103.8
<b>PLANNING AREA TOTAL</b>			<b>520.4</b>



- Neighborhood Commons/Mixed Use
- Approximate 100 Year Flood Line
- PHS Wetland Delineation
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Urban Growth Boundary
- City Limits
- Study Area Boundary

- Tree Rating**
- Important
  - Good
  - Moderate
  - Poor
  - Tree Canopy Unspecified

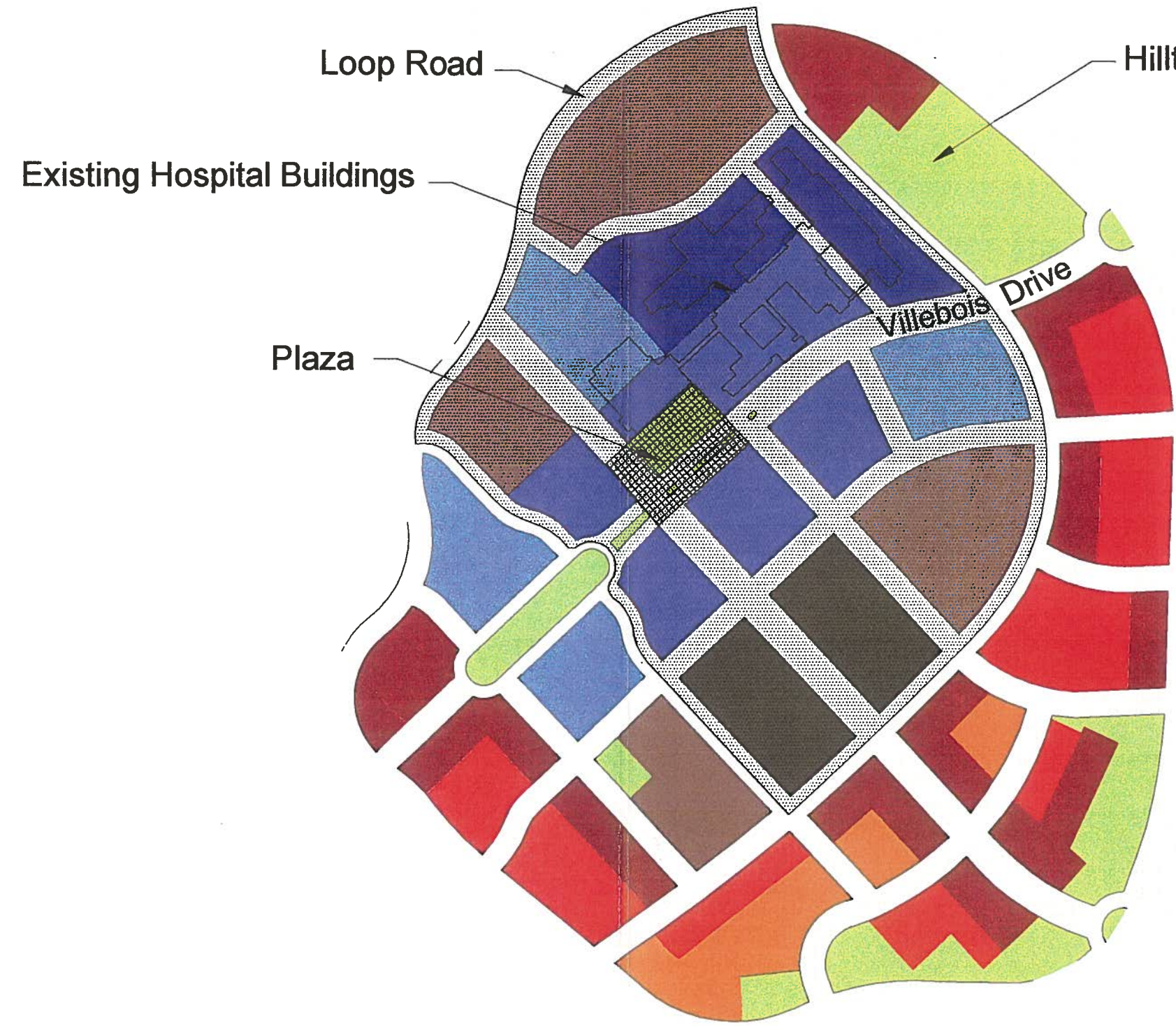


**NOTES:**  
 Encroachments within the SROZ and floodplain will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the floodplain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.


## Concept Composite Land Use Plan

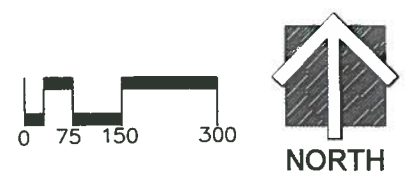


Figure 4



LAND USE	DENSITY	UNITS	ACRES
Specialty Condos	50.9 du/ac	178	3.5
Mixed Use Condos	31.8	191	6.0
Urban Apartments	30.1	214	7.1
Condos	28.5	154	5.4
Village Apartments	23.6	203	8.6
Neighborhood Apartments	20.0	98	4.9
Row Homes	16.3	316	19.4
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<b>RESIDENTIAL UNITS TOTAL</b>	<b>12.1</b>	<b>2,383</b>	<b>196.9</b>
School Site			6.4
Openspace			170.5
Living Enrichment Center			42.8
Area in R.O.W.			103.8
<b>PLANNING AREA TOTAL</b>			<b>520.4</b>

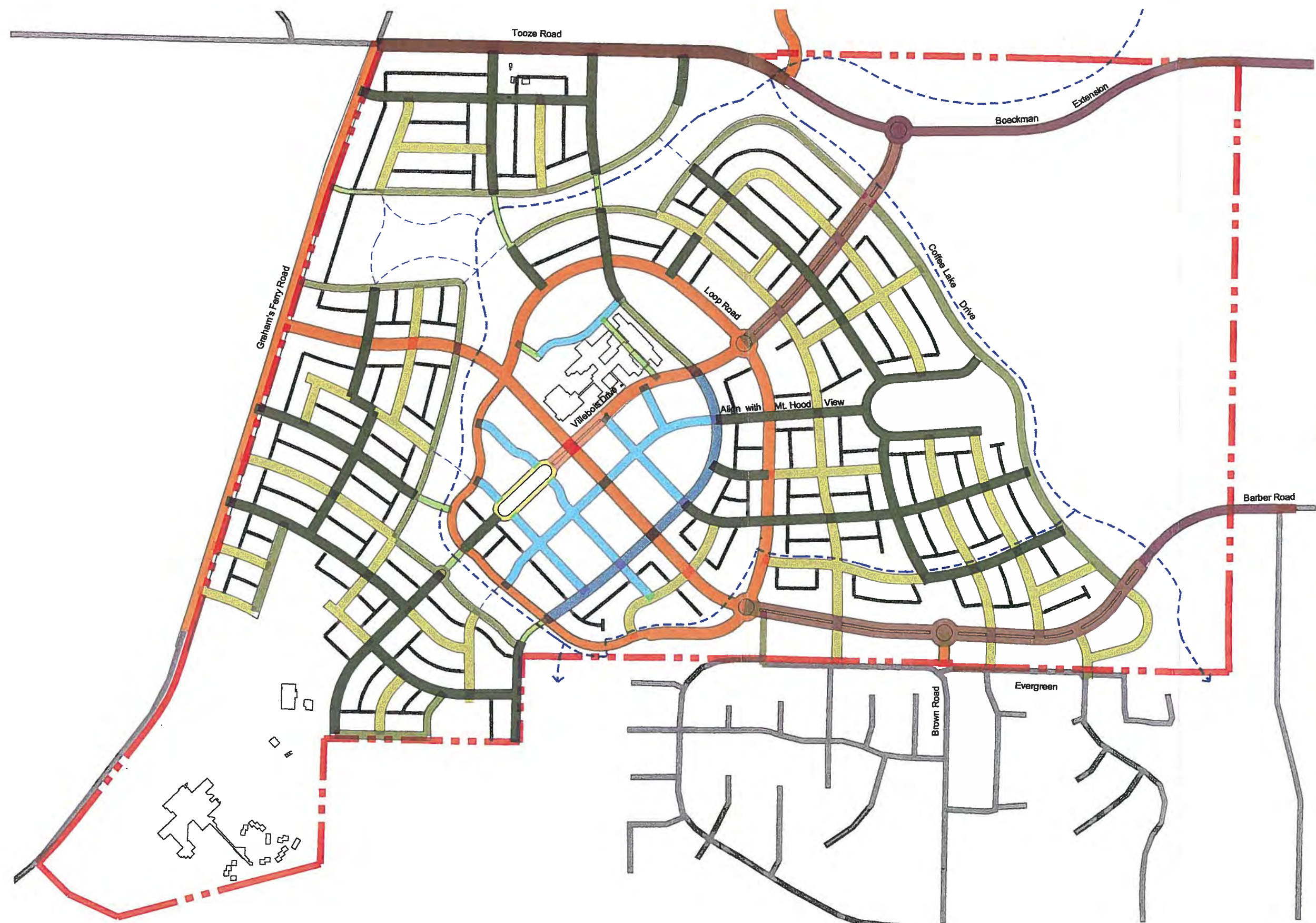
 Commercial / Employment Overlay Area



Concept Village Center Land Use Plan



Figure 5



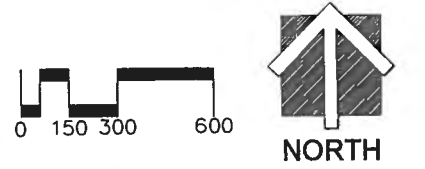
- Street Types**
- A. Collector - Standard
  - B. Collector - Village Center
  - C. Collector - Avenue
  - D. Wetland Crossing
  - E. Minor Arterial with median  
Minor Arterial @ Boeckman Road  
Collector @ Barber Road
  - F. Local - Village Center
  - G. Local - Village Center with median
  - H. Local - Standard
  - I. Local - Minimum
  - J. Local - parking one side
  - K. Local - no parking
  - L. Local - one way parking one side
  - M. Private Lane
  - N. Multi-use Path
  - O. Soft Surface Path
- Study Area Boundary

**Notes:**

No on street parking on roads crossing greenways.

Boeckman alignment and road section to be determined by Boeckman extension project or future studies.

**NOTES:**  
 Encroachments within the SROZ and floodplain will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the floodplain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.



Concept Street Plan



Figure 6



- Plaza** - 0.5 acres
    - focus of mixed-use area
    - hosts annual or weekly events
    - farmer's market
  - Eastside Neighborhood Commons** - 2.0 acres, not included in open space total
    - shared recreational space for elementary school and Villebois community
    - play structures
  - North Neighborhood Park** - 2.3 acres
    - shared common area
    - gathering space and play area
    - connect to trail system
  - West Neighborhood Park** - 0.7 acres
    - shared common area
    - gathering space and play area
    - connect to trail system
  - South Neighborhood Park** - 1.7 acres
    - gathering space and play area
    - preserve existing specimen trees
    - parking /entry area for Metro tract
  - Hilltop Park** - 2.9 acres
    - preserve existing specimen trees
    - picnic tables, playground, small gathering space
  - Pocket Parks/ Miscellaneous Open Spaces** - 7.5 acres
    - passive / active recreation
    - series of small open spaces linking the community
    - includes landscaped areas and trail right of ways
  - Coffee Lake Natural Preserve** - 119.0 acres
    - natural area preserve
    - passive recreation
    - interpretive and educational area
    - wildlife habitat
  - Forested Wetland** - 4.2 acres
    - natural area preserve
  - Villebois Greenway / Upland Forest** - 31.7 acres
    - connects regional open space
    - incorporates proposed trails
    - preserves existing trees and views
    - collects and treats rainwater
    - provides for wildlife corridor
- Total amount of Open Space= 170.5 acres

- Neighborhood Commons/ Mixed Use
- Pocket Park
- Villebois Proposed Trails
- City Proposed Trail

0 150 300 600

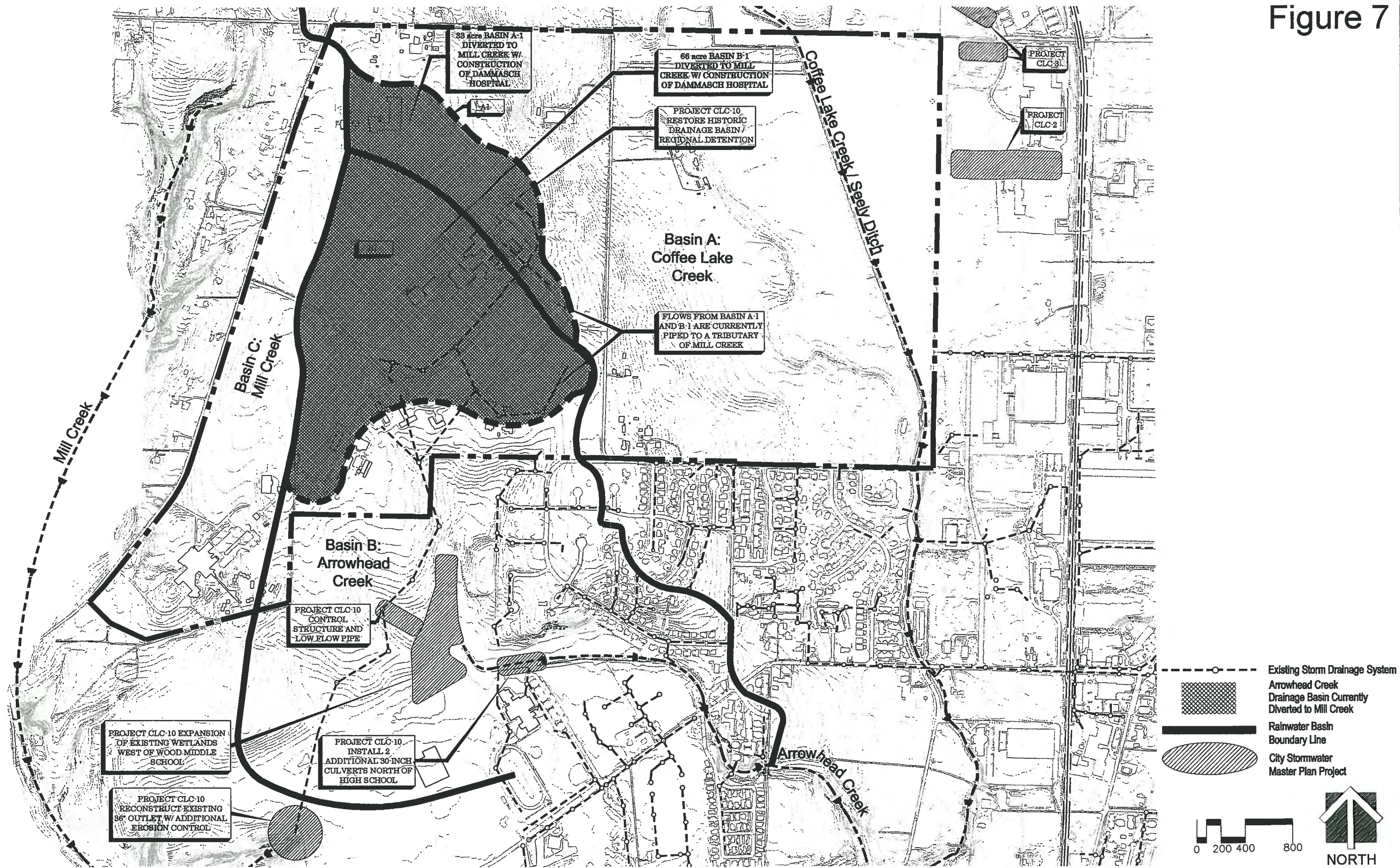
NORTH

**NOTES:**  
 Encroachments within the SROZ and floodplain will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the floodplain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.

# Concept Parks and Open Space Plan



Figure 7

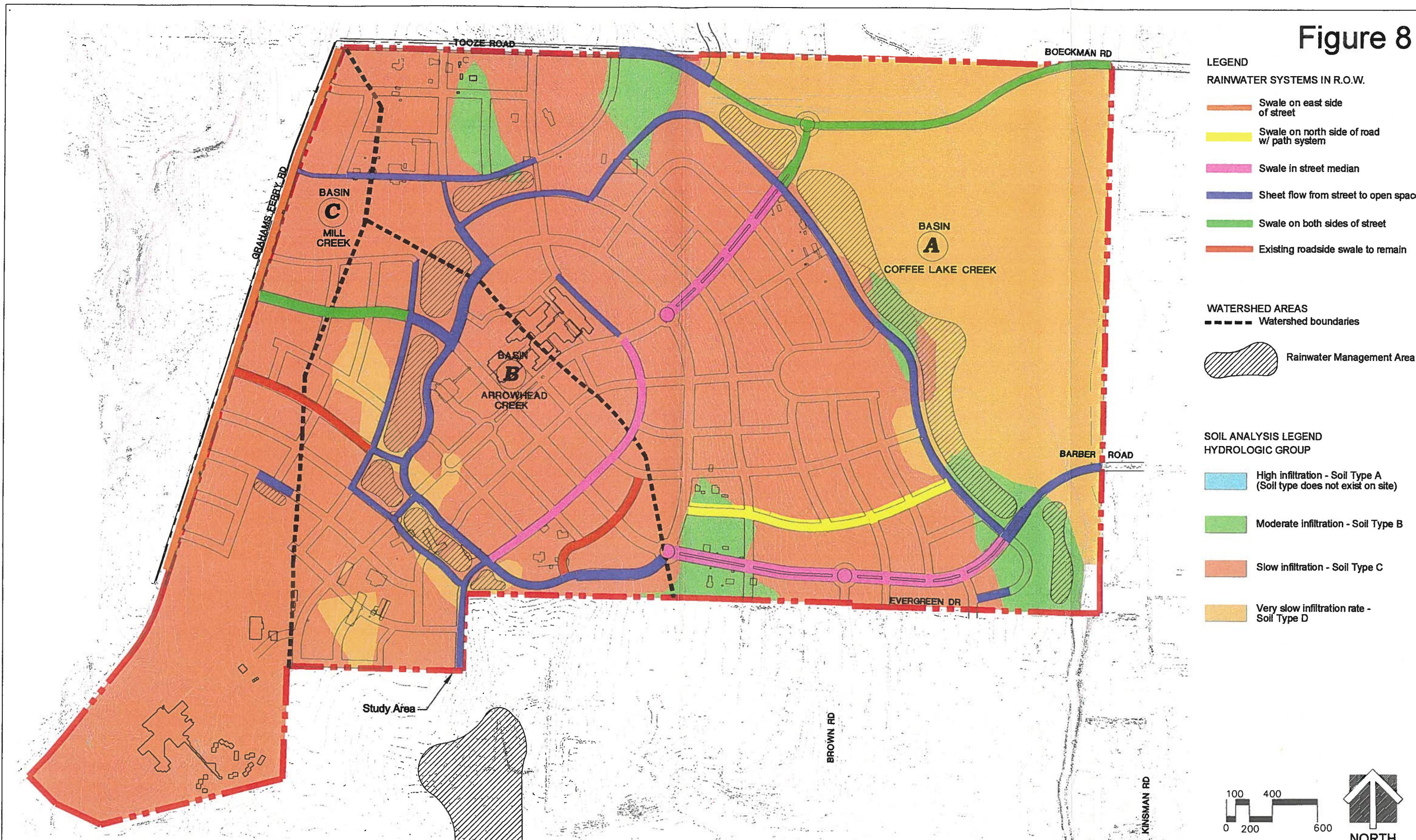


Note: Project CLC-10 of the City Stormwater Master Plan (June 2001) is shown for informational purposes. Historic flows will be returned to Arrowhead Creek based on determination of capacity.

### Stormwater Basin Analysis

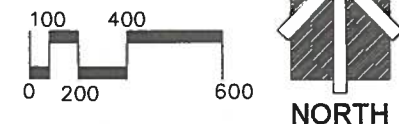


# Figure 8

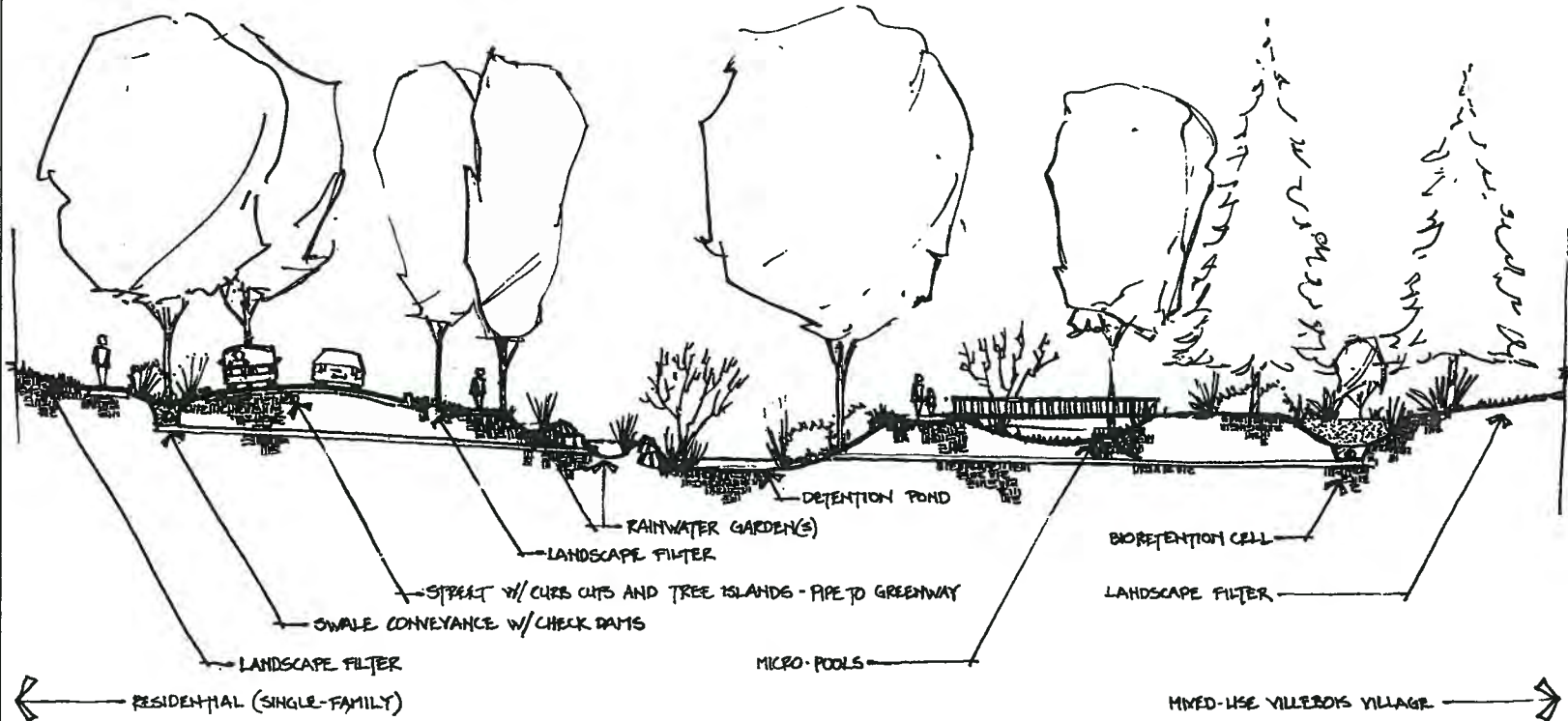


**NOTES:**  
 Encroachments within the SROZ and floodplain will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the floodplain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.

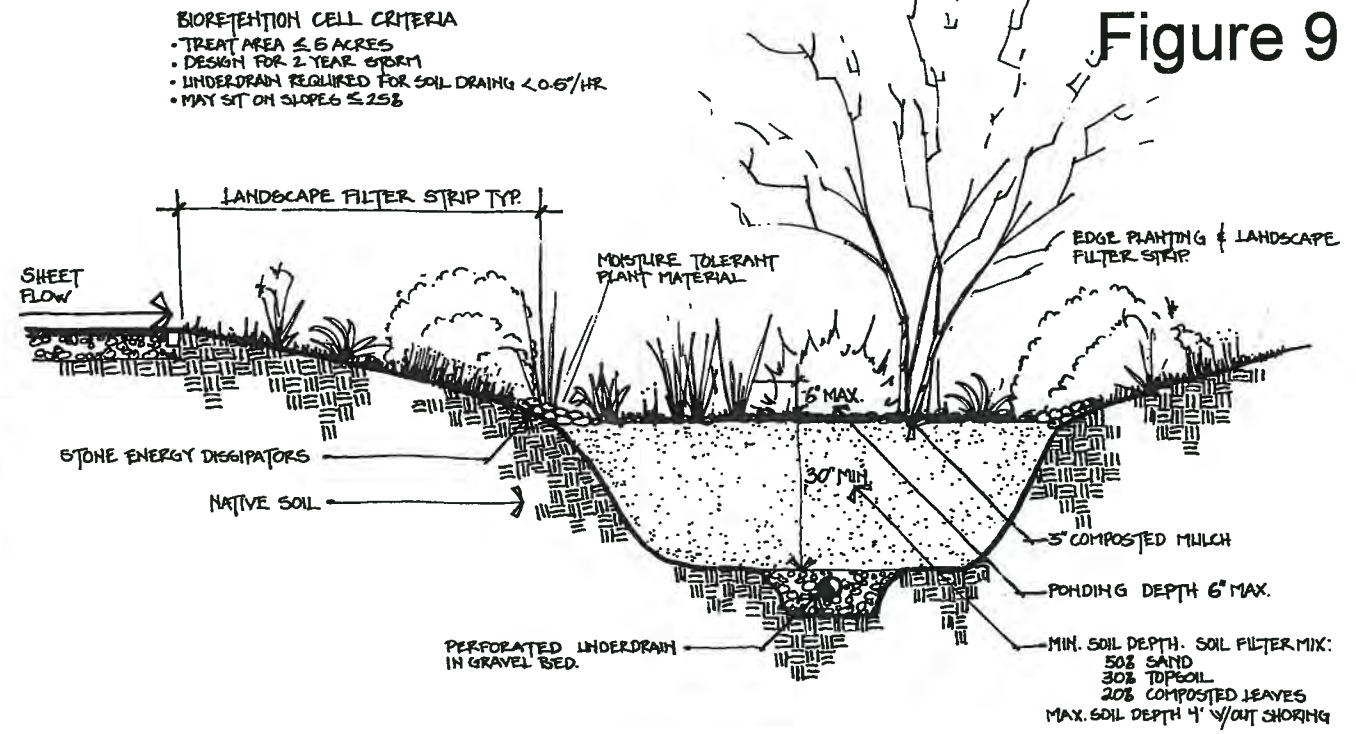
## Conceptual Rainwater Systems Plan



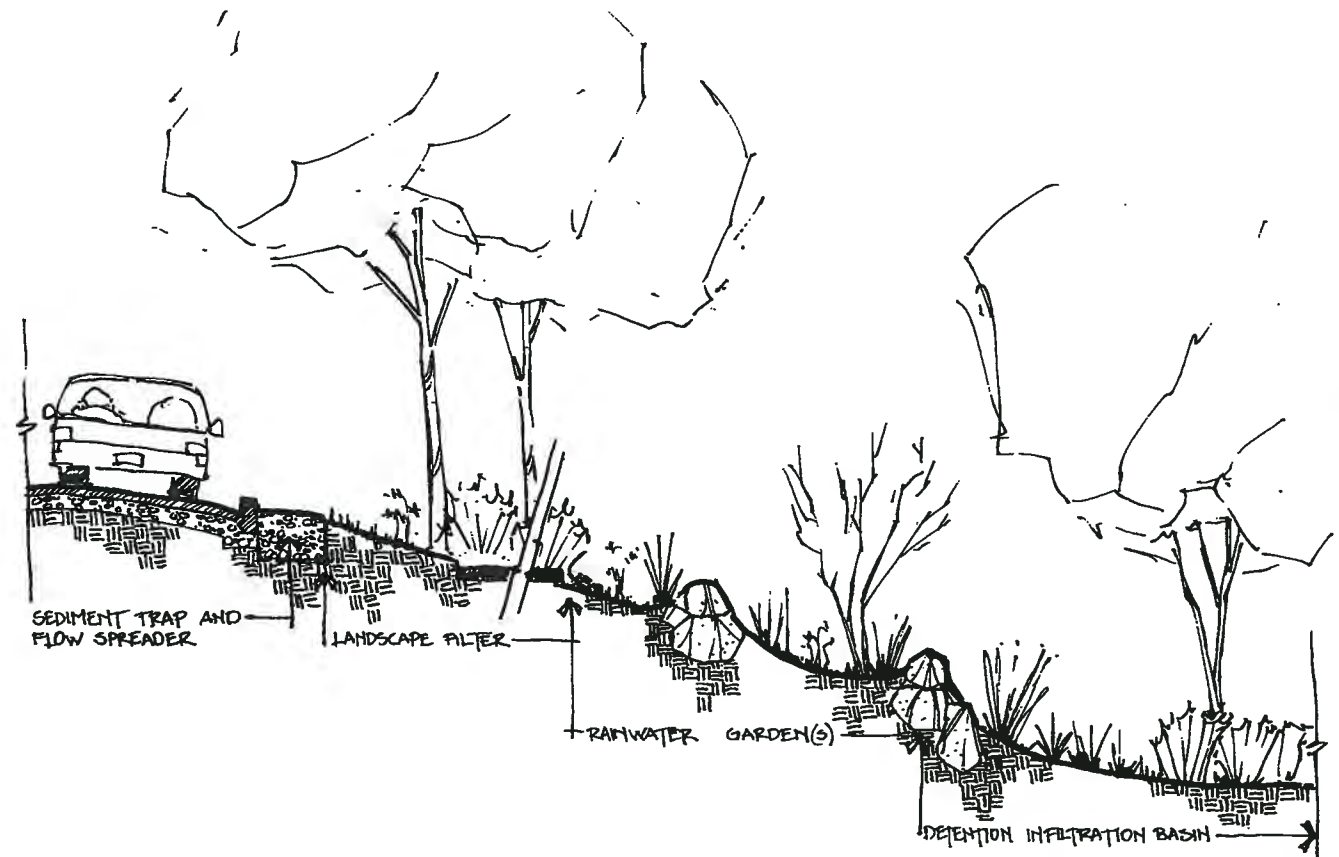




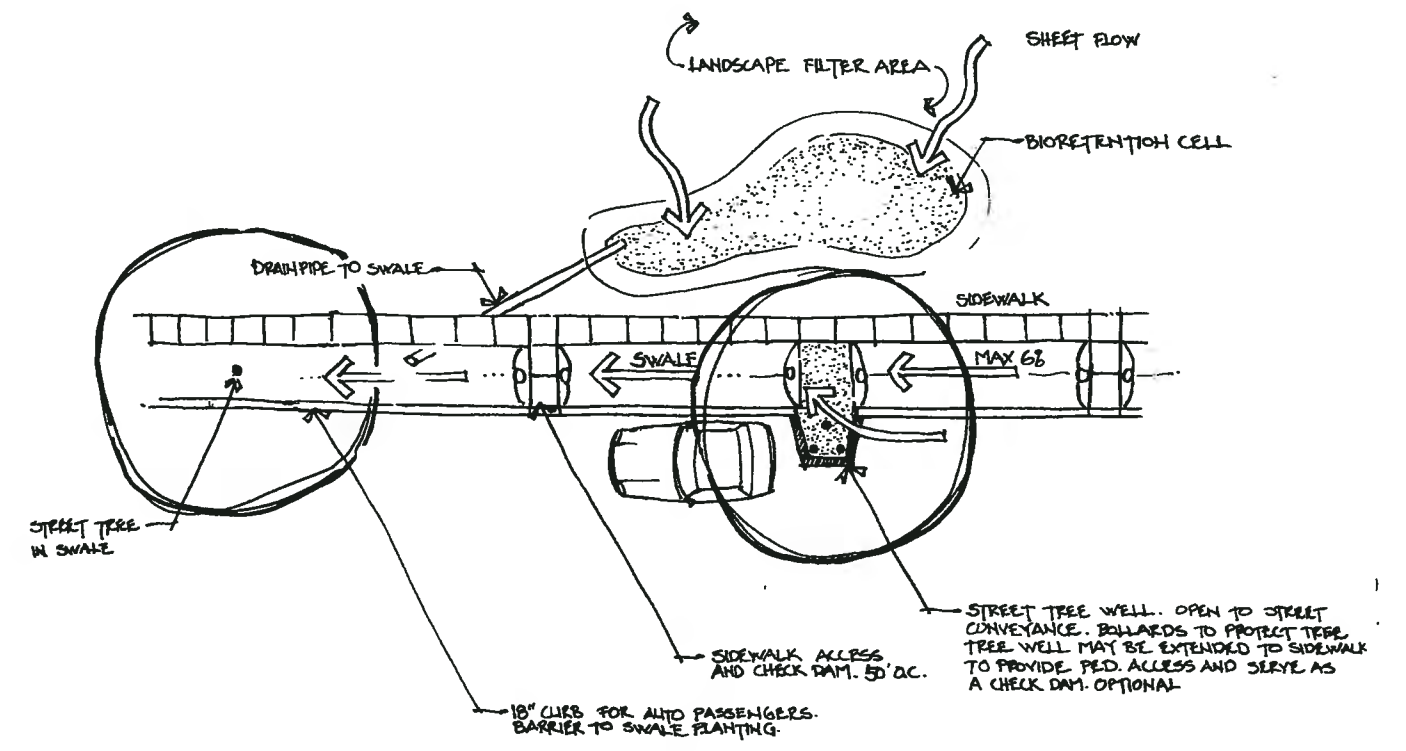
Greenway Rainwater Systems - A



Bioretention Cell - B



Coffee Lake Infiltration Detention Train - C

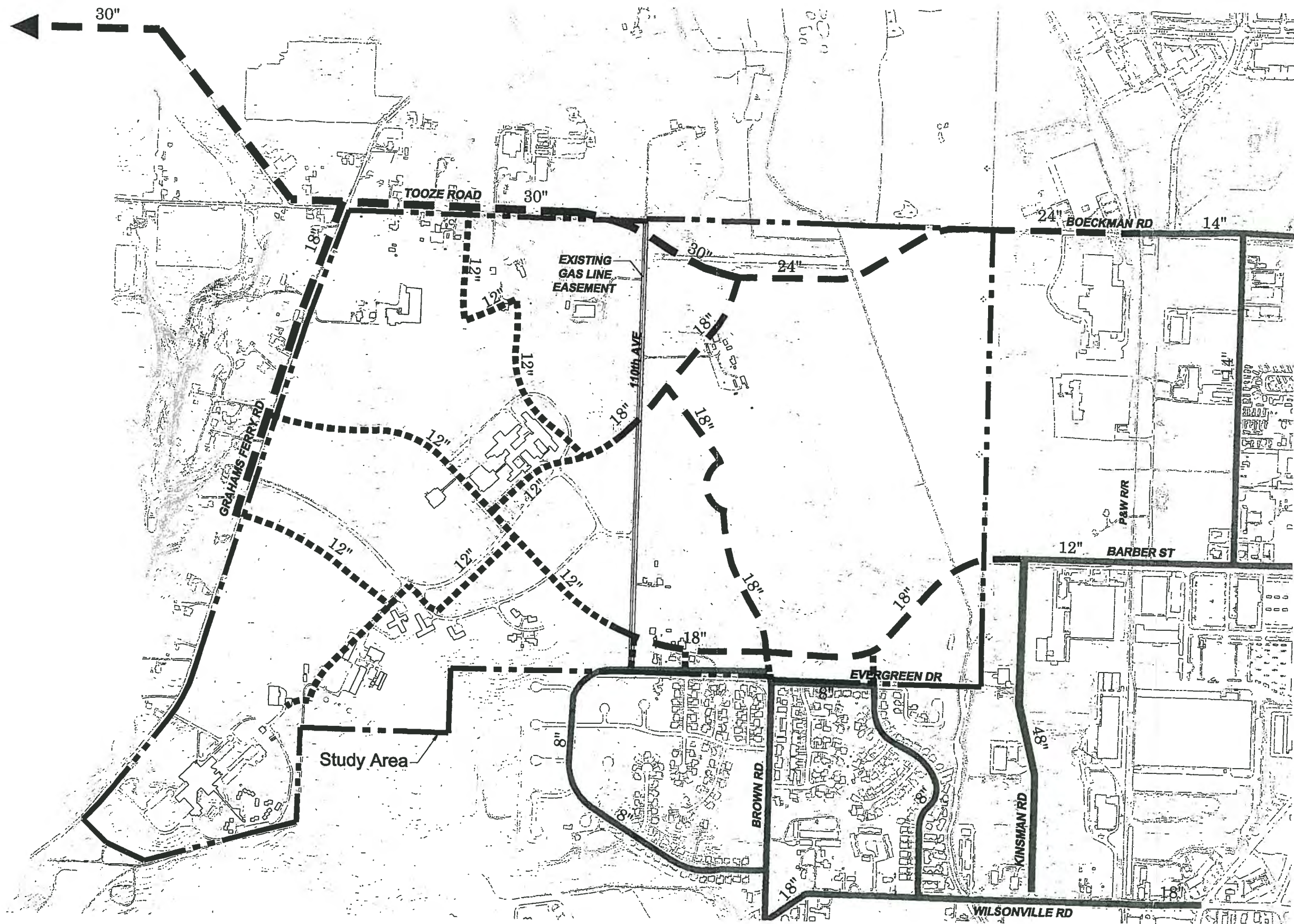


Rainwater Train and Street Conveyance Concepts - D

Concept Rainwater Conveyance Sections



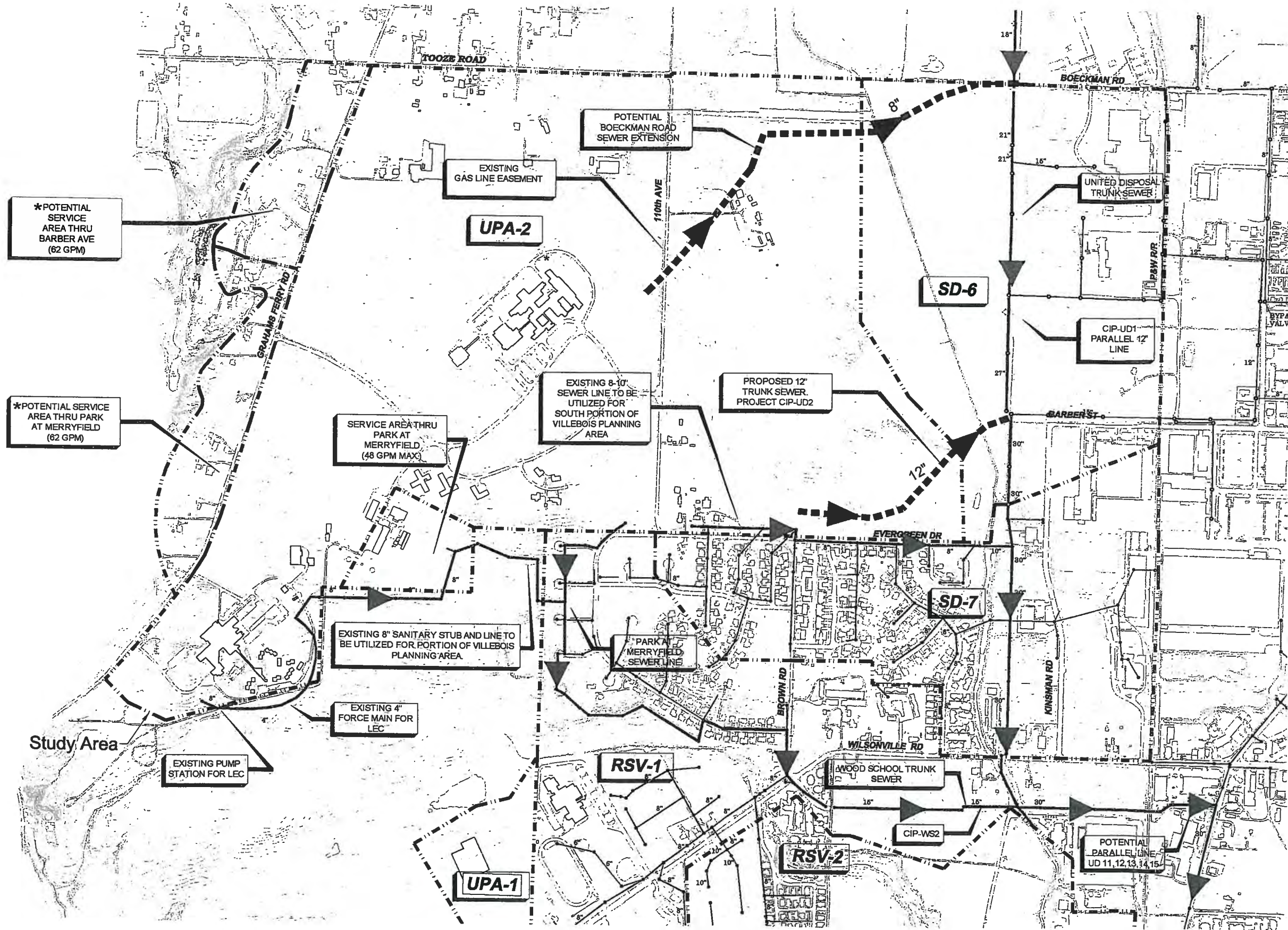
Figure 10



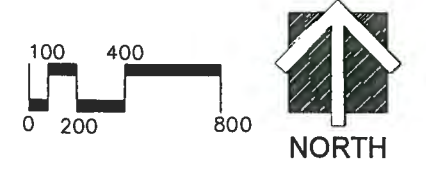
Concept Water Plan



Figure 11



- UPA-2** WASTEWATER COLLECTION MASTER PLAN SERVICE AREA
- SUB-BASIN BOUNDARY
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER

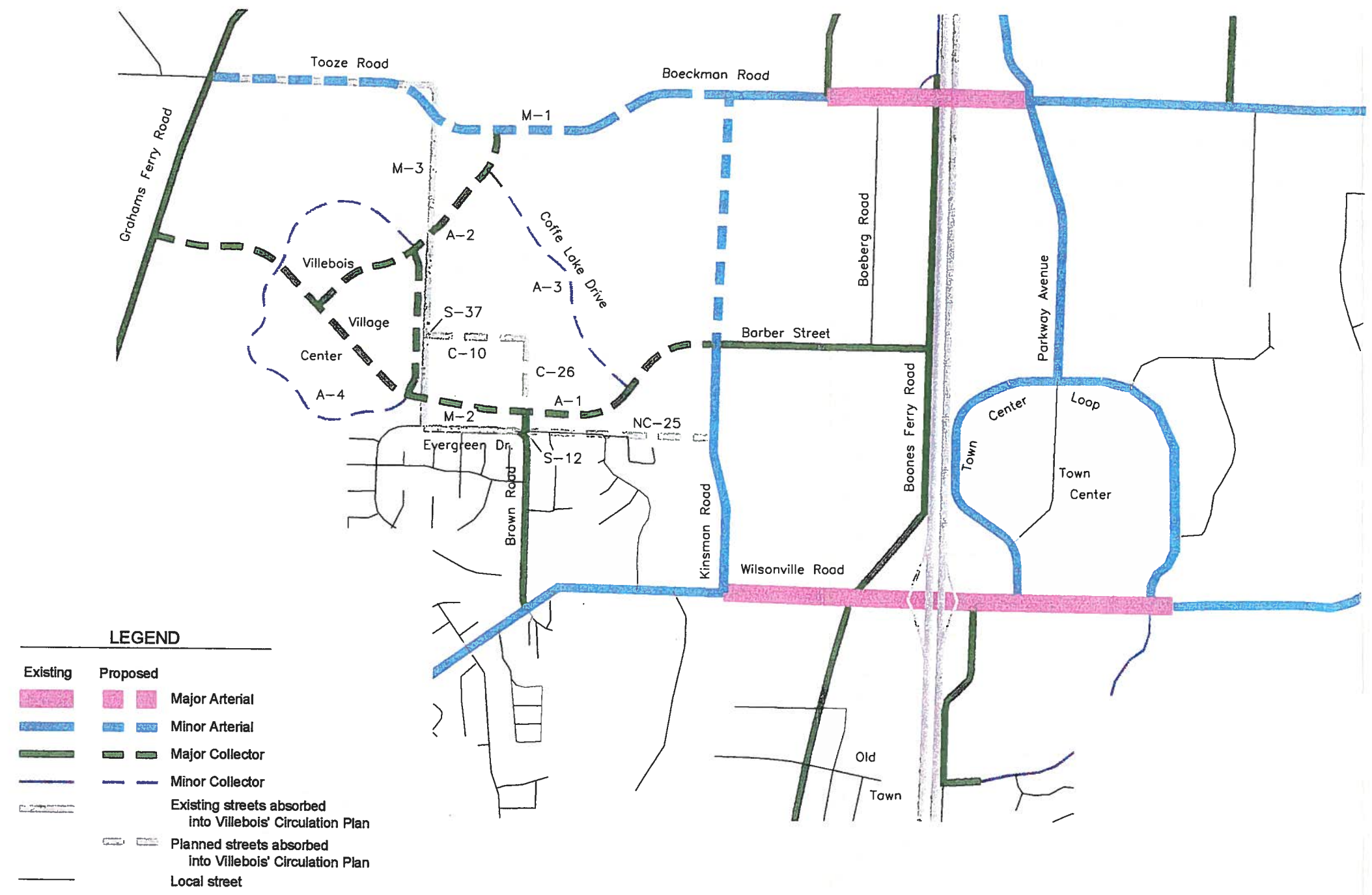


\* City will not serve these areas until the UGB expands to cover these properties and they are annexed into the City.

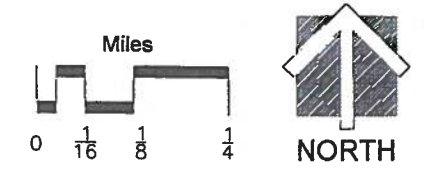
Concept Sanitary Sewer



Figure 12



(Source: 1991 TMP and Villebois Village Plan)



Concept Proposed Arterial/Collectors Street System