

**RESOLUTION NO. 1795**

**A RESOLUTION INITIATING A COMPREHENSIVE PLAN AMENDMENT FOR THE VILLEBOIS VILLAGE MASTER PLAN, A REFINEMENT PLAN OF THE DAMMASCH AREA TRANSPORTATION EFFICIENT LAND USE PLAN.**

WHEREAS, the 520 acre planning area of the proposed Villebois Village Master Plan encompasses the former Dammasch State Hospital, and several other adjacent privately owned properties which are in the Urban Growth Boundary (UGB) but not all of the properties have been annexed into the City; and

WHEREAS, the planning area is bounded on the west by Grahams Ferry Road, on the north by Tooze/Westfall road, on the east by Wilsonville city limits and on the south by the Urban Growth Boundary at Brown Road and Evergreen, as further described on the map attached as Exhibit A: and

WHEREAS, the Dammasch Area Transportation Efficiency Land Use Plan (DATELUP) was developed by the City of Wilsonville in cooperation with Metro, Clackamas County and a State task force representing the Department of Administrative Services (DAS), the Department of Human Services (DHS), the Oregon Department of Transportation (ODOT), the Department of Land Conservation and Development (DLCD) and the Division of State Lands (DSL); and

WHEREAS, the Planning Commission in Resolution No. 96PC16 recommended that the City Council on November 13, 1996, accept the Dammasch Area Transportation Efficiency Land Use Plan (DATELUP); and

WHEREAS, the City of Wilsonville accepted DATELUP in concept in Resolution No. 1332, adopted November 13, 1996; and

WHEREAS, Metro Ordinance 99-834 adopted December 16, 1999 amended the Metro Urban Growth Boundary to include all lands in the planning area not already within that boundary and designating development of the urban village with residential densities of ten units to the acre; and

WHEREAS, Metro ordinance 99-834 further ordains in Section 2 that: "Regional design types consistent with the City of Wilsonville's special land need for housing and the Metro 2040 Growth Concept...are adopted."; and

WHEREAS, Metro Ordinance 99-834 further ordains in Section 5 that: "The City of Wilsonville shall comply with the requirements of the Urban Growth Management Functional Plan..."; and

WHEREAS, ORS 426.508 (attached Exhibit B) provides for the sale and redevelopment of the Dammasch property consistent with DATELUP; and

WHEREAS, Villebois LLC was selected by the State and the City of Wilsonville to serve as the master developer for the DATELUP area; and

WHEREAS, on June 22, 2002, the State of Oregon and Villebois LCC entered into a purchase and sales agreement for the 198 acres Dammasch State Hospital; and;

WHEREAS, the City Council adopted Resolution No. 1788 on July 15, 2002, authorizing a Memorandum of Understanding (MOU) with Villebois LLC agreeing to commence the process for Comprehensive Plan amendments, annexation and zone changes as required; and

WHEREAS, the Wilsonville Comprehensive Plan provides that the DATELUP is the Master Plan for the planning area, defined as Special Area of Concern "Area B" attached (Exhibit C); and

WHEREAS, the Wilsonville Comprehensive Plan notes that redevelopment of Area B be consistent with the DATELUP as DATELUP is updated and refined.

NOW, THEREFORE THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

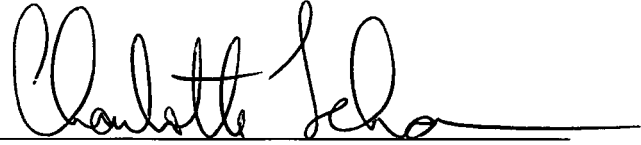
Section 1. Consideration of refinements to the DATELUP is hereby initiated by the City Council as a proposed legislative amendment to the City of Wilsonville Comprehensive Plan.

Section 2. The proposed refinements to the DATELUP are referred to the Wilsonville Planning Commission for public hearing and recommendation. Public hearing notice recipients shall include, but not be limited to, the five State Agencies involved in the development of DATELUP, the property owners within the planning area, Clackamas county and Metro.

Section 3. The City Manager is authorized to sign the application form for this proposed amendment.

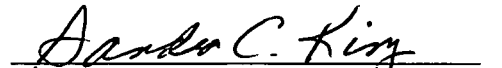
Section 4. This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof  
this 16<sup>th</sup> day of September 2002, and filed with the Wilsonville City Recorder this same date.



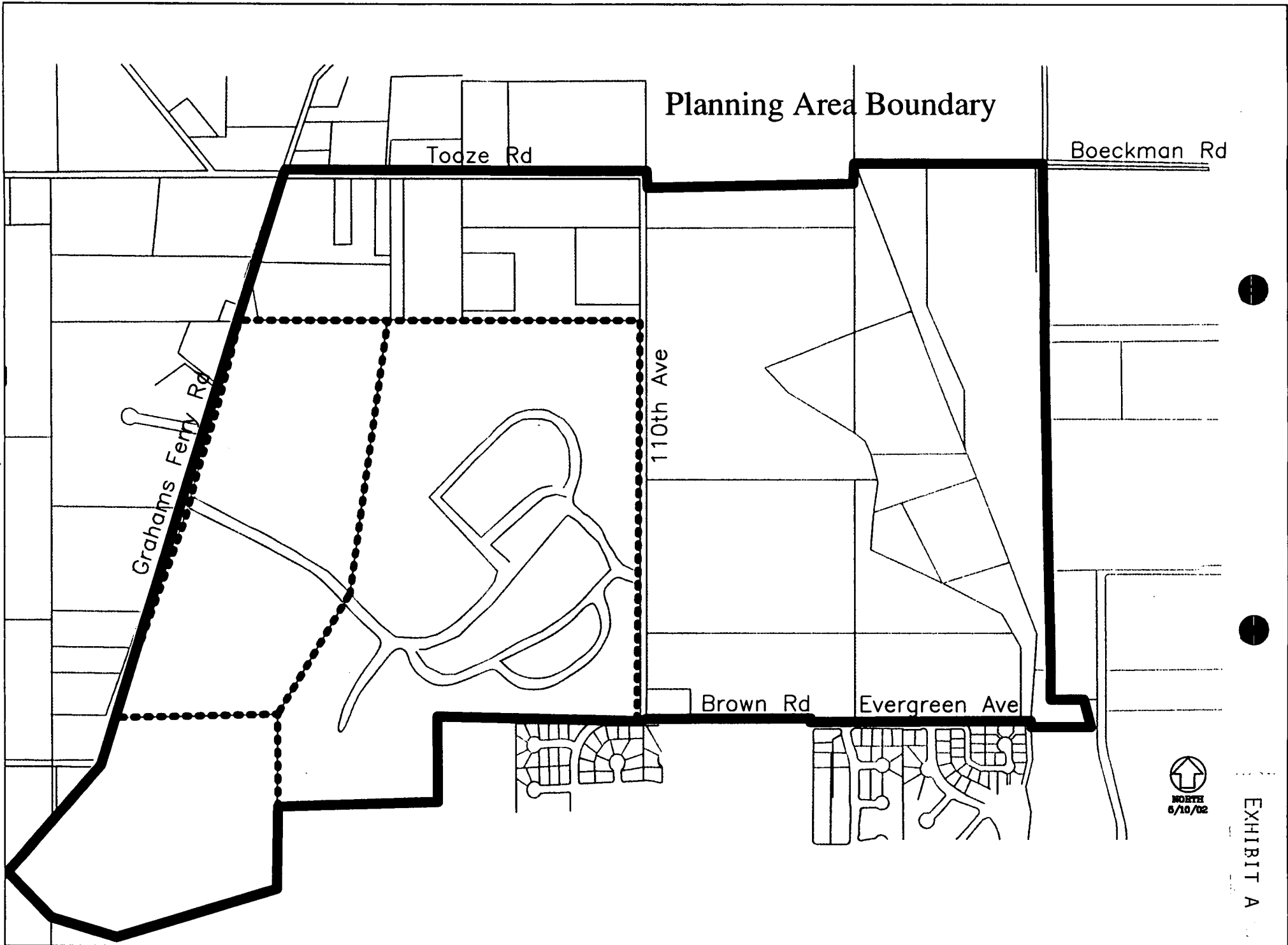
CHARLOTTE LEHAN, MAYOR

ATTEST:

  
Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Council President Helser	Yes
Councilor Barton	Yes
Councilor Holt	Yes
Councilor Kirk	Yes



Planning Area Boundary

Tooze Rd

Boeckman Rd

Grahams Ferry Rd

110th Ave

Brown Rd

Evergreen Ave



OREGON REVISED STATUTES – 2001 EDITION  
CHAPTER 426

**426.508.** (1) Notwithstanding ORS 421.611 to 421.630 or any actions taken under ORS 421.611 to 421.630, the Department of Corrections shall transfer the real property known as the F. H. Dammasch State Hospital and all improvements to the Oregon Department of Administrative Services to be sold for the benefit of the Department of Human Services.

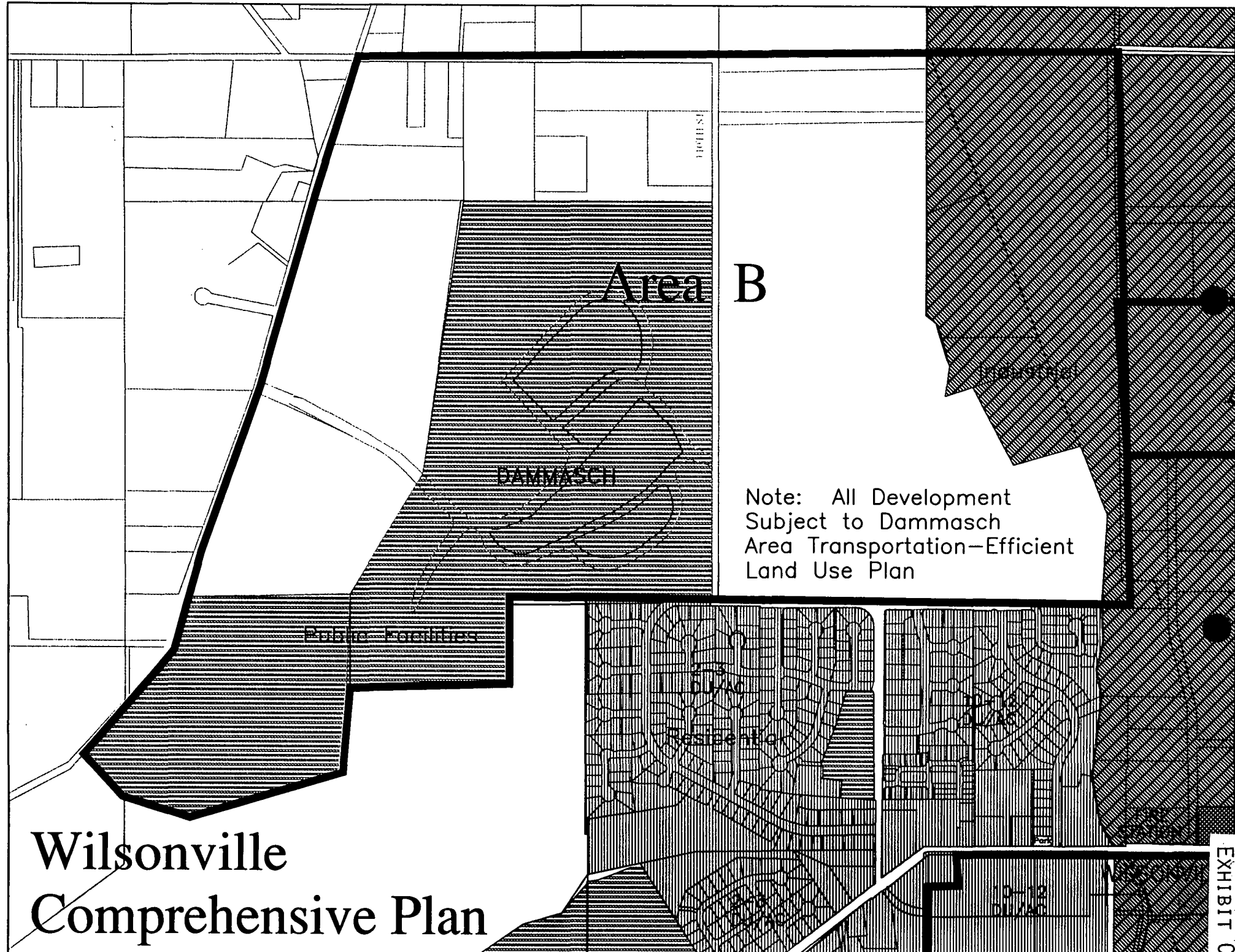
(2)(a) Notwithstanding ORS 270.100 to 270.190, and except as provided in subsection (4) of this section, the Oregon Department of Administrative Services shall sell or otherwise convey the real property known as the F. H. Dammasch State Hospital in a manner consistent with the provisions of this section. Conveyance shall not include transfer to a state agency. The sale price of the real property shall equal or exceed the fair market value of the real property. The Oregon Department of Administrative Services shall engage the services of a licensed real estate broker or real estate organization to facilitate the sale of the real property.

(b) The Oregon Department of Administrative Services shall retain from the sale or other conveyance of the real property those costs incurred by the state in selling or conveying the real property, including costs incurred by the Department of Corrections in transferring the real property to the Oregon Department of Administrative Services. The remaining proceeds from the sale or other conveyance shall be transferred to the Community Housing Trust Account created under ORS 426.506 (3).

(3) Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Department of Human Services and the Division of State Lands.

(4) The Oregon Department of Administrative Services shall reserve from the sale of the real property under subsection (2) of this section not more than 10 acres. The real property reserved from sale shall be transferred to the Department of Human Services for use by the Department of Human Services to develop community housing for chronically mentally ill persons. The Oregon Department of Administrative Services and the Department of Human Services shall jointly coordinate with the City of Wilsonville to identify the real property reserved from sale under this subsection.

# Wilsonville Comprehensive Plan



Note: All Development  
Subject to Dammasch  
Area Transportation-Efficient  
Land Use Plan

## **City of Wilsonville Comprehensive Plan Areas of Special Concern – Page 87**

### **AREA B**

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation-Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new “urban village” with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern “J”) will have a significant effect on the urban village development plan.

Although some updates to the Master Plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer and the preparation of a development agreement for all of the affected properties will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.