

September 11, 2013

Greetings,

You are receiving this letter because either you own property within the Frog Pond/ Advance Road Planning study area, or have otherwise identified yourself as being interested in the project.

I'm writing with the good news that on August 15th, the Metro Council awarded the City of Wilsonville a \$341,000 grant to plan for future development of the Frog Pond and Advance Road areas (see enclosed map).

Currently, all of this area is located within Clackamas County's jurisdiction. A Concept Plan is needed for both areas to define expectations for the types of buildings, land uses, transportation, parks, and utilities that will be developed over time.

The Frog Pond/ Advance Road Planning Project will involve two phases, each taking about a year:

1. **Create a Concept Plan for the whole area.** This broad plan will define: the mix of land uses; location of schools, parks, and natural areas; water quality and ecosystem protection; multimodal transportation; public facilities location; and the financial feasibility. This step is required to set the stage for more detailed planning of Frog Pond, and is needed before the Advance Road Urban Reserve area may be considered to be added to the regional Urban Growth Boundary. Planning for both areas together will not only allow everyone to think about the "big picture", but plan for the most cost-effective provision of sewer and other services.
2. **Create a Master Plan for just the Frog Pond area.** This detailed planning of Frog Pond will result in the adoption of Comprehensive Plan land use designations, adoption of a Master Plan, and drafting of zoning to be applied at the time of development. The intent of this phase is to set the stage for annexation, rezoning, and permitting for development.

I will be the City's project manager, and over the next few months I will focus on getting the project up and running. Property owners and other stakeholders will have an important role in the process, and I will be in touch as we define how and when this will occur.

In the meantime, if you would like information about the project, please contact me at any time at (503) 570-1581 or email me at Mangle@ci.wilsonville.or.us. I would be happy to discuss any ideas, concerns, or questions you might have. I look forward to working with you!

Respectfully,

Katie Mangle
Long Range Planning Manager
City of Wilsonville