



JUNE 2019

MONTHLY REPORT

From The Director's Office

Greetings!

Frog Pond West is rapidly transforming into Wilsonville's next great neighborhood! Two major subdivisions are being developed with new homes being constructed by Pahlisch Homes at Morgan Farm, as well as the NW Natural Street of Dreams builders in the wider Stafford Meadows neighborhood that is being developed by West Hills Development.

The 2019 NW Natural Street of Dreams will run from Saturday, July 27 to Sunday, August 25. I hope you all are able to attend the show to see the wonderful additions that are being made in the community. Whether you are looking for your dream home, wanting to build a new home, or getting ready to remodel or redecorate your current home, you will find your inspiration at this year's Street of Dreams.

Since 1975, the Homebuilders Association of Metropolitan Portland has produced this signature summer event featuring the latest in residential construction. Each home is a reflection of the unique and professional talents of builders, architects, interior designers, craftspeople, and landscape architects. The activity in the area is significant as the five individual Street of Dreams builders compete for the HBA's prestigious "Golden Hammer" award, which is given to the builder who received their Certificate of Occupancy permit first from the City's Building Division. This year, Red Hills Construction tied with Everett Custom Homes, both receiving the Certificate of Occupancy on the same day.

The accompanying photos are of the first completed segment of the Boeckman Creek regional trail in Morgan Farm. This trail provides wonderful multi-modal recreational opportunities for the neighborhood and surrounding residents, and someday will connect all the way down to Memorial Park. Many Community Development Department staff are working hard on the details of Frog Pond West, we hope you enjoy the finished product.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director



Building Division

Plumbing Standards Protect Our Potable Water

The City of Wilsonville is very fortunate to have clean, potable water in generous supply for our use and enjoyment. The City's Building Division is charged with the responsibility of enforcing the codes and regulations that provide safe and sanitary water distribution systems within our homes, schools, churches, and businesses. The State of Oregon Plumbing Specialty Code provides the regulations and guidelines that have been adopted statewide since 1973.

Industry professionals have developed the standards we enforce for well over 100 years. These standards oversee:



Sizing – Correct sizing is mandatory to prevent water waste (both hot and cold). Water flowing too fast or too slow in the piping system will affect the proper operation of the bathtub and shower faucet anti-scald protection. Noise, banging and rattling, premature pipe and fixture failure, and pressure fluctuations are but a few of the problems of an incorrectly sized system.

Freeze protection – There is a high chance of a plumbing system freezing when water piping is exposed to un-heated space. Frozen plumbing fixtures and pipes will burst and split, causing very expensive repairs. The inconvenience of not having water is only part of the problem. When thawed, the leaks make themselves known and water is quite often “everywhere.” Insulation, location (in a warm area), heat tape, and drain-down pipe configurations are code tools that help us prevent the problems that occur during freezing conditions.

Cross-Connections – Potable (drinkable) water and non-potable water should never mix. Problems arise when there is an unknown or unseen connection between the two; at the least, it can be gross and at the worst, it can kill. One of the reasons Plumbers are licensed in Oregon is to ensure proper training in the health and safety requirements of the Public. Hoses left in a backyard pond, hand-held shower sprays submerged in the tub, incorrect piping connections by untrained installers, and equipment connections to potable water are all examples of potential cross-connections.



The most common way to prevent the danger of contamination is to install a Backflow Prevention Device that is properly fitted to match the danger. Even a simple hose-bibb can be protected with a vacuum breaker which prevents water back-siphoning as shown in the first photo above. Another very common example is the Double Check Valve that separates the lawn irrigation system from the potable water supply that goes to the building.

The City Building Department provides trained and experienced inspectors to help keep the water supply safe to use and drink. Building Division staff are available to answer questions about permits, licensing, and the code requirements that help to keep us all safe.

-Mike Ditty, Building Inspector/Plans Examiner III

Economic Development

Business Recruitment

- Wilsonville Economic Development joined regional partners including Greater Portland Inc. and the City of Portland in a recruitment effort of a Taiwanese-based manufacturing company that is looking for a presence in the Pacific Northwest.

Business Retention & Expansion

- Working with Clackamas County Sustainability and Republic Services on potential partnership to address recycling concerns voiced by Wilsonville business community during April 2 workshop, particularly in regards to removal of styrene packaging and wood pallets. Group will consider potential scenarios such as pursuing a Metro Investment and Innovation Grant for a Styrofoam densifier.
- As part of a Business Retention/Expansion effort, the Economic Development Division sought input from Wilsonville based businesses about current challenges, interest in expansion, satisfaction with City services, and appetite for workforce assistance resources in an online survey.
 - The Economic Development Division is also setting up conversations with many of the City's traded sector and high-growth employers to seek input and provide expansion assistance.

Regional Collaboration

- Making progress on Employment Lands Site Readiness Toolkit, a project with Port of Portland and GPI to identify tools to move challenged industrial employment sites within UGB to market-readiness, such as Coffee Creek. Project is looking at best practices across the country and coming up with 32 tools—related to policy, financing, and process—to help industrial site-readiness.

Engineering Division, Capital Projects

5th to Kinsman Road Extension (4196)

Construction has been delayed due to delays in land acquisition and the transition to a new project manager. Staff are reviewing the project scope, budget, and schedule and will provide an update by fall 2019.

Charbonneau Utility Repairs – French Prairie Drive Phase II and Old Farm Road Phase I (1500/2500/4500/7500)

This project involves repair and replacement of deficient storm, sewer, and water pipe lines in the Charbonneau District, as identified in the Charbonneau Consolidated Improvement Plan. French Prairie Phase 2 plans and specifications are complete. The City will solicit construction bids in late 2019 with construction starting early 2020. The City's consultant is progressing on 60% design for the Old Farm Road Phase 1 project with construction starting summer 2020.



Coffee Creek Industrial Area Regional Stormwater Facility Project (7060)

This project involves modeling of current and buildout stormwater runoff conditions within portions of the Coffee Creek and Basalt Creek basins and will design and construct improvements to alleviate existing seasonal flooding to allow for future development within both the Coffee Creek Industrial Area and the Basalt Creek Concept Area. The City has completed review of the draft Alternatives Report and held an Alternatives Review Meeting with the consultant team. The consultant team is wrapping up additional analysis of potential flood impacts with the different alternatives and are expected to submit the final report by the end of June.

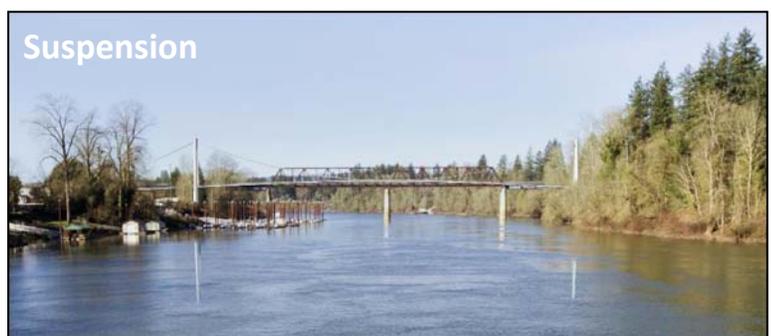
Elligsen Well Upgrade and Maintenance (1128)

This project involves correcting well casing and water chemistry deficiencies in the existing Elligsen well to maintain it as a backup supply for emergencies. Capacity analysis of the stormwater system downstream of the well house which carries pump-to-waste flows continued through June 2019. Identifying and quantifying well deficiencies and improvements to the well casing, redevelopment of well capacity, and other improvements will occur in fiscal year 2019-2020.

French Prairie Bridge (9137)

This project will determine the final location, alignment, and design type and includes preparation of preliminary construction and environmental documents for a new pedestrian, bike, and emergency vehicle bridge over the Willamette River in the vicinity of Boones Ferry Road. The project Task Force unanimously recommended the Suspension Bridge as the preferred bridge type at their meeting on June 4.

City staff will bring the recommendation for consideration by City Council and the Clackamas Board of County Commissioners in August.



Engineering Division, Capital Projects

Garden Acres Road (4201)

The project involves the design and construction of Garden Acres Road from a rural local access road to an urban industrial roadway as part of the Coffee Creek Industrial Area plan and includes Willamette Water Supply Program segment PLM_1.2 of the 66" water transmission pipe. City Council awarded the construction contract to Moore Excavation, Inc. in the amount of \$10.78 million at regular session meeting on June 17. A pre-construction meeting with the contractor is scheduled for July 1. Construction is anticipated to begin in mid-July.

Gesellschaft Well Facility and Upgrade (1083)

This project addresses upgrades and repairs needed to correct deficiencies in the Gesellschaft well house, including piping, electrical, and mechanical systems. Request for Contractor Qualifications was performed in June 2019 with bidding and construction occurring in summer and fall 2019.

I-5 Pedestrian Bridge (4202)

This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over Interstate 5 from Town Center Loop West to Boones Ferry/Barber Street. Council approved purchase of the Town Center Pad A property for use as the east bridge landing and Town Center gateway at the May 6 meeting. Since that time, acquisition of the property has been completed. Staff is preparing the Request for Proposal documents to solicit design proposals from qualified consulting firms, expected to begin in September.

Memorial Drive Splitter Manhole Replacement (2085)

This project involves the replacement of an existing sanitary sewer manhole at the intersection of Parkway Avenue and Memorial Drive with a new flow diversion manhole. The purpose of the project is to maintain equalized flows between two parallel sewer lines under I-5 and to avoid potential overflows. Three competitive quotes were received in late March. Construction is anticipated to begin in early summer 2019 and to be completed by mid-summer.

Memorial Park Pump Station (2065)

The land use application is being prepared.

Willamette River Storm Outfalls (7053)

Staff conducted a preconstruction meeting on Friday, June 21. The project is scheduled to start in mid-July.

WTP Surge Tank (1111)

Construction continues at the Water Treatment Plant for installation of the new surge tanks and new meter and vault. The vault is installed, as is the piping and concrete foundation for the surge tank. The surge tanks are ordered but not scheduled to arrive until September.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), the Kinsman/Wilsonville Road truck turning improvements.

- **WWSP Pipeline** WWSP is preparing to submit final construction drawings for pipeline 1.1, 66" raw water pipeline between Arrowhead Creek Lane and Wilsonville Road, for construction this summer. Garden Acres will construct the PLM 1.2. The construction contract was approved by Council on June 17.
- **Raw Water Facility** Initial discussions have taken place for the project specific IGA. The land use application was submitted and is awaiting the receipt of additional information that was flagged in the completeness review.

Engineering Division, Private Developments

Commerce Circle

Project under construction for a driveway replacement and connection to public utilities.

Fir Commons

Nine home condominium development near Fir Avenue and 4th Street in Old Town. Erosion control measures are in place to prepare for construction.

Frog Pond Meadows—Phase 2 and 3

74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road. The grading permit has been issued and plans are under review for the Public Works Permit.

Frog Pond—Morgan Farm Phase 2

42-lot subdivision located north of Morgan Farm Phase 1. The grading permit has been issued and plans are under review for the Public Works Permit.

Grace Chapel

Plans for the land use application were submitted but the plans for the public works permit have not been submitted yet for this remodel and expansion of the south building of the former Pioneer Pacific College.

Hilton Garden Inn

Construction continues on utilities for this new, four story hotel at Memorial Drive and Parkway Avenue.

Northstar Contractor Establishment—Clay Street

Plans have been reviewed for this frontage improvement project. Insurance information is still needed.

Natural Resources

Pollinator Week Celebration

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with healthy habitat. One of the requirements of the Bee City USA designation is to hold an annual celebration of National Pollinator Week.

Bee City USA corresponds with many of the existing “Bee Stewards” program initiatives, such as creating pollinator habitat, developing an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.

On June 19, City staff celebrated Pollinator Week at the Library. The event included informational tables, pollinator videos, and free native plants. Other partners participating in the event included Plant4Pollinators and the Backyard Habitat Certification Program.

Approximately, twenty people attended the event. The celebration allowed the public to gain a deeper appreciation of pollinators and the critical role they play on Earth.



Planning Division, Current

Administrative Land Use Decisions Issued

- Open Space Modifications for Aspen Meadows Subdivision off Canyon Creek Road South
- 20 Ft Extension of Wireless Tower and Addition of Antenna Array near Parkway Avenue and Boeckman Road
- 1 Zoning Verification Letters
- 1 Final Partition Plat
- 4 Temporary Use Permits
- 4 Miscellaneous Class I Administrative Reviews
- 4 Type A Tree Permits
- 1 Type B Tree Permit
- 1 Type C Tree Permit
- New Single-family and row house building permits

Development Inspections and Project Management

In June, Planning staff actively worked with developers and contractors to ensure construction of the following projects consistent with Development Review Board and City Council approvals:

- Bullwinkle's (Family Fun Center) Expansion
- Hilton Garden Inn
- Eye Health Northwest
- Fir Avenue Commons residential development in Old Town
- Regional Park 7&8 in Villebois
- Residential subdivisions in Frog Pond West
- Charbonneau Range subdivision
- Aspen Meadows and Aspen Meadows II subdivisions on Canyon Creek Road South

Development Review Board (DRB)

DRB Panel A did not meet in June.

DRB Panel B met on June 24 and unanimously approved two five-year temporary use permits. One is for a new four-classroom modular building at Boeckman Creek Primary School, and the other is for continued use of the "Three Bay" facility in Memorial Park by Public Works until their facility on Boberg Road is constructed.

DRB Projects Under Review

During June, Planning staff actively worked on the following major projects in preparation for public hearings before the Development Review Board:

- Site layout and building design for Phase 1 of the Industrial Focus development between Boberg Road and Boones Ferry Road just south of Boeckman Road.
- Natural resource impacts as well as site and building design for improvements at the Willamette River Treatment Plant and park related to the Willamette Water Supply Project.

Planning Commission

During their June 12 meeting, the Planning Commission held a work session on the Equitable Housing Strategic Plan. See discussion of plan on the next page. The Residential Code Revision Project will be discussed at the next regular Planning Commission Meeting on Wednesday, July 10.

Planning Division, Long Range

Citywide Signage and Wayfinding Implementation

Planning staff worked on final design and siting of sign kiosks as one of the first implementation steps for the adopted Citywide Signage and Wayfinding Plan.

Equitable Housing Strategic Plan

The primary goal of the Equitable Housing Strategic Plan is to identify gaps currently present in Wilsonville's housing market and develop a plan with prioritized strategies to fill these gaps, providing Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges.

City staff worked with the project consultant, ECONorthwest, to refine the project's stakeholder engagement plan and begin development of a market analysis to assess gaps in the City's supply of housing types and price points. The City also began recruitment for a project task force representing a broad array of professional experience in housing development, real-estate finance, affordable housing, social services, and related fields. The Equitable Housing Strategic Plan Task Force is expected to meet at least three times over the next six to eight months to evaluate current data, consider public input, provide technical expertise, and develop policies and strategies for inclusion in the Equitable Housing Strategic Plan. Applications to the task force closed on June 24, and the City Manager is reviewing them for appointment purposes. The first meeting will be held in mid-July.

City staff held work sessions with City Council and the Planning Commission in June, providing a summary of the project timeline, stakeholder roles, and draft policy objectives. At their June 3 work session, the City Council appointed Councilor Ben West to serve as chair of the Task Force, and at the June 12 Planning Commission meeting, Kamran Mesbah was appointed to the Task Force.

General project information is available on the project website: www.ci.wilsonville.or.us/housing.

Wilsonville Town Center Plan

Staff presented the Town Center Plan at the May 6 City Council Public Hearing for Second Reading of Ordinance No. 835, Adopting the Wilsonville Town Center Plan and related amendments to the Comprehensive Plan Map and Text, Zoning Map, and Development Code. The unanimously passed Ordinance 835 became effective June 5 when there were no appeals filed.

Staff began to scope timelines for implementation activities related to the adoption of the Town Center Plan.

These activities include updates to the Transportation System Plan and other system plans, completing the streetscape plan, developing programming and marketing programs, place making events and projects, and building public-private partnerships for a Town Center.

For additional information about the Town Center Plan project, visit the project website www.wilsonvilletowncenter.com.

