



DECEMBER 2020 MONTHLY REPORT

From The Director's Office

Tis the Season of Holiday Cheer!

For the past 11 years, Candi Garrett of our Engineering Division has generously organized a holiday giving tradition in the Community Development Department. Each year, in the holiday spirit of helping those in need and brightening their holiday, a family in need—or a group of families—is chosen to receive just about everything on their holiday wish list.

This year, a family of five will receive enough food for a few feasts, new clothes and shoes to keep warm and look sharp at work, toys, games and gifts (including a bike for an 11-year-old boy), and gift cards, as well as smaller essentials such as toiletries. The family provides us with their wish list and the items are all placed on tags on the tree. Staff members take the tags and fulfill the requests for the family.

Santa's elves get together to wrap the presents and SMART staff assist Community Development staff with the delivery, which includes a fully dressed Santa making an appearance delivering all of the holiday goodies to the family. While 2020 has been hard on a lot of us, taking time out at this special time of the year to focus on the needs of others really makes us feel good. The smiles and outpouring of gratitude are so incredible and fulfilling.

The demonstrated kindness and generosity are always amazing to me; I am very proud to be a part of an organization that takes time to help those in need. To the entire CD team, I am appreciative of your kindness and giving spirit during the holiday season. To Candi specifically, thank you for organizing us so we can make a small difference in one family's life.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director



Building Division

Whatcha Looking At: Water System Safety

Licensed Oregon Journeyman Plumbers are sometimes referred to as “the Plumbing Police.” This is not because they might give you a speeding ticket, but because of their training, expertise, and dedication to public safety. Most of us don’t think of the dangers unsafe domestic water use can bring to our households and communities. As an example of those hazards, think of how quickly diseases start after a natural disaster has destroyed the plumbing systems in an area. Within weeks after the event, the population’s health suffers from the increase in water-borne bacteria and viruses. The lack of clean water leads rapidly to unsanitary conditions. Journeyman plumbers are engaged in keeping our nation safe and well.

Besides diseases created from the lack of safe water systems, plumbers guard against other things such as:

- Excessive hot water temperatures above 120°F that may cause scalding, particularly to children
- Freezing pipes that can literally destroy a building when they thaw
- Inefficient use of water and energy caused by improper pipe sizing
- Cross-connections between potable and non-potable water resulting in sickness or death
- Lead contaminated faucets, fixtures, and piping

Plumbers, plumbing inspectors, plumbing designers, and engineers each play an important part in ensuring the safety of our plumbing systems. There are also many important national listing agencies and code writing bodies providing guidelines and standards which avoid defects and unacceptable installation practices. The Oregon Plumbing Specialty Code is extensively reviewed and updated every three years. Oregon journeymen plumbers are required to

successfully complete a four year apprenticeship program and a state examination. Plumbing inspectors are certified by the State of Oregon for competence and experience. The plumbing industry is profoundly serious about maintaining our high standards in order to continue to provide for the health and safety of our citizens.

The City of Wilsonville’s Building Division is in partnership with our other City departments to continue to watch for any “problems” that might affect the safety of our plumbing systems. Although most installations we see are never an issue, sometimes we encounter unlicensed individuals or work that does not meet plumbing code requirements. If in doubt, please call or email a plumbing inspector so we can check it out.

-Mike Ditty, Building Inspector/Plans Examiner



Engineering Division, Capital Projects

5th Street/Kinsman Road Extension (1139/2099/4196)

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Land acquisition work is underway. Construction bid documents are complete and the solicitation for construction bids is underway. Construction is planned to start in March 2021.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Murraysmith, the City's engineering consultant, was brought under contract in August 2020 to start design work. Preliminary design work (60%) is happening over November and December. Design work is anticipated to continue through March 2021, with construction occurring in spring and summer 2021.

Boeckman Dip Bridge (4212)

The Engineering Division is wrapping up the report on the embankment option and are getting a consultant on board to begin the hydraulic and hydrologic study of Boeckman Creek.

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. This project also includes investigative evaluation work at Charbonneau wells to determine existing conditions to help guide subsequent rehabilitation work. Well evaluation at Charbonneau wells started in early November and continued through the end of December, with work at Elligsen well to follow. Rehabilitation operations will continue through March 2021.

French Prairie Road Phase II (2500/4500/7500)

This project will include paving, storm sewer, and sanitary sewer improvements to French Prairie Road in the Charbonneau development. The contract was awarded to K&E Excavating. Construction was completed in December 2020.

Garden Acres Road (4201)

This 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. Installation of the WWSP 66" raw water pipeline on the north side of Day Road is complete and testing of the pipeline is underway. Roadway construction on Garden Acres Road is underway (pictured right). Project completion is delayed approximately two months and is now anticipated for March 2021 (weather dependent).



Engineering Division, Capital Projects

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. The design team is proceeding with design of the bridge and plaza based on Council direction in October. Preliminary 30% design documents will be submitted for review in January 2021.

Memorial Park Pump Station (2065)

This project involves replacing and relocating the wastewater pump station in Memorial Park. The contract was awarded to McClure and Sons. Construction began in July and is anticipated to be completed in March 2021.

Old Farm Road Phase I (1500/2500/4500/7500)

This project includes paving, storm sewer, sanitary sewer, and water line improvements to Old Farm Road, Arbor Glen Loop, and Arbor Glen Court in the Charbonneau development. The design will be completed and construction bids will be solicited in January 2021. Construction is anticipated to be completed by December 2021.

Raw Water Facility Improvements

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Onsite construction has been taking place with grading and the removal of site soils.

Street Maintenance Project 2020 (4014/4118)

Construction is nearly complete on Burns Way, Day Road, Elligsen Road, Main Street, and Parkway Avenue. Concrete repairs will continue over the next few weeks and small sections of striping will be finished when there is a dry stretch of weather.

WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements, including Life Safety Upgrades (1137), Seismic Retrofits (1145), and Repair and Replacement (1146) projects. A Contract Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council. An engineering contract was awarded in July. Completion of the 30% design is anticipated in early 2021, at which time a CMGC solicitation will occur. Final design will be completed in coordination with the CMGC in 2021, followed by construction in 2022-2023.

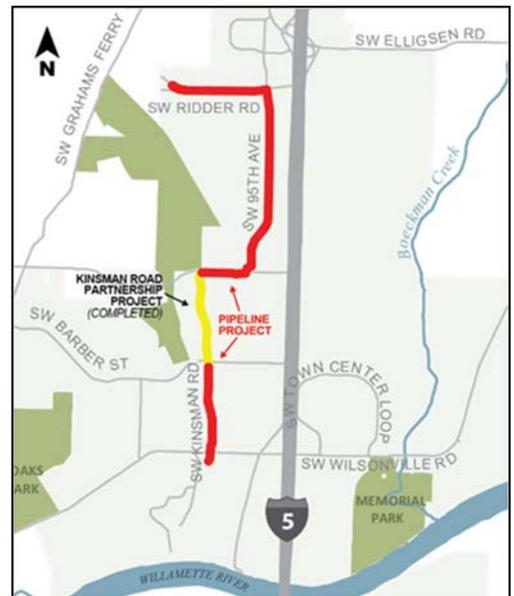
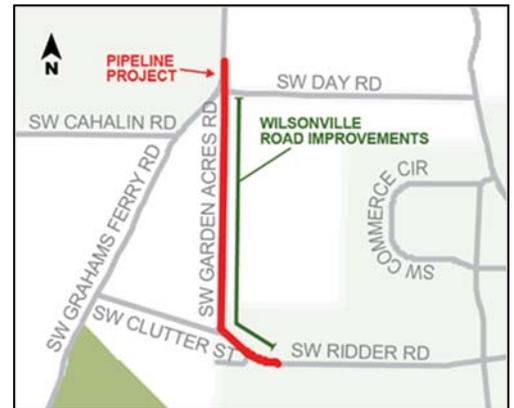
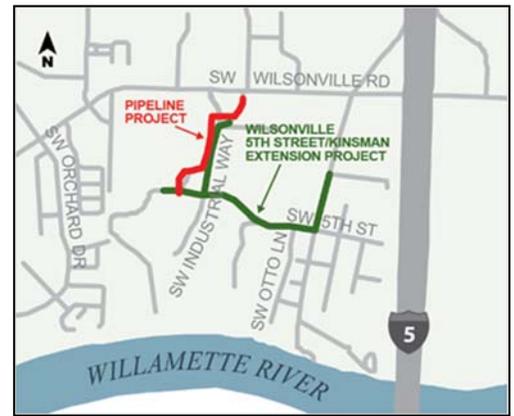


Engineering Division, Capital Projects

WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program. Here are the updates on major elements within Wilsonville:

- Phase 1 Wilsonville Road (PLM 1.1)** The Willamette Water Supply Program's (WWSP) PLM_1.1 project consists of 1,400 feet of 66-inch diameter pipeline that began construction in the fall of 2019. The pipeline starts near the Willamette River Water Treatment Plant property. It ends in Kinsman Road just south of the Kinsman Road and Wilsonville Road intersection.
 - Construction of the project is substantially complete with minor punch list work underway.
 - Final completion is anticipated to occur in February 2021.
- Phase 2, Garden Acres Road to 124th (PLM 1.2)** The WWSP partnered with Wilsonville to construct the PLM_1.2 pipeline with the City's Garden Acres Road Improvements Project.
 - Moore Excavation, Inc. has constructed 3,600 feet of 66-inch pipeline along Garden Acres Road from Ridder Road to just beyond Day Road. Their work included a trenchless undercrossing of Day Road.
 - Installation of the pipeline project is complete and testing is underway. The project is scheduled to be completed in early March 2021.
- Phase 3, Wilsonville Road to Garden Acres Road (PLM 1.3)** The WWSP is coordinating with the City of Wilsonville to construct 12,200 feet of a 66-inch water pipeline from just south of the Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road.
 - Construction of the PLM_1.3 pipeline is anticipated to begin in February 2022, with completion in 2024.
 - Construction will occur in phases to enhance safety and minimize traffic, neighborhood, and business disruptions.
 - 60% design plans will be submitted for review in February 2021.



WWTP Master Plan (2104)

This project will evaluate capacity of Wastewater Treatment Plant (WWTP) processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May and the project is anticipated to be completed by fall 2021.

Engineering Division, Private Development

Coffee Creek Logistics Center

This project is currently under plan review.

DP Nicoli

The contractor is working on both the onsite and offsite Low Impact Development (LID) facilities.

Dutch Bros Coffee

The contractor is working on punch list items to be released from the Temporary Certificate of Occupancy.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town. Most of the sidewalks have been installed, as has the pervious private drive. The above-ground communication lines still need to be relocated.

Grace Chapel

This project involves the remodel and expansion of the south building of the former Pioneer Pacific College, along with the rerouting of a major storm drain line. Work continues on site improvements. A private sanitary pump is being installed and will soon be connected to the existing service line at the south end of the project.

Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject under the Washington County permit. The street improvements are under the City of Wilsonville permit. The curb has been poured and the road has been temporarily patched.

Regional Park 7&8

This is a regional park from Barber Street along Coffee Lake Drive to Villebois Drive. The pedestrian paths, storm level spreader, and open space are near completion.

Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. Engineering final approval for street pavement, sidewalk, and LID stormwater facilities will be complete prior to issuance of final Certificate of Occupancy.



Dutch Bros



Fir Avenue Commons



Regional Park 7&8



Grace Chapel

Engineering Division, Natural Resources

NPDES Annual Report

An annual report is prepared every fall for the City's NPDES stormwater program. The report is submitted to the Oregon Department of Environmental Quality and documents stormwater management practices, land use changes, and new development activities, as well as program expenditures and water quality monitoring.

Highlights from this year's report include:

- Private Lift Stations: Due to improperly maintained private lift stations, the City implemented an inspection program in 2018. The goal of the program is to educate owners of private lift stations about their facilities and require them to conduct annual inspections and maintenance.
- New Stormwater Facilities: Every year sees an increase in the number of private stormwater facilities constructed to treat and control stormwater runoff from development sites. During the reporting year (July 1, 2019 to June 30, 2020), five rain gardens, 26 vegetated swales, and 11 planter boxes were installed.
- Existing Stormwater Facilities: During the reporting year, staff inspected 266 private stormwater facilities. All of the facilities were given an inspection ranking and entered into the City's asset management system (i.e., Cartegraph).
- Shout Out to Public Works! Approximately 26,000 linear feet of the stormwater conveyance system was cleaned and maintained over the reporting year.
- Native Trees: The Parks and Recreation Department planted approximately 400 native plants as part of regular landscape maintenance.



Planning Division, Current

Administrative Land Use Decisions Issued

- 5 Class I Sign Permits
- 1 Class I Temporary Use Permit
- 11 Type A Tree Permits
- 7 Type B Tree Permits
- 1 Type C Tree Permit
- Residential building permits

Construction Permit Review, Development Inspections, and Project Management

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

- DP Nicoli Industrial Development on Boberg Road
- Dutch Bros Coffee kiosk in Town Center
- Grace Chapel on Parkway Avenue
- Hilton Garden Inn on Parkway Avenue
- I&E Construction headquarters on Parkway Avenue
- Parkway Woods Business Park remodel/site revisions
- Regional Park 7&8 in Villebois
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panels A and B did not meet in December.

DRB Projects Under Review

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

- 8-lot subdivision on Canyon Creek Road South
- New activity center for Charbonneau Country Club (shown below)



Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In December, Planning staff continued to work with the consultant team to prepare for Planning Commission and City Council work sessions in January and February. In addition, staff continued to stay engaged in the State rulemaking process, including preparing written testimony for and testifying in person at a Land Conservation and Development Commission (LCDC) hearing on December 9. On December 9, LCDC unanimously adopted rules including specific provisions for master-planned communities lobbied for by the City. In December, Centro Cultural of Washington County pressed forward with an outreach component of the project focused on the Latinx community and other communities of color.



Planning Commission

The Planning Commission did not meet in December.

Tree City USA

The City applied for its 23rd consecutive Tree City USA designation and 11th Growth Award in December. Since 2018, Wilsonville has been recognized as a Sterling Tree City USA, having earned 10 Growth Awards for demonstrating higher levels of tree care and community engagement during a calendar year. This year's Growth Award focuses on the City's Urban Forest Management Plan, the Heritage Tree Story Map, and our cooperative partnership with Friends of Trees. Wilsonville takes great pride in being recognized as a Sterling Tree City USA, reflecting our commitment to maintaining and promoting an ongoing investment in the community's urban forestry efforts.



Planning Division, Long Range

Wilsonville Town Center Plan



WILSONVILLE TOWN CENTER I-5 PEDESTRIAN BRIDGE

I-5 Pedestrian Bridge

The Town Center project team continued development of bridge and plaza designs for the I-5 Pedestrian Bridge and Town Center Gateway Plaza project, which will provide an important connection between Town Center, the Wilsonville Transit Center and neighborhoods west of Interstate 5. During December, the project team continued work on detailed design for the bridge and gateway plaza, refining details of the east and west bridge landings. The project team anticipates 30% design in early 2021.

General project information is available on the project website: www.letstalkwilsonville.com/I5-Ped-Bridge.



WILSONVILLE TOWN CENTER STREETSCAPE PLAN

Streetscape Plan

The project team continued to refine the project in response to feedback from the Planning Commission and the first Public Forum held in November. Coordination meetings were held with the Urban Forest Management Plan to identify and preserve existing trees in Town Center and consider how recommendations regarding future street tree species will be incorporated into the Streetscape Plan. The team did initial work to set up additional community engagement in the form of stakeholder interviews to shape various elements of the draft concepts. The draft concepts will be presented to Planning Commission and City Council in the Spring of 2021.