

From The Director's Office

Big news for July in Community Development included:

We welcomed our new Civil Engineer, Matt Palmer. Matt brings us very valuable municipal engineering experience to Wilsonville gained primarily from working in Milwaukie and Tualatin. When not at work, Matt's interests include playing music (guitar and piano), traveling, reading, and outdoor activities such as hiking and kayaking.

A baby boy, Remi Hudson Vance, was born July 12, 2018 to his very proud parents Jordan and Mandi.

The Oregon Transportation Commission adopted the I-5 Wilsonville Road (Boone Bridge) Facility Plan that documents the bottleneck and supports adding a ramp-to-ramp (auxiliary) lane between Wilsonville Road and the Canby-Hubbard exits. The project will be included in the 2018 Regional Transportation Plan and ODOT can now program for its future funding and construction. Check it out at <https://www.oregon.gov/ODOT/Regions/Pages/I-5-Wilsonville-Facility-Plan.aspx>.

A big thank you to Preston, Manny, and the crew for installing new signage to enhance three pedestrian crossings in Wilsonville—one in Charbonneau, one near Murase Park, and one by Graham Oaks Park. See photos on next page. This is the latest in crosswalk signage that instructs drivers where to stop for pedestrians. Let's hope it helps!

Congratulations to Dan Carlson! He received a Special Recognition Award for the Education Advocate of the Year Award from OBOA (Oregon Building Officials Association) at their conference this month. He was recognized for the vital role he has played restarting the building inspection technology program at Chemeketa Community College. The program was suspended during the great recession. When the economy began to rebound, the need for qualified inspectors increased. Dan pushed the college to restart the program, restructured the program to meet the needs of the industry and ICC certifications, and got it approved through the college curriculum committee. Dan was especially recognized for his teaching role in the program, his innovative and hands-on experiences that enhance his lectures, and how he mentors and motivates his students. The award acknowledges Dan's valuable contributions to the future of a high quality building inspection industry.

Enjoy the rest of your summer!

-Nancy Kraushaar, PE, Director





New crosswalk signage at French Prairie Road and Boones Bend Road



New crosswalk signage at Wilsonville Road and Kolbe Lane



New crosswalk signage at Wilsonville Road and Willamette Way West



Building Division

FY 2017-2018: A Year in Review

It's been a very positive and productive year for the Building Division. The following are some highlights:

Staffing & Certifications

- Completed a reorganization – We now have a 4-tier career ladder for certified Building Inspector/Plans Examiners (BIPE) starting with a BIPE 1 and topping-out as a BIPE 4 lead worker.
- As of September 2017, all eight of our Building Division staff are International Code Council (ICC) certified.
- In FY 17/18 staff added 8 state and national certifications to our collective resume bringing the total certification number to 85.
- Welcomed Carl Brown to our inspection and plan review team. He brings several years of practical experience in construction. Carl is multi-certified with state certifications which allows flexibility for him to do both inspections and plan review of construction projects. This makes our team even stronger and able to serve customers more efficiently. Carl is presently enrolled in a 20 week state plumbing inspector course.
- Mike Ditty completed a 6 month state certification training course for residential plan review and residential inspections.
- Longtime commercial plans examiner Don Walters retired after 19.5 years. His vacancy was filled by the promotion of Building Inspection/Plans Examiner Leadworker, Melissa Gitt.



Services & Projects

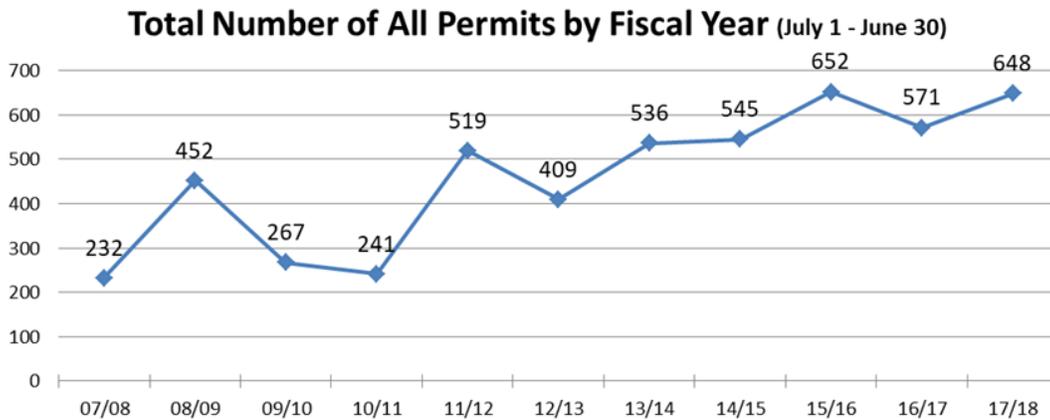
- As noted in the chart below, in 16/17 we completed the highest annual number of inspections in the last 10 years. After a record setting year we anticipated the slight dip in 17/18 with the completion of Meridian Creek Middle School and only one new small commercial project in development. Conversely, activity in FY 18/19 should be very busy with several major commercial projects in the plan review queue, and approval of two new subdivisions at Frog Pond.

Number of Inspections by Fiscal Year (July 1 - June 30)



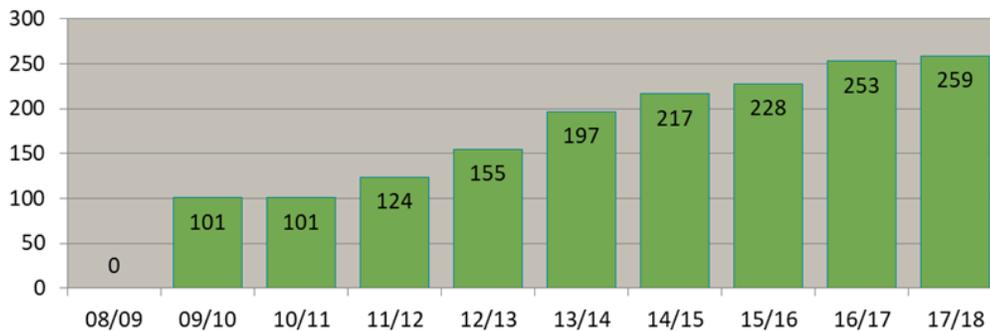
Building Division (Cont.)

- The total of all permit activity remains extremely high with tenant improvement permits and trades permits such as plumbing and mechanical permits taking the lead.

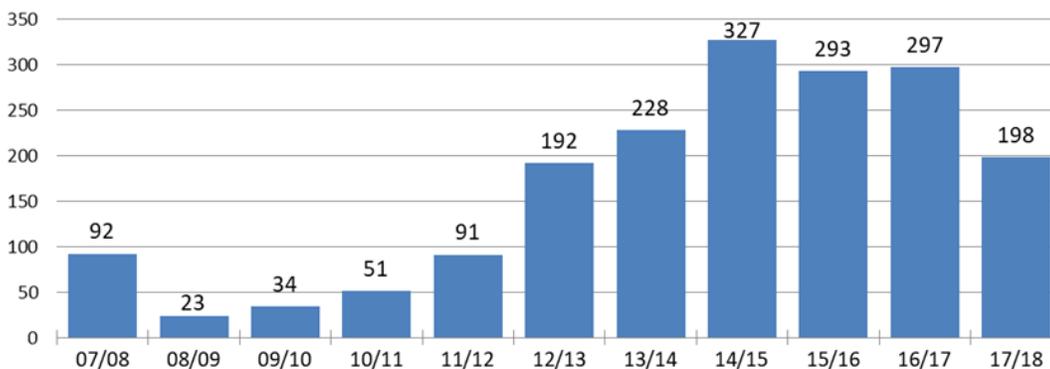


- ePermits - The number of online permits reached an all-time high of 259. This service allows plumbing and mechanical trades contractors to obtain permits anytime 24/7 which results in significant time savings with 259 fewer trips needed to City Hall to get permits.

Annual Number of Plumbing and Mechanical Permits Issued Online (Contractor Trips Saved to City Hall)



Number of New Home Permits by Fiscal Year (July 1 - June 30)



- New home permit numbers (permits issued) trailed the record breaking pace of the last 3 years, but overall remains high. There are several large commercial projects in the pre-development and plan review stages. In addition, as Villabois activity slows, two new developments are coming online in Frog Pond.

Economic Development



Community Development is excited to welcome to the world baby Remi Hudson Vance, born July 12, 2018! Manager Jordan was out of the office, at home with baby and Mom. The Economic Development update will resume next month.



Engineering Division, Capital Projects

Charbonneau High Priority Utility Repair Phase II (2500/7500)

This project continues the replacement and repair of the most deficient sewer and storm pipes within Charbonneau. This project represents the second of three planned phases to construction over three years. Project is substantially complete with final inspection scheduled in the next couple of weeks.

Charbonneau High Priority Utility Repair Phase III (7500)

This project continues the replacement and repair of the most deficient storm pipes within Charbonneau. This project represents the last of three planned phases to construction over three years. Project is substantially complete with final inspection scheduled in the next couple of weeks.

Exit 283 Southbound Ramps (4199)

Project is completed. Staff is looking into adding additional signage on when the new stacking lane can be utilized.

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. Staff are coordinating with ODOT to determine the Environmental Assessment scope of work and cost. Public outreach to begin the preferred bridge type process is scheduled to begin in August 2018.

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. Property acquisition work is underway. 90% design plans are currently under staff review.

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 an IGA with Metro to exchange grant funds with the Kinsman Road Extension project, allowing the bridge project to be de-federalized, but the grant funds to apply to a City project. Design of the bridge will begin after completion of the Town Center Plan.

124th Avenue Extension

After a brief pause, Washington County's contractor continues construction on the 124th Avenue Extension project. The contractor began work just north of Day Road by placing Willamette Water Supply's 66" pipeline under the roadway on Grahams Ferry Road (see right) and will continue north to tie into Tonquin Road. We are coordinating with the County on the portions of work within the City limits.



Pipeline under the roadway on Grahams Ferry Rd.

Engineering Division, Capital Projects (Cont.)

Memorial Park Sewer Pump Station (2065)

The pump station replacement and upgrade project design continues with Murraysmith. The land use process, site design, and architecture design are underway and the geotechnical investigation is wrapping up.

Tooze Road to Grahams Ferry Road (4146)

We are over halfway done with construction. Tooze Road is scheduled for paving August 6-7. Signal pole installation scheduled for late August to mid-September. Contractor's schedule anticipates completion in mid-October.

Water Telemetry (1114)

Brown & Caldwell is helping us develop the standards that align with our water system's communication hardware and control needs. They are putting together the network and communication upgrade plan that will include a project list and estimates for future upgrades.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), and the Kinsman/Wilsonville Road truck turning improvements. Submittal of 90% design plans for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements is anticipated within the next month.

WWTP Outfall Replacement (2095)

The Wilsonville Wastewater Treatment Plant is under a directive from DEQ to replace the damaged outfall pipe with a new, upsized outfall that meets current discharge compliance requirements. Outfall pipe installation work (pictured below) is underway and will continue through mid-August. The I-5 Undercrossing Trail is closed to trail users on weekdays during daytime construction hours (7:00 am—6:00 pm) until the pipe installation work is complete in August. All project work is anticipated to finish at the end of October.



Engineering Division, Private Developments

Frog Pond—Morgan Farm

Staff are busy reviewing plans for the first phase (37 homes) of this 81-lot subdivision. Developer plans to get the project under construction in August.

Frog Pond—Stafford Meadows

Public Works Permit has been issued and construction is underway on this 44-lot subdivision.

Hilton Garden Inn

Plans have been submitted and are under review.

Villebois Calais East

Subdivision is almost complete. Model home construction is underway.

Villebois Mont Blanc

Subdivision (68 lots near Villebois Drive and Orleans Ave) is underway.

Natural Resources

What's the Right Height?

Stormwater management has evolved significantly over the last twenty years. It is no longer acceptable to locate oversized stormwater ponds, surrounded by security fences, in remote corners of a site. Low impact development and green infrastructure, which require the decentralization and integration of stormwater facilities, have established a new norm. Stormwater facilities are now seamlessly integrated into landscaping, whether it is in a parking lot, planter strip, or greenspace.

Street right-of-way is an important part of the equation because it offers long, linear areas that can accept stormwater runoff. However, due to the types of vegetation suitable for stormwater facilities, there can be issues maintaining a clear line of sight on roadways. In order to resolve this issue, staff are discussing new planting requirements for right-of-ways, specifically as it applies to shrubs and taller herbaceous plants. Establishing a height limit for vegetation located within the sight distance triangle at an intersection will help keep pedestrians and traffic moving safely. As stormwater management practices evolve, it is important to identify issues and adapt practices for multiple situations.



Taller shrubs partially obscuring line of sight.



Shorter shrubs that maintain line of sight.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- New Bowling Center and Expansion of Family Fun Center
- Three home development on the southeast corner of Villebois Drive and Barber Street
- Holiday Inn Expansion and Master Plan for Future Additional Adjacent Hotel

Administrative Land Use Decisions Issued

- 2 Class I Administrative Reviews
- 6 Type A Tree Permits
- 4 Type B Tree Permit
- 2 Type C Tree Permit
- 3 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

The DRB Panels A and B did not hold any meetings during the month of July. The next regularly scheduled meetings are August 13 for Panel A and August 27 for Panel B.

Planning Commission

On July 11, the Planning Commission held two public hearings. The first public hearing pertained to a Concept Plan for the Basalt Creek Planning Area. City staff presented the Basalt Creek Concept Plan for consideration, and the Planning Commission approved a resolution to recommend adoption of the Plan to the Wilsonville City Council. A hearing is scheduled for the City Council on August 6, at 7:00 pm at Wilsonville City Hall.

The second public hearing covered proposed Accessory Dwelling Unit (ADU) code updates. The Planning Commission approved a motion to continue the hearing on September 12 so that City staff can prepare additional analyses and findings for the Planning Commission's consideration.

In addition, the Planning Commission held a work session on the Boones Ferry Park Master Plan providing staff with direction for refining the Plan prior to the public hearing on this matter scheduled for August 8 at 6:00 pm at Wilsonville City Hall. Specific direction included better integrating the French Prairie Bridge landing preferred alignment into the site plan and proposed circulation, modifying the parking plan to provide the small boat parking spaces closer to the dock, moving the basketball court closer to the other active park facilities, providing additional ADA accessibility, and including additional passive amenities such as more benches.

The next regular Planning Commission meeting will be Wednesday, August 8 at 6:00 pm, which will include hearings on the Citywide Parks and Recreation Master Plan as well as the Boones Ferry Park Master Plan, and work sessions on the Town Center Plan and the SMART Programs Enhancement Strategy.

Planning Division, Long Range



Basalt Creek Concept Plan

During July, staff from both Tualatin and Wilsonville prepared for and presented the Basalt Creek Concept Plan to the Washington County Board of County Commissioners. In addition, City staff compiled the public record on the Concept Plan and prepared for a public hearing on the matter. On July 11, the Planning Commission held a public hearing on the Basalt Creek Concept Plan, approving Resolution LP18-0005 recommending adoption of the Basalt Creek Concept Plan to the City Council. As a result, staff prepared the public record materials for the August 8 Wilsonville City Council meeting, when the City Council will hold a public hearing and consider Resolution 2697 adopting a Concept Plan for the Basalt Creek Planning Area.

City of Tualatin staff presented the Concept Plan on July 19 to the Tualatin Planning Commission, and on July 23 the Tualatin City Council held a public hearing and approved a motion to direct Tualatin City staff to prepare a Resolution to adopt the Basalt Creek Concept Plan for their August 13 City Council meeting.

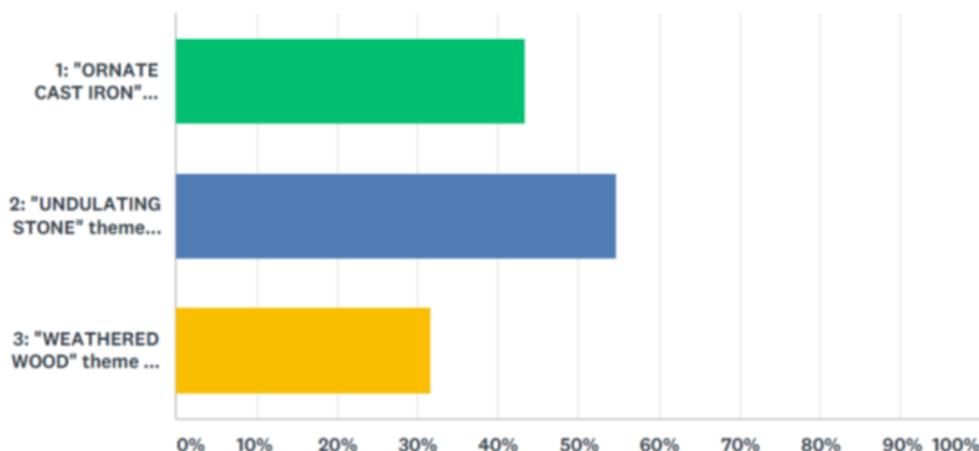
General project information is available on the project website <http://www.basaltcreek.com/>.

Sign Design and Wayfinding Signage Plan

An on-line open house on the three sign design alternatives ran from July 2 through July 16 garnering 194 responses. The majority of responses were received in the first two days after the survey went live. The results depict a preference for the “undulating stone” theme with 55% of the respondents preferring this style, followed by “ornate cast iron” at 43% and “weathered wood” at 32%.

Q1 Which themes do you like as a guiding principle for sign design? (select as many as you like)

Answered: 187 Skipped: 7



The next steps in the process will be to refine the draft sign packages to test and evaluate variations in color, materials, font, and design. To review the full survey results please visit the project web page at www.ci.wilsonville.or.us/planning/page/citywide-signage-and-wayfinding-plan.

Planning Division, Long Range



WILSONVILLE TOWN CENTER PLAN



With input for the Town Center Task Force, gathered at their June 5 meeting, the Town Center project team has drafted various design standards and development code options for achieving the community's desired land use and built form for Town Center. These draft standards will be the topic of a Planning Commission work session on August 8 at 6:00 pm at Wilsonville City Hall. The project team is also working to prepare for a project update to the City Council scheduled for August 20 at 5:00 pm at Wilsonville City Hall.

In addition, the project team is planning for a Pop-Up Main Street as part of the Community Block Party on August 22 to demonstrate the community's ideas for their future Main Street. The project team is also working on a financial analysis of the desired building types for the Main Street and other areas of future Town Center. This information, paired with the market analysis, will be a topic of conversation for an event in the fall and will help finalize the implementation actions included in the plan. Given the importance of these topics to local businesses, the project team prepared another project update newsletter (in July) and distributed it to businesses in Town Center.

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