

From The Director's Office

Wild in the City

It was a sunny day at the end of May when a resident in Morey's Landing looked out their back window and saw what appeared to be a black bear traversing the edge of the canyon on the west edge of the park at the Water Treatment Plant. He snapped the attached photo, which indeed turned out to be a juvenile black bear curiously looking around. It is not uncommon this time of year for young bears to be driven out of their pack in search for new territory that they can call their own. The Willamette River riparian area is a major wildlife corridor, and animals such as deer, coyotes, cougars, and bobcats have been regularly sighted in the community—but to my knowledge, not bears!!

While Morey's Landing is named in recognition for Walt Morey, whose summer vacation home was historically located at the site and who wrote the famous young adult novel *Gentle Ben*, this bear sighting was a surprise to all of us

who have been in this community for a long time. I have worked in Wilsonville for over 25 years, and in that time have never heard firsthand observations of bears in the community.

Immediately following the observation, the City sent out information on social media to warn and update the community about the importance of minimizing the presence of attractants at home. Later that day, the bear was seen inside the neighborhood, which is a very scary situation as children and pets are present virtually everywhere. The Oregon Department of Fish and Wildlife (ODFW) is the regulatory agency and confirmed sightings should be reported to (971-673-6028).

If you encounter a bear, it is important to stay alert, don't run, keep dogs on leashes, and make noise when traversing natural areas. Other tips include hiking in groups and being sure your home is wildlife proof by storing pet food in animal proof containers and never feeding wildlife. Having the opportunity to interact with wildlife close to home is one of the amazing things that makes life in Wilsonville special.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director



Building Division

ADA in Plumbing

Anthropometrics. “An-throw-poh-metrics” is the scientific study of the measurements and proportions of the human body.

So what does a plumbing inspector know or care about such a topic? Well, quite a lot actually. The Americans with Disability Act, or ADA as it is commonly known, is based on this information. Every ADA plumbing fixture is designed and installed in a manner that will accommodate limitations in reach, leverage, flexibility, or vision. ANSI 117.1 is our basic standard for “all things ADA.” It is full of drawings and photos that give us the dimensions and designs for the installation of ADA compliant plumbing fixtures. How did the ANSI standard arrive at such dimensions? They measured the average human body.

A disabled person who uses a wheelchair needs a dimensional square of 30” x 48”. This allows room for the person to access their environment while using the wheelchair. Doorways, passageways, restrooms and toilet stalls must be large enough to permit a wheelchair to have the minimum room it requires for access and proper use. Measurements that accommodate reach, both forward (high and low) and sideways (high and low) ensure that fixture controls and drains are “within reach.” Minimum heights for the underside of sinks allow for the knee and toe clearances needed by a person using a wheelchair. Showers are manufactured for body transfer style (wheelchair to shower seat) and full roll-in style. The shower water controls are placed so that they can be reached by the user whether on a seat or a wheelchair.

Toilets are a world of their own. The difference between a wall hung toilet and floor mounted toilet can mean a lot to the toes of a person in a wheelchair. It is critical to locate the toilet no more than 18” from a side wall. This is because, similar to a gymnast exercising with the “rings,” a disabled person must leverage themselves to transfer from the chair to the toilet. This takes a lot of upper body strength and if the handrail or toilet is not within the maximum distance allowed it becomes impossible to use the fixture.

We all have seen a dual height drinking fountain. Most would guess that the lower fountain is placed for a wheelchair user to have access. But did you know the upper fountain is also required to be installed at a minimum height? This is to make it easier for a disabled person who cannot easily bend over to use the fixture.

ANSI 117 standardizes these measurements for the beneficial use of the disabled. In addition to these, there are many other plumbing fixtures that have been carefully designed and engineered to follow ADA rules. Next time you see an accessible plumbing fixture say the word “anthropometrics” out loud. And if the person next to you looks at you funny, explain it to them.

—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 the installation of a portion of the Ice Age Tonquin Trail. Sewer, storm, and water utility installation is underway. Construction of the Tonquin Trail boardwalk foundations (pictured right) has begun. Construction will continue through January 2023 .



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. Three bids were received by the June 2 deadline: Pleasant Hill Development Company submitted the lowest responsive bid. The contract was awarded internally by the Engineering Division due to its lower amount. Construction will last approximately two weeks and will begin after July 1 but will not extend past the end of September 2021.

Boeckman Dip Bridge (4212/7065)

The funding plan for the Boeckman Dip Bridge project was approved at the June 7 Council meeting. Staff are preparing to come back to Council to discuss and request approval to move forward with alternative project delivery (similar to what was recently approved for the WTP expansion).

Crosswalk Enhancement Assessment (4717)

This project studies nine existing or proposed crosswalk locations throughout the city and will recommend new safety measures or enhancements for each crossing. Kittelson & Associates will be performing assessment activities that began in June and will continue to the end of September 2021.

Elligsen Well Facility Rehab and Upgrades (1083)

This project addresses upgrades and repairs needed to correct deficiencies in the Elligsen well house, including piping, electrical, instrumentation and controls, and mechanical systems. Design work started in January 2021 and will continue through the summer. Construction work is tentatively scheduled to begin late summer and continue through fall 2021.

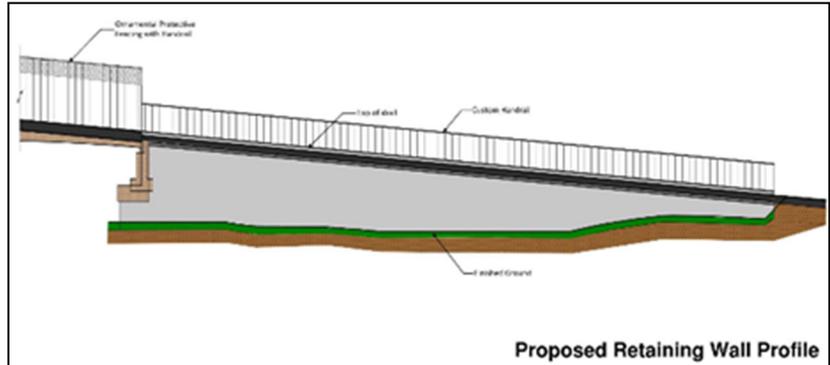
Garden Acres Road (4201)

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. The WWSP 66" raw water pipeline work is complete. Roadway construction on Garden Acres Road is complete. Final corrective work is underway with completion expected by the end of June.

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. Public engagement on retaining wall designs for the west side bridge approach along Boones Ferry Road wrapped up on June 6. The design team is proceeding with 60% design of the bridge and plaza based on Planning Commission and City Council feedback in March. Preliminary 60% design documents are expected in June 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 2020 and is anticipated to be completed in July 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 contract was awarded to Braun Construction in April. Construction began in June and 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. The picture to the right shows the 8-inch ductile iron water pipe hung on the Arrowhead Creek Bridge.

Rivergreen & Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith. Design will be completed by December 2021, with construction anticipated for completion in 2022.

Street Maintenance Project 2021 (4014/4118/4725)

Construction began in July 2021 on Town Center Loop and Park Place. Staff are currently working with the contractor to review traffic control plans and materials submittals.



Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

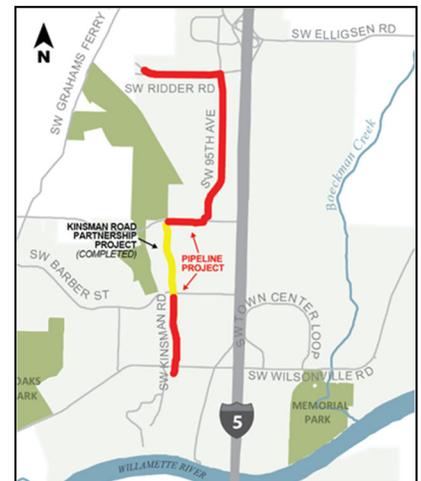
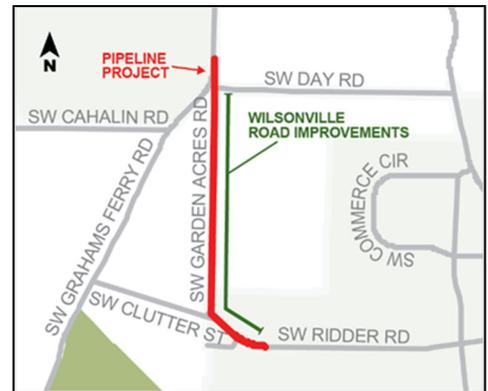
This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A CMGC alternative contracting method was approved by City Council. An engineering contract was awarded in July 2020. The 30% design is complete, to be followed by a CMGC solicitation process. Final design will be completed in coordination with the CMGC in 2021, followed by construction through 2022-2023.



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 at Kinsman Road just south of the Kinsman Road and Wilsonville Road intersection.
 - Construction work is complete.
- 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.
 - Pipeline construction is complete. Minor corrective work was completed in June.
- 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 it 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.
 - 60% design plans have been reviewed by City staff and comments have been returned to WWSP.
 - 90% design plans are expected to be submitted to the City for review in July 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 2020 and the project is anticipated to be completed by spring of 2022.

Engineering Division, Private Development

Charbonneau Activity Center

This project involves a new building, stormwater facility, and utility connections where a McCormick and Schmicks restaurant had been located in the Village Center area of Charbonneau.

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. The pre-construction meeting occurred on May 24.

DP Nicoli

DP Nicoli is on its two year maintenance period.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town and it is nearing completion. Several outstanding items need to be addressed on the punchlist.

Frog Pond Ridge

Plans for this 69-lot subdivision north of Frog Pond Meadows are currently under review. West Hills Development and Venture Properties are working on ownership transfer from West Hills to Venture Properties.

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. The punchlist is complete and the contractor is working on finishing touches and preparing for first services.

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 contractor is working on final items before a final walk-through for punchlist items.

Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. The project is currently in plan review.

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 nearing completion.

Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. The contractor has a few items to fix before the final walk-through.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. The permit has been issued and work began the week of May 24.

Wood Middle School

Additions to Wood Middle School will require a stormwater facility. The contractor will be working on the interior modifications while school is out of session. The storm facility will be constructed in the fall.

Engineering Division, Natural Resources

Celebrating Pollinators!

National Pollinator Week was June 21–27. However, it is never too late to celebrate pollinators and recognize the critical role they play in sustaining life on Earth. Birds, bats, bees, butterflies, beetles, and small mammals that pollinate plants are responsible for bringing us one out of every three bites of food. They also sustain our ecosystems and produce our natural resources by helping plants reproduce.

Some steps to help pollinators include:

- Add local native flowering plants in your landscape.
- Choose plants with a variety of colors.
- Choose flowers with different shapes and sizes.
- Choose plants with different flowering times to provide forage all season.
- Select plants with different heights and growth habits.
- Include plants that are favored food for butterfly caterpillars; the loss of foliage is well worth it!
- Reduce or eliminate the use of pesticides (including herbicides).

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



Planning Division, Current

Administrative Land Use Decisions Issued

- 2 Miscellaneous Administrative Reviews
- 1 New Tenant Sign
- 8 Type A Tree Permits (Non-Emergency)
- 4 Type B Tree Permits
- 1 Type C Tree Permit
- 5 Residential building permit land use reviews
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

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

- Clermont Subdivision (Villebois Phase 5 North)
- Fir Avenue Commons development in Old Town
- Grace Chapel on Parkway Avenue
- New Charbonneau Activity Center
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West
- Siena Condo Building in Villebois

Development Review Board (DRB)

Neither DRB Panel A or Panel B met in June.

DRB Projects Under Review

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

- Approval of vehicle storage area at Mercedes-Benz of Wilsonville
- Land division and zone change for Frog Pond Church
- Modifications to industrial building at 95th Avenue and Hillman Court for Oregon Department of Administrative Services (pictured right)
- Public Works Complex on Boberg Road
- Villebois Village Center development around Piazza Villebois



Ice Storm Tree Damage and Response

During June, the Planning team continued to be a key part of the City's response to extensive tree damage from the February 2021 ice and snow storm. In particular, Assistant Planner Georgia McAlister continued to intake and review tree removal permits and answer questions, especially for industrial and commercial customers. Associate Planner Cindy Luxhoj continued to coordinate the multi-disciplinary response and replanting plan. Public Works continued their work to inventory tree damage.

Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In June, the project team presented a second portion of the proposed code and plan updates to the Planning Commission. The project team also shared an infrastructure analyses with the Planning Commission. On June 17, the City held an Old Town Neighborhood Meeting to discuss the project elements specific to Old Town policies and guidance documents. In addition, the project team continued to refine parking regulations and design standards.



Middle housing on Chestnut Lane in the Frog Pond Neighborhood

Planning Commission

At their regularly scheduled meeting on June 9, the Planning Commission heard a presentation on the Wilsonville Annual Housing Report, and held two work sessions, one for the Town Center Streetscape Plan and one for the Middle Housing Project. The Commission was very appreciative of the information presented in the Annual Housing Report and reiterated their ongoing concerns about housing costs and providing options for varying housing needs. For the Streetscape Plan work session, the Commission discussed questions concerning location specific design elements as well as different levels of investment. The Planning Commission has one additional work session on the Streetscape Plan scheduled in August prior to a September public hearing. For the Middle Housing work session, the Commission reviewed infrastructure analyses and a second package of draft code and plan text amendments. The Planning Commission is scheduled to hold additional work sessions on Middle Housing in July and August before a public hearing in September.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During June, staff worked with the project consultant, Leland Consulting Group, to begin an assessment of opportunities and constraints on the project site. The project team also began stakeholder outreach to gather information on funding sources available to support development. This information will be summarized into a report to assist with City Council's development of a vision, goals, and priorities for the site at an upcoming work session in September.

Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. During June, staff coordinated with the project consultant, ECONorthwest, to respond to the questions and suggestions that City Council raised during a work session in May about potential VHDZ implementation in vertical, mixed-use areas of the City that City Council raised during a work session in May. Staff and the consultant will share this compiled information at an upcoming City Council work session on August 2.

Planning Division, Long Range

Wilsonville Town Center Plan

I-5 Pedestrian Bridge

The Town Center project team continued development of the preferred 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 June, the project team worked on the detailed design for the bridge and gateway plaza, incorporating feedback received in March from the Planning Commission and City Council. The project team anticipates 60% design to be submitted to the City for review at the beginning of July. A short survey on *Let's Talk, Wilsonville!* was open through June 6 to gather feedback on possible enhancements to the retaining wall for the bridge approach on the west side of the bridge along Boones Ferry Road, providing an opportunity to create a unique visual element visible from Interstate 5. Feedback from this survey will be shared with Planning Commission and City Council at future work sessions for incorporation into the final project design.

General project information is available on the project website: <https://www.ci.wilsonville.or.us/engineering/page/i-5-bikeped-bridge-project>.

Streetscape Plan

At the June 9 Planning Commission work session, the project team presented initial components of the Streetscape Plan to illustrate the overall structure of the plan. The Commissioners provided feedback on which locations in Town Center streetscape investment should be targeted, and of the targeted locations which locations warranted standard, enhanced, or signature levels of design.

Following the Planning Commission work session, the Technical Advisory Committee, consisting of City staff from various departments, met to resolve any technical issues with design elements prior to presenting the draft plan for further review and refinement. The project team will continue to refine the draft and specify exact materials and fixtures to be installed in the future streets of Town Center.

On June 21 the City Council also held a work session on the project. After hearing a presentation from the project team the City Council asked questions and offered support for the direction of the project.



WILSONVILLE TOWN CENTER PLAN