

From The Director's Office

Happy Spring! In early March, the mayor and I attended the Leadership Forum for the Regional Transportation Plan that was hosted by Metro. Policymakers and business and community leaders gathered to bring their perspectives on how our transportation system will accommodate future growth and change and what investments we should make over the next 25 years to build a safe, reliable, healthy, and affordable transportation system with travel options. A very tall order! Priorities that emerged from the conversations include:

- Lead with equity.
- Address housing and transportation affordability and displacement in an integrated manner.
- Prioritize safety, biking, walking, and transit projects—particularly in historically marginalized communities and for people of color and households of modest means.

Jordan Vance and Chris Neamtzu are leading the effort to inform the Oregon Community Solutions team about economic development opportunities on the horizon in Wilsonville. They are sharing what is happening in Coffee Creek and the ongoing planning for Town Center. Following meetings with the State team, we will pursue an ODOT Immediate Opportunity Fund grant (up to \$1M) for Garden Acres Road in Coffee Creek.

We held an Open House for the I-5 Boone Bridge Congestion Study on March 14. We had a very good turn out and were able to present the results of the analysis for the I-5 southbound ramp-to-ramp lane between the Wilsonville Road on-ramp and the Canby-Hubbard off-ramp. The I-5 Wilsonville Facility Plan Public Draft will be available for the ODOT 45-day public comment period in April.

We had disappointing news that Brew Dr. Kombucha will not be moving its manufacturing operation to Wilsonville. They produce a high-strength industrial food processing wastewater for which our treatment plant has limited capacity. The cost to buy in to our plant's capacity for BOD (biological oxygen demand), even paired with their investing in pretreatment equipment, was too high for their business plan.

We are working with Eye Health Northwest to resolve issues with their proposed building location caused by site distance requirements for their access from Town Center Loop West.

As you will read in this month's report, the Community Development Department is hard at work on many, many projects—and the team that works hard together, plays hard together!

Enjoy the colorful April blossoms! –Nancy Kraushaar, PE, Director



Community Development fun at Wilsonville Lanes.

Building Division

What-cha Looking At?

The building code contains construction requirements when building in the floodplain. In addition, the Federal Emergency Management Agency (FEMA), through the National Flood Insurance Program, establishes the elevation of the local floodplain and sets limits on construction activity. The FEMA program provides the availability of flood insurance for the community and owners of structures located in the floodplain.



In some cases when construction work occurs in a floodplain, depending on the scope of the project, construction may need to be elevated to a point that is a minimum of two feet above the finish floor, or alternatively the construction must be “flood-proofed.” Generally flood-proofing is much more expensive and difficult to achieve and most folks choose to elevate.

The above photo shows an existing home being extensively remodeled to the point where it required raising above the 100-year flood level. Raising the home can be a pretty impressive sight. Eventually the home will have its temporary shoring and cribbing removed and will be lowered to its final resting elevation. Per code, the finish floor elevation cannot be lower than a point two feet above the 100-year flood elevation.

In the case of the remodel in the adjacent photo, Certified Building Inspector Brian Pascoe is seen verifying the installation of a survey monument that is placed by a licensed surveyor. This monument is cast in concrete and indicates the floodplain elevation level for a 100-year event.



If inspection staff does not verify the finish floor elevation, or the verification is not correct, the community can face consequences from FEMA through higher flood insurance premiums. In addition, accurately inspecting these installations is one way Building Safety Inspectors ensure our community is more resilient and protected from the effects of natural disasters such as a major flood event.

For questions about construction in the floodplain and other construction topics, Building staff are a resource and happy to answer questions. And that’s what we’re looking at.

Economic Development

- **Urban Renewal**
 - **Year 2000 URA Maximum Indebtedness:**
 - Staff has been meeting with the Year 2000 URA overlapping taxing jurisdictions (Clackamas County, School District, City of Wilsonville) to obtain formal concurrence that will allow the agency to increase maximum indebtedness of the Year 2000 URA to help finance the Boeckman Dip Bridge project.
 - School District: **Passed resolution** supporting amendment on January 8.
 - Clackamas County: Conducted policy/work session on March 13 where Mayor Tim Knapp, Community Development Director Nancy Kraushaar, and Economic Development Manager Jordan Vance presented to County Commissioners about how the City has been a responsible partner and steward of Urban Renewal, and how the Boeckman Dip Bridge project will benefit the County. We felt the session was successful with majority of Commissioners indicating support of the project. Board voted on March 29 to adopt resolution approving URA amendment.
 - City of Wilsonville: Council vote scheduled for May 7.
 - **Coffee Creek Urban Renewal Area**
 - **Financing:** Staff is conducting a revised financial feasibility analysis of Coffee Creek to identify gap funding needs and potential solutions and sources to close that gap. We will be submitting responses to the below infrastructure/economic development grants for Garden Acres Road and plan on revisiting the topic with City Council in coming months.
 - \$1M match—ODOT IOF Fund
 - \$200K—Regional Infrastructure Fund
 - We are seeing progress with more Coffee Creek sites being listed for sale. Most recently:
 - 24925 SW Garden Acres Road (1.73 acres)
 - 24970 SW Garden Acres Road (1 acre)
 - 9710 SW Day Road (4.5 acres—*pending solution for sanitary sewer*)
- **Regional Leadership**
 - The City has come onboard as Cohort to support Port of Portland's effort to create a region-wide toolkit for employment land site readiness. The City has particular interest in site aggregation tools that could help improve the readiness of Coffee Creek Industrial Area.

Engineering Division, Capital Projects

5th Street / Kinsman Road Extension (4196)

90% design level plans have been received and are under review. The project cost is estimated at \$15.86M, which is \$4.49M more than is currently budgeted. *The decision has been made to push back construction by a year; it would start in spring 2019 and be completed in fall 2020.* This will give us additional time to decide how best to fund the shortfall or scale the project back.

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. Construction is complete with the exception of a conflicting PGE conduit, which will be completed in spring 2018.

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. Construction work started on March 19, beginning at Fairway Drive. Completion is expected July 2018.

Exit 283 Southbound Ramps (4199)

Asphalt paving is scheduled for the week of April 9. The contractor has encountered bad soils which have required some extra work, but they have been able to keep the project on schedule. The meter is scheduled to be operational by the end of May.

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 is coordinating with ODOT to determine the Environmental Assessment scope of work and cost. The Technical Advisory Committee completed their technical review of the proposed bridge locations and made their preferred bridge location recommendation to the project Task Force in February. The Task Force is scheduled to make a final bridge location recommendation to the City Council on April 12. The project team will bring the final bridge location recommendation to City Council for discussion in May.

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. HHPR is continuing with construction plans and preparing legal descriptions for property acquisition. 90% design plans are expected within the next three months and property acquisition is anticipated to begin next month.

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. Currently checking with Metro on options for use of grant funds. Design of the bridge will begin after completion of the Town Center Plan.

Engineering Division, Capital Projects (Cont.)

Kinsman Road Extension (4004)

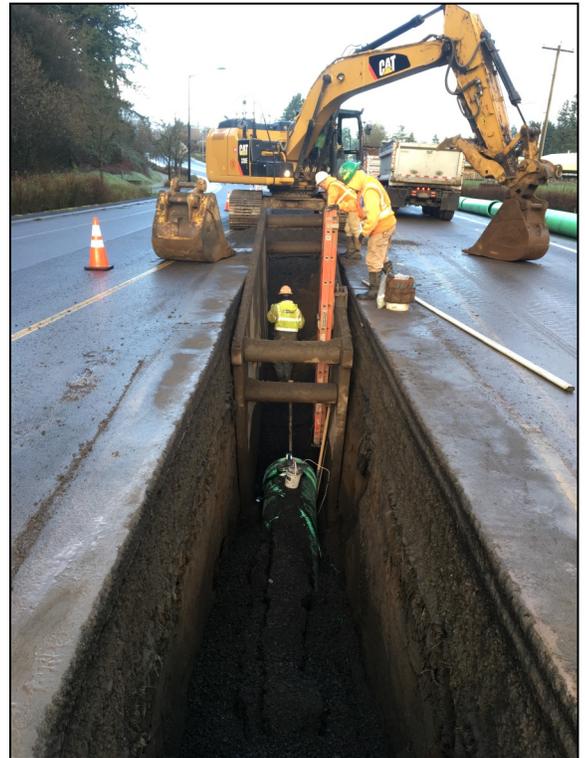
This project involves construction of a new section of Kinsman Road between Barber Street and Boeckman Road and includes upsizing and relocation of a 30" sanitary sewer pipe (Coffee Creek Interceptor Upsizing (CIP 2079) and installation of a 66" water line for the Willamette Water Supply Program (CIP 1127)). Final project inspection occurred in March and the contractor is currently finishing project corrections.

Tooze Road (4146)

Dry utilities and storm servicing Villebois are being installed. Construction west and north of the intersection are scheduled for mid-April. The contractor plans to use compacted rock for vehicular traffic to keep the road open to two way traffic for a greater period of time, which is expected to keep commute times through the project more predictable.

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 60% design plans have been submitted for City review for 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements.



Stormline installation on Tooze Road.

Engineering Division, Private Developments

Construction is ongoing on the Villebois Calais East subdivision and on Marion's Carpets.

Frog Pond—Morgan Farm

With the proposed development by Pahlisch Homes in the southwesterly corner of Frog Pond West the City is responsible for about 500 feet of off-site sanitary sewer work on Boeckman Road and down to the existing main near Boeckman Creek. Staff is working with Pioneer Design Group (the developer's engineer) to design this sewer extension. Staff is also working with Pahlisch Homes in drafting a development agreement to have the developer do the work and be reimbursed by the City.

Natural Resources

Bee Stewards Program: March Workshop

The City and partner organizations of the “Bee Stewards” pollinator-improvement program sponsored a workshop on how urban residents can attract and sustain pollinators in a yard or home garden. The event took place on Saturday, March 10 at the school district’s Center for Research in Environmental Sciences and Technologies (CREST). Thirty people attended the workshop and approximately fifty people enjoyed the plant sale and informational fair.

In the workshop, residents learned the basics about creating a pollinator garden, how to identify common native pollinators, what the link is between bee health and pesticides and how to start a native mason-bee colony. Participants also received a copy of the City of Wilsonville’s new Pollinator Toolkit and a tour of CREST’s pollinator habitat.

Funded in part by a grant from the Wilsonville-Metro Community Enhancement Program to the Northwest Coalition for Alternatives to Pesticides, the “Bee Stewards” pollinator-improvement program has engaged Friends of Trees, the Xerces Society and the school district to create pollinator habitat on city and school district properties, develop a City Integrated Pest Management (IPM) plan for parks and public spaces, and provide education and tools for local residents to create pollinator habitat in their own yards. The City Council adopted a resolution last summer committing Wilsonville to the principles of being a “Bee City USA,” which involves actively improving pollinator habitat and educating the public.

For more information, visit the “Bee Stewards” webpage: <https://or-wilsonville.civicplus.com/909/Bee-Stewards>



Planning Division, Current

Projects Being Prepared for DRB Hearings

- 10 Unit Detached Condo Development 4th Street and Fir Avenue-Old Town
- Stafford Meadows—46 lot subdivision in Frog Pond (West Hills Development)
- Morgan Farm—82 lot subdivision in Frog Pond (Pahlisch Homes)
- EyeHealth Northwest—New medical office building in Town Center
- Aspen Meadows II—6 lot subdivision off Canyon Creek Road South
- Republic Services renewal of temporary use permit for modular offices

Administrative Land Use Decisions Issued

- 1 Final Subdivision Plat
- 11 Type A Tree Permits
- 1 Type B Tree Permits
- 1 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

Both DRB Panels A and B meetings were cancelled for the month of March.

Planning Commission

The March 14 Planning Commission Meeting started at 6:30 pm, directly following the Southbound I-5 Boone Bridge Auxiliary Lane Study Open House. Community Development Director Nancy Kraushaar summarized the same Southbound I-5 project and addressed questions in the Planning Commission work session. Thereafter, Zach Weigel, a civil engineer with the city, provided an update on the French Prairie Bridge project.

The next regular Planning Commission meeting will be held on Wednesday, April 11 at the regular 6:00 pm time.

Planning Division, Long Range



Basalt Creek Concept Plan

On March 7, the Cities of Tualatin and Wilsonville each delivered arbitration briefs pertaining to the Basalt Creek Planning Area to Metro's Chief Operating Officer (COO) regarding the land use designation of the Central Subarea. These briefs were in response to the Metro staff report dated February 21, 2018 which provided a recommendation to the Metro COO. Washington County also delivered a letter to Metro, dated March 5, 2018, providing its position on the matter of the land use designation for the Central Subarea.

Additionally, both cities prepared and submitted rebuttal statements to Metro by the March 14 deadline. Briefs and rebuttals will be reviewed by Metro's COO in making a recommendation to the Metro Council. The COO's recommendation was posted March 23 and the Metro Council will make a decision at a Metro Council meeting in April (tentatively scheduled for April 19).

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

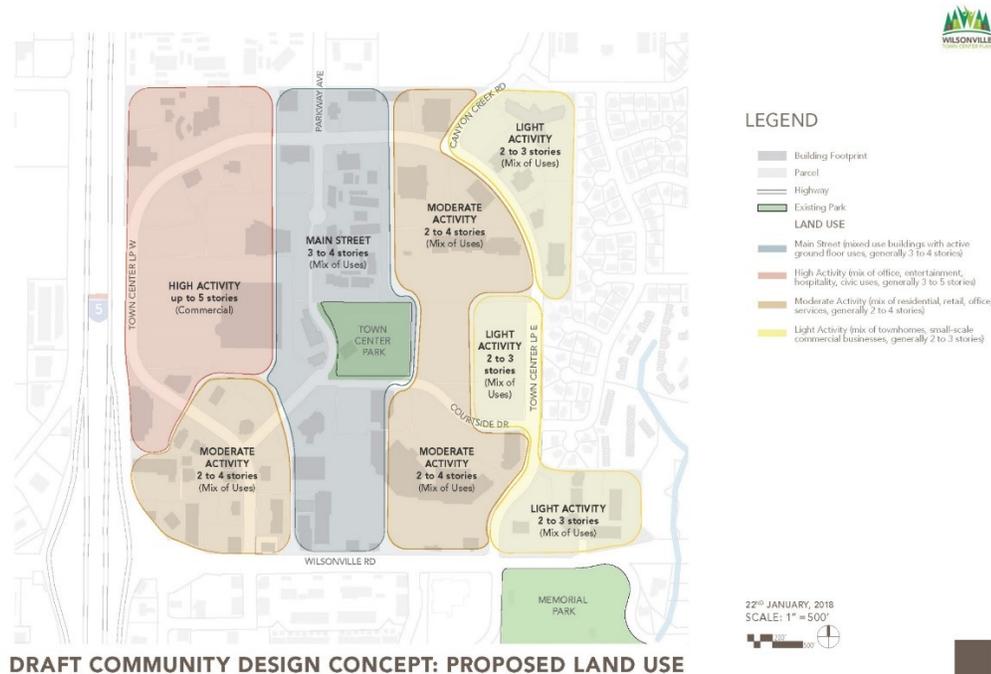
Sign Design and Wayfinding Signage Plan

At the March 19 City Council meeting, Council authorized the City Manager to enter into a contract with Alta Planning and Design to complete the sign design and wayfinding signage plan. The project is anticipated to be completed over the next eight months.

Planning Division, Long Range



WILSONVILLE TOWN CENTER PLAN



DRAFT COMMUNITY DESIGN CONCEPT: PROPOSED LAND USE

The project team continues to host meetings and events to gather input on the draft Community Design Concept for Town Center. As part of the public outreach, we:

- Invited the public to participate in an online survey, which ended March 7
- Held a Town Center Latino Family Night (open house) for Wilsonville's Spanish-speaking population on March 1 at Wood Middle School
- Held meetings with key property owners, including representatives from ROIC
- Continued to partner with Meridian Creek Middle School 7th grade classes regarding their Town Center projects

The project team spent the rest of the month reviewing the feedback we collected. A summary of the input will be used to lead work sessions with the project team and task force in modifying the Town Center Design Concept, as needed, and refining it into a draft Town Center Plan. The draft plan will be presented to Planning Commission and City Council in late spring. For additional information about the Town Center Plan project, visit the project website

www.wilsonvilletowncenter.com.