



NOVEMBER 2021

MONTHLY

REPORT

From The Director's Office

Greetings!

Villebois Village Center final approval – the very last one!

This November, after more than two decades of planning and developing an award winning, world-class new urbanist community at Villebois, the City's Development Review Board granted the last land-use approval for three mixed-use, multi-family buildings in the Village Center. These three parcels represent the very last pieces of property to be entitled with development approval leading to fulfillment of the community vision established as part of adoption of the Villebois Village Master Plan in August 2003. Once these buildings are complete, which will likely be in early 2023, Villebois will officially be complete from a land-use perspective! What an amazing and fulfilling accomplishment that will forever be a significant identifying feature of the Wilsonville community.



Villebois

When I came to Wilsonville in 1995 staff was working hard on the Dammasch Area Transportation Efficient Land Use Plan (DATELUP), the precursor plan to Villebois. After super-siting of a prison at Dammasch and several years of entanglement with the state over this action, followed by legislative mandates to redevelop Dammasch with a mixed-use urban village comprised of not less than 2,300 dwelling units, a national recruitment for a master planner was undertaken. After deep consideration of the various visions presented, the unique and creative team at Costa Pacific Communities was selected to work with the City to create and implement this significant vision which was guided throughout the planning, design and development process by three primary design tenets: diversity, sustainability and connectivity.

This final step marks a significant milestone in the history of the City. There have been so many bright, visionary individuals who helped to shape this vision, most notably but certainly not limited to past City Councils, the leadership at the time in administration led by City Manager Arlene Loble, City Attorney Mike Kohlhoff, former Mayor Charlotte Lehan, Master Planner Rudy Kadlub, Community Development Director Eldon Johansen, and Planning Director Stephan Lashbrook. The bold and innovative plan to create an urban village at the site of the former Dammasch State Hospital is truly transformative for the Wilsonville community. I am personally proud to be associated with creating a community with such a high quality of life and look forward to celebrating the completion of this final phase with the community.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

Building Division

Whatcha Lookin' At - Is that a Continuous Air Barrier?

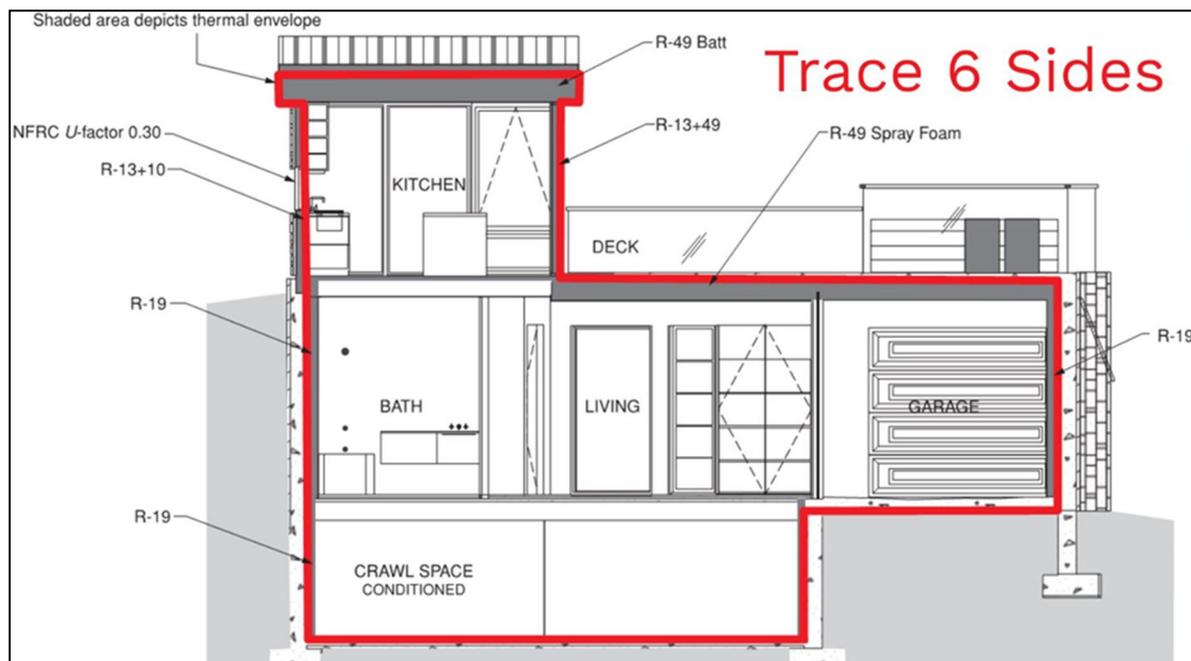
Recently the State Building Codes Division adopted new more stringent energy code standards.

There is a major push in the energy code arena to make our buildings as air tight as possible. Air tightness is achieved in a number of ways including sealing around any penetration through the "building thermal envelope". The exterior envelope encompasses all six sides of a building, including the roof and floor.

Air leakage is a problem which occurs when outside air enters your home, and inside air leaves your home uncontrollably through cracks and openings. Air is continually trying to move into and out of buildings, depending on the atmospheric pressure inside and outside the building. Air leakage can also contribute to moisture problems which can affect the health of people indoors, and the long-term durability of the structure. This pressure differential which causes air movement can also lead to energy loss when an HVAC system is constantly trying to keep up.



Inspectors and Plans Examiners must review plans and inspect installations to ensure the air barrier is not compromised with openings in the envelope that are not sealed. This includes sealing around windows, doors, electrical fixtures, attic and crawlspace accesses. It also includes sealing at the intersections of sheetrock at the walls and ceilings as shown in the adjacent photo. A vapor barrier plastic can be seen on the ceiling and red strips of foam sealing tape is stapled to the framing plate lines before sheetrock is installed. That's what we're looking at to ensure our buildings are safe, energy efficient, and compliant with today's modern energy conservation codes.



Engineering Division, Capital Projects

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

The 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. Utility casing installation beneath the railroad track continues. Sewer, storm, and water utility installation continues. Construction of the Tonquin Trail boardwalk and 5th Street Bridge over Coffee Creek is underway (pictured). Construction will continue through January 2023.



95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipes prior to work being performed by Willamette Water Supply Program for the construction of PLM_1.3 which is scheduled for the middle of 2022. Bidding and construction of this project is currently scheduled for Spring 2022.

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. Due to contractor delay issues, construction is being postponed to early spring 2022 when weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. Owner's Representative contract was awarded and work to develop the progressive design build contract and request for proposals is underway. Preliminary hydraulic analysis work for Boeckman Creek continues and is to be completed by the end of the year.

Crosswalk Enhancement Assessment (4717)

This project originally consisted of the study of nine existing or proposed crosswalk locations throughout the City and will recommend new safety measures or enhancements for each crossing. In the beginning of September, nine additional crossing locations within the Charbonneau District were added to the contract. Because of these added crossing locations, Kittelson & Associates will be performing assessment activities through the end of January 2022.

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 continuing to prepare 90% design documents, incorporating comments received from staff, Planning Commission and City Council. Additional wall design alternatives for the gateway plaza wall were presented to Planning Commission and City Council for feedback in November. The design team continues to coordinate with ODOT in planning for traffic control during bridge construction.

Engineering Division, Capital Projects

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 will be completed in December 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 will be completed in December 2021.

Priority 1B Water Distribution Improvements (1148)

This project constructs water distribution piping improvements to correct fire flow deficiencies identified in the Water Distribution System Master Plan. Fiscal year 2021-2022 improvements include 8-inch pipeline upgrades on Jackson Way and Evergreen Avenue and an 8-inch loop connection north of Seely Avenue. August and September work consisted of professional surveyors collecting required topographic and underground utility data needed for design. Design work will occur internally within the Engineering Division over the winter time with bidding and construction happening in early Spring 2022.

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 contractor is currently backfilling the launch shaft. The 8" waterline has been pressure tested and chlorinated. The contractor is working on a punch list and expecting to be done with this phase by February 2022.

Rivergreen And Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020. Design will be completed by December 2021, with construction anticipated for completion in 2022.

Street Maintenance Project 2021 (4014/4118/4725)

This project involves the rehabilitation of the asphalt driving surface on Town Center Loop and Park Place and includes ADA improvements to pedestrian curb ramps and pedestrian signals, new vehicle signal detection at signalized intersections and bike safety improvements along Town Center Loop. Paving and striping are complete with some traffic signal work finishing up in early December.



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 Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design will be completed in coordination with the CMGC by January 2022, followed by construction through 2022-2023.

WWSP Coordination (1127)

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

- **Phase 1, Wilsonville Road (PLM_1.1)**
Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM 1.2)**
Ridder Road to Day Road—**COMPLETE**
- **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 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.
 - 90% design plans are expected to be submitted to the City for review in December 2021.



WWTP Master Plan (2104)

This project will evaluate capacity of 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

Canyon Creek South Phase 3

This is a five lot subdivision on Canyon Creek Road South. The project is currently under review.

Charbonneau Activity Center

Construction continues on the building. Utility connections have been made. The contractor is planning to complete the project by the end of December.

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.

Costco ADA Improvements

Project will include erosion control inspections.

Frog Pond Ridge

This is a 69-lot subdivision north of Frog Pond Meadows. The contractor has installed majority of utilities in Phase 1.

Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. The developer has poured foundations and is working on site.

Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list 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 southeast corner of the project has stormwater facilities in place and is ready for inspection prior to paving in early December, weather permitting.

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.

Villebois Clermont

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois. A portion of utilities have been installed and tested.

Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. The project is currently under review.

Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. Building modifications are nearing completion; the stormwater facility has not been started yet.



Charbonneau Activity Center

Engineering Division, Natural Resources

NPDES Annual Report

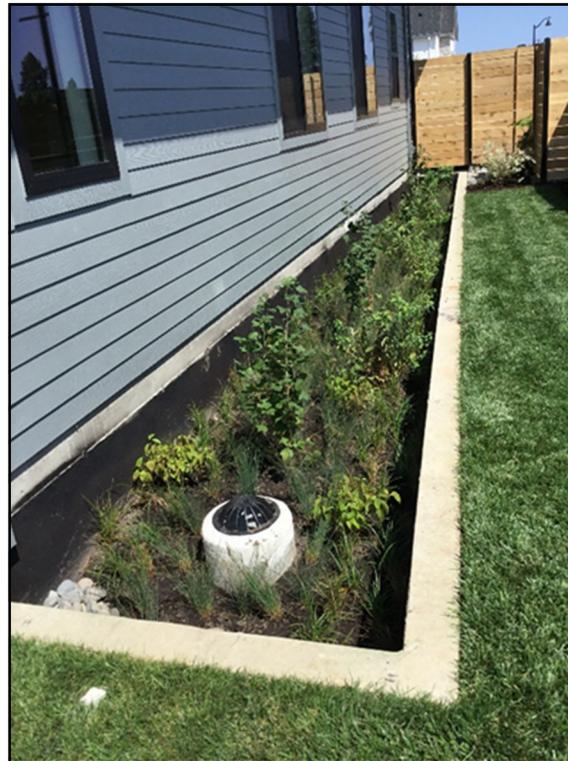
An annual report is prepared every fall for the City's NPDES stormwater program. The report is submitted to the Oregon Department of Environmental Quality and documents stormwater management practices, land use changes and new development activities, program expenditures, and water quality monitoring.

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, 2020 to June 30, 2021), four rain gardens, two vegetated swales, and six planter boxes were installed.
- Existing Stormwater Facilities - During the reporting year, staff inspected 80 public stormwater facilities. All of the facilities were given an inspection ranking and entered into the City's asset management system (i.e., Cartegraph).
- Approximately 11,735 linear feet of the stormwater conveyance system was cleaned and maintained by Public Works over the reporting year.
- The Parks and Recreation Department rehabilitated five vegetated stormwater facilities.



Vegetated Swale



Planter Box

Planning Division, Current

Administrative Land Use Decisions Issued

- New fence for Holiday Inn
- 13 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Type C Tree Permits
- 4 Residential building permit land use review
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

In November, 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)
- Magnolia 6-Plex in Old Town
- Memorial Park Pump Station
- Panattoni Development Company warehouse on Clutter Road
- Residential subdivisions in Frog Pond West
- Wood Middle School greenhouse
- Wilsonville High School performing arts center

Development Review Board (DRB)

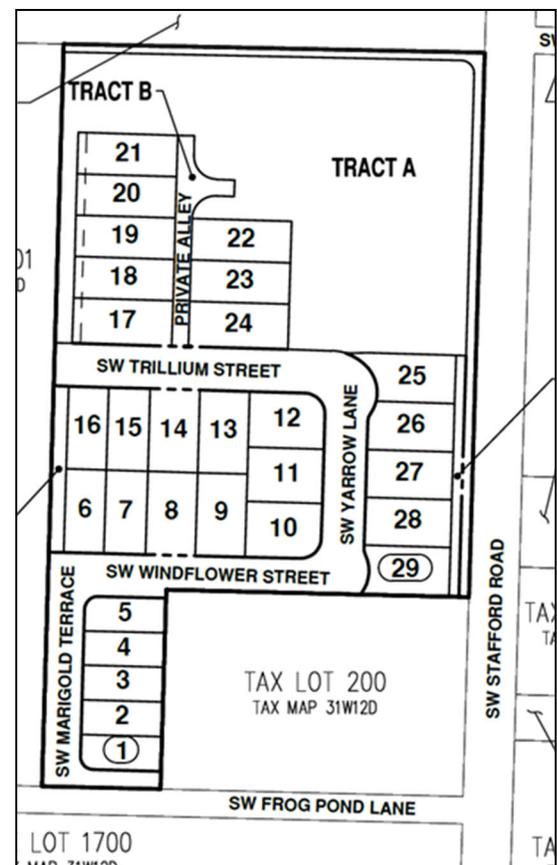
During their regular meeting on November 8 DRB Panel A held a public hearing and approved with conditions Stage 1 and 2 master plans and a partition of the Meridian United Church of Christ (Frog Pond Church). They also recommended to City Council the approval of a Zone Map Amendment to change the zoning to Planned Development Residential-4 consistent with the City's Comprehensive Plan. The Church anticipates the actions will enable the sale of an undeveloped portion of the property for residential development.

During their regular meeting on November 22 DRB Panel B approved a five-year temporary use permit for a model home complex for the under-construction Clermont subdivision in Villebois.

DRB Projects Under Review

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

- Four subdivisions in Frog Pond West, including Frog Pond Crossing (pictured)
- Land division and zone change for Frog Pond Church
- Temporary Use Permit for Model Home Complex - Clermont at Villebois



Proposed Layout of Frog Pond Crossing Subdivision

Planning Division, Current

Ice Storm Tree Damage and Response

During November, the Planning team continued work related to 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, and support a Tree Planting event on December 4.

Planning Division, Long Range

Aurora Airport

Aurora Airport Master Plan PAC Meeting #1

On Tuesday November 16, 2021 the Oregon Department of Aviation (ODA) initiated an 18 month process to complete a new airport master plan for the Aurora Airport by facilitating Policy Advisory Committee (PAC) meeting #1. The purpose of the meeting was to introduce the project, establish an understanding of the role/expectations of the PAC, and prepare for upcoming meetings as well as provide opportunities for public input.

Staff from Century West and JLA Public Involvement led the meeting, supported by staff from the Oregon Department of Aviation. The meeting included a summary of history of planning efforts at the airport, Federal Aviation Administration plan overview, airport master planning introduction, and a brief discussion of existing conditions.

At 32 members, the PAC is very large. Members will provide input at key decision points in an advisory capacity; as a sounding board. No recommendations will be made by the committee; the group will be asked for feedback through poll questions and break out room discussions. All viewpoints will be represented in the meeting summaries. Perhaps most notable is that as the airport sponsor, ODA staff will be the final decision-making authority. They will decide what is included in the Master Plan.

Comprehensive Plan Update related to Aurora Airport

As an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. In November, the project team prepared for a City Council work session and presented at a Planning Commission work session. Staff's focus for the meetings was to provide a project summary and proposed schedule and seek input. Specific discussion items with the Commission included stakeholders to engage in the project, and the impacts of the Aurora Airport to the Wilsonville community, both positive and negative, that the City should address through new policy objectives in the Comprehensive Plan.

Frog Pond East and South Master Plan

During November the project team worked on an affordable housing needs analysis, outreach planning and coordination, prepared for the upcoming land use planning work.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Planning Division, Long Range

Inclusive Outreach Framework Refinement

Building upon outreach efforts during the Town Center and Middle Housing projects the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division. The City team is calling the framework “Stories to Policies.” The basic notion is taking stories reflecting lived experiences taken from diverse community members, particularly those historically marginalized, and translating them into specific policies. During November the City team discussed the framework internally as staff, with the Diversity, Equity, Inclusion Committee, and worked to get a contract in place with a consultant to help further refine and solidify the framework.

Planning Commission

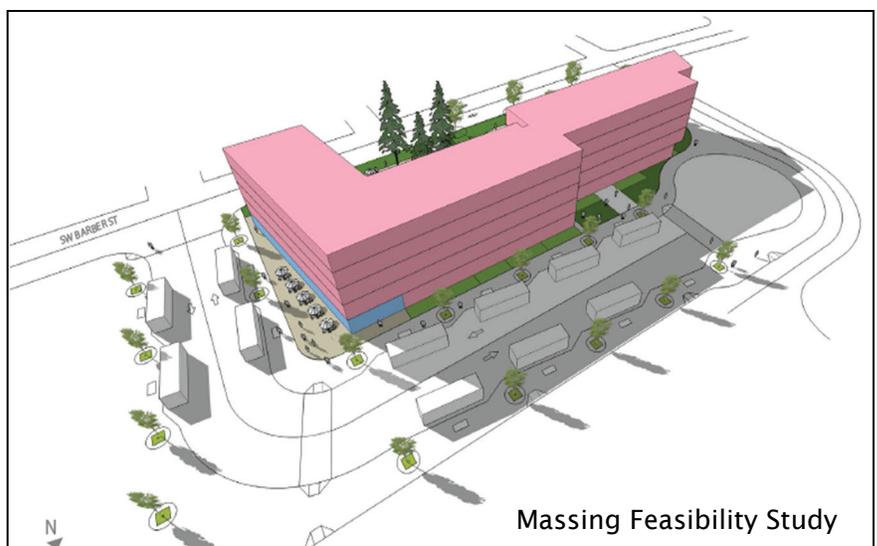
At their regularly scheduled meeting on November 10, the Planning Commission unanimously adopted a Resolution recommending to the City Council the Urban Forest Management Plan, which will guide the City’s efforts regarding tree preservation and enhancement for years to come. The Planning Commission also held three work sessions. In the first, the Commission received a presentation on and discussed the refined plans for the I-5 Bike/Pedestrian Bridge and Town Center Gateway Plaza. In the second, the Commission reviewed draft concepts for a transit-oriented development adjacent to the SMART Central train/transit station. Third, the Commission received an introduction to project to update the City’s Comprehensive Plan as it relates to the Aurora State Airport Transit-Oriented

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 November, the project team shared design alternatives that illustrate options for development on this site with Planning Commission and City Council. City Council also reviewed a list of potential City roles and incentives in the development process. Based on the feedback received on these items, the project team will develop a Request for Qualifications (RFQ) as the first step in developer solicitation process to generate Statements of Qualifications from interested project developers. The project team expects to release the RFQ in early 2022, with a Request for Proposals (RFP) to follow.

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 November, the project team shared recommendations for criteria related to the definition and design of eligible non-residential spaces and a VHDZ boundary for Town Center. Based on the input received from City Council, the project team will begin the process to establish a VHDZ program in Town Center and the Villebois Village Center.



Planning Division, Long Range

Wilsonville Town Center Plan

Infrastructure Funding Plan and Urban Renewal Analysis

The Town Center Plan identifies an Infrastructure Funding Plan and Urban Renewal Analysis as two important economic development strategies to support Plan implementation. This work will guide the City in determining how infrastructure investments in Town Center will be funded and will assess if Urban Renewal is a desirable tool to use. During November, the city reviewed and refined the consultant scope of work to assist staff in developing this plan and conducting this analysis.



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 November, the project team presented refined retaining wall options to the Planning Commission and City Council for their feedback. Of the presented options, both the Planning Commission and City Council expressed interest in a backlit, perforated metal wall that would serve as a focal point for the plaza. This retaining wall detail will be included in the final 90% Design package, which will be finalized later this year.

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