



OCTOBER 2021 MONTHLY REPORT

From The Director's Office

I have two exciting Department updates to share!

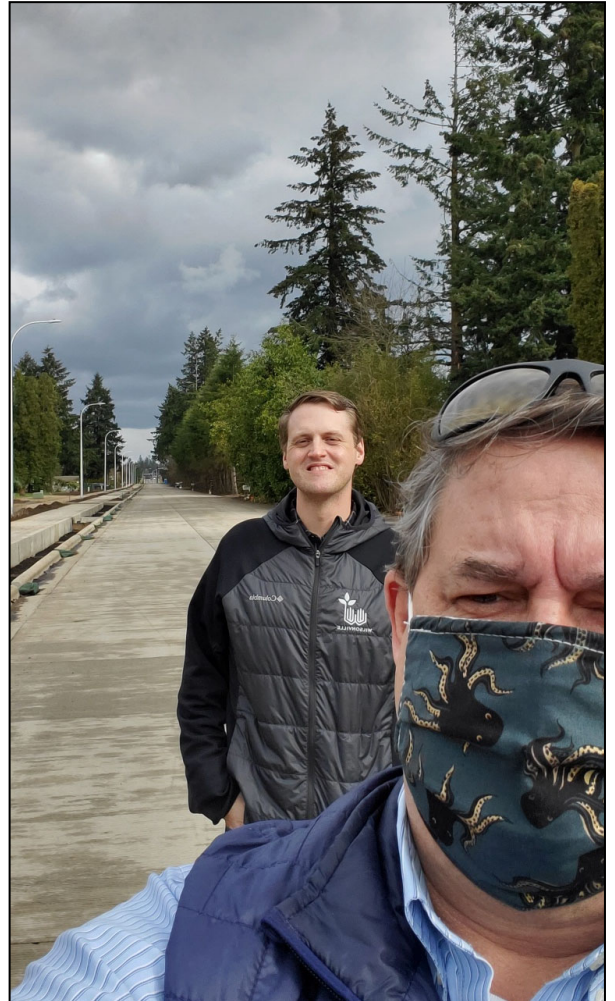
First, Zachary Weigel was recently promoted to the leadership position of City Engineer in the Community Development Department. Zach has over 20 years of municipal engineering experience in four different Oregon cities, the past eight years being with Wilsonville. Zach's complete knowledge of the Wilsonville system, coupled with an incredible customer service ethos and a vision for the future separated him from a very competitive field of applicants. Zach is committed to our work in the spirit of excellence, continuing the long-standing accomplishments of the Division in providing reliable, quality infrastructure to the Wilsonville community. I am very pleased that Zach has accepted this assignment and look forward to building the Engineering team back up to full strength under his leadership. Please join me in congratulating Zachary in his new assignment.

Second, Planning recently shared some exciting news. Planning Manager Daniel Pauly has yet again successfully obtained funds for important housing work in Wilsonville, obtaining two grants from the Department of Land Conservation and Development (DLCD) that add up to \$162,000! These precious funds leverage other funds and will help the Planning Division to further assess affordable housing and homeownership opportunities for Frog Pond East & South, to analyze impact-based or variable rate system development charges (SDCs) that may be more equitable to different housing types/sizes, and to conduct infrastructure analysis which should help us best plan for middle housing in growth areas and inform updates to State rulemaking.

I am proud of these Division accomplishments and look forward to the future!

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director



Building Division

2021 Oregon Residential Code Adoption

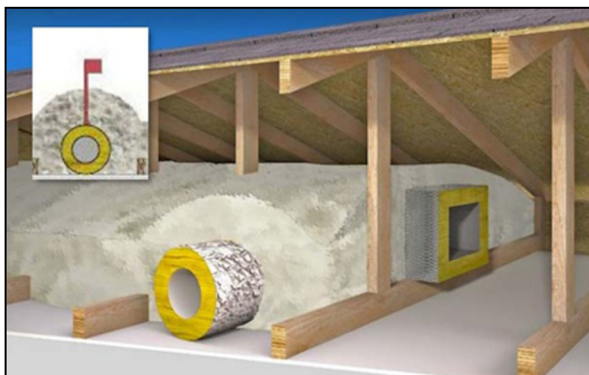
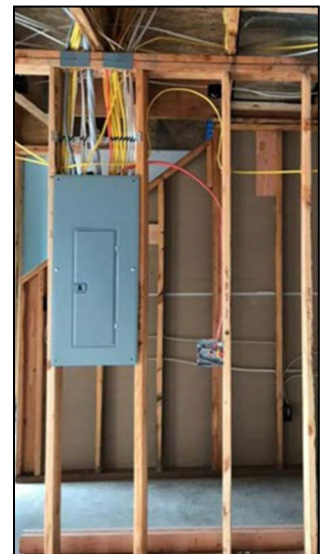
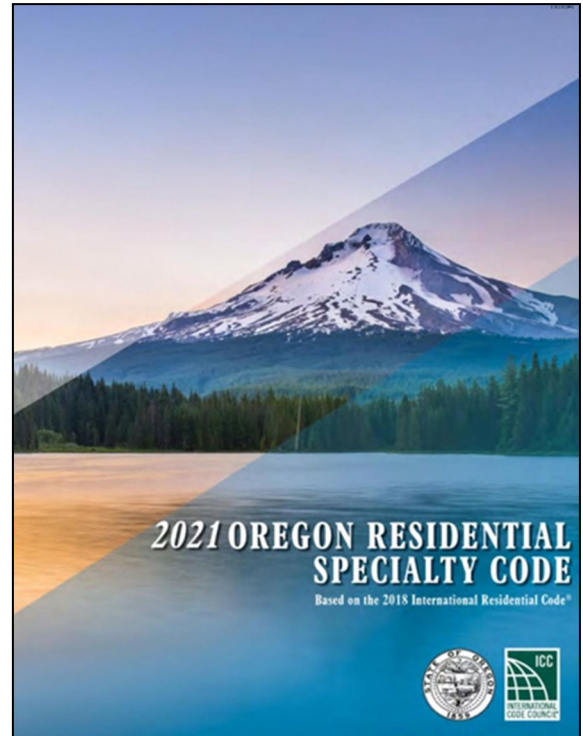
The State Building Codes Division (BCD) is responsible for adopting consistent construction standards for mandatory use in Oregon. The recently adopted 2021 Oregon Residential Specialty Code provides a number of significant changes, a majority of which increase energy conservation. Starting October 1, the following are some of the highlights that will be seen in all new homes:

- Requirement for a continuous air barrier
- Requirement for a whole house ventilation system
- Air duct sealing
- Air ducts located within the building envelope (heated space)
- Standards for solar (photovoltaic) shingles and roof panels
- New seismic zone mapping tool
- New wind hazard location tool
- Revised snow load tool
- Clarifications for constructing common walls in townhouses
- Reroofing clarification
- Prewiring for electric vehicle ready and solar ready

The state BCD has provided an 86-page document and six page summary matrix which further highlights and explains the changes at the following link:

<https://www.oregon.gov/bcd/codes-stand/Documents/2021orsc-significant-changes.pdf>

The state has conducted extensive outreach to builders, designers and other interested parties. Building staff have all attended the required code change training have been reaching out to those who will be impacted. While these changes are significant, particularly on the energy front, they do drive our state to have all new residential construction at Zero Energy Ready Home Equivalency by 2023 which is a mandate from Governor Brown's Executive Order 17-20.



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. 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. 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 early 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 (shown right) involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road to Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The owner's representative contract was awarded at the November 1 City Council meeting. 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 November 2021.

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 and are incorporating comments received from staff, Planning Commission, and City Council. Additional wall design alternatives for the gateway plaza wall will be presented to Planning Commission and City Council for feedback in November.

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 is anticipated to be completed in November 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.

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 is in and ready for testing and chlorination.

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)

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 (pictured right) are complete with some traffic signal work finishing up in early November.



Engineering Division, Capital Projects

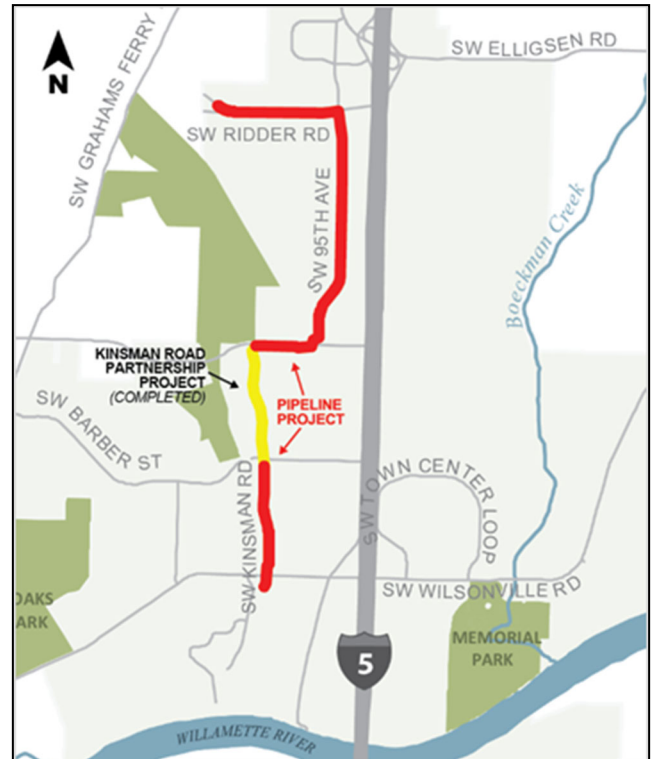
WTP Expansion to 20 MGD (1144)

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. 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 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.
 - 90% design plans are expected to be submitted to the City for review in November 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

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. Stormwater facilities are waiting for soil and plants.

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.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town. The project punch list is complete and this project is moving to the two year maintenance period.

Frog Pond Ridge

This is a 69-lot subdivision north of Frog Pond Meadows. The contractor is installing the sanitary main in Phase 1.

Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. The contractor is removing trees and clearing debris.

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 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 contractor has started on the southeast corner of the project.

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.

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.

Engineering Division, Natural Resources

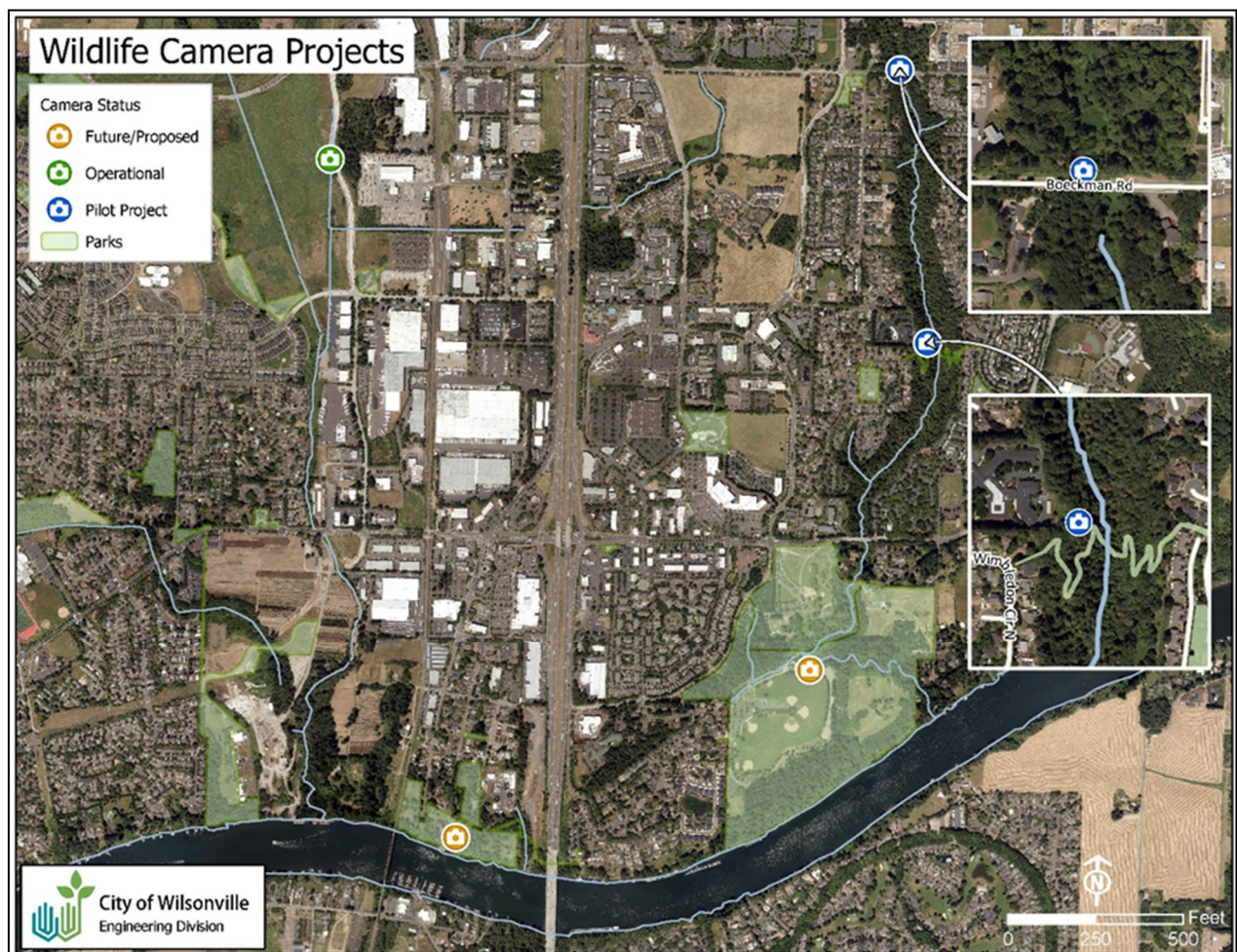
Community Science Program—Wildlife Monitoring Pilot Project

Over the last fifteen years, the City has extensively monitored the movement of wildlife through passages associated with Boeckman Road and Kinsman Road. Staff work with a consultant, Samara Group, to gather the images and identify the wildlife species utilizing the passages.

In September, staff and the Samara Group launched a pilot project for monitoring wildlife in the Boeckman Creek corridor. As part of the pilot project, cameras have been established above and below Boeckman Road. The goals of the pilot project include:

- Review, organize and enter photos into a database
- Create a site on the Zooniverse platform, which is a community science web portal that allows volunteers to participate in scientific research
- Engage community scientists in the identification of wildlife

Ultimately, other sites will be added to the project to form a network of wildlife cameras within the community. The Wilsonville-Metro Community Enhancement Program is a potential source of future funding.



Planning Division, Current

Administrative Land Use Decisions Issued

- Replacement bathroom structure near playground/tennis courts in Memorial Park
- Costco ADA parking improvements and revisions
- 3 Zoning Verification Letters
- 1 Class I sign permits
- 16 Type A Tree Permits
- 7 Type B Tree Permits
- 10 Residential building permit land use reviews
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

In October, 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
- New Charbonneau Activity Center
- Panattoni Development Company warehouse
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

During their regular meeting on October 11, DRB Panel A held a public hearing and approved with conditions the development of the new City of Wilsonville Public Works Complex. The complex will include an office building, warehouse, and ancillary uses.

During their regular meeting on October 25 DRB Panel B continued their consideration of the Villebois Village Mixed Use Project. Following taking additional testimony the Board approved the request with conditions. The Board also held a public hearing and approved with conditions revisions to the Oregon Department of Administrative Services building at 95th Avenue and Freeman Drive. The approval includes granting of a waiver to allow a third flag pole and a waiver to allow a parking reduction based on same employees using both office and lab space.

DRB Projects Under Review

During October, 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
- Three additional subdivision in Frog Pond
- 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
- Public Works Complex on Boberg Road
- Temporary Use Permit for Model Home Complex—Clermont at Villebois
- Villebois Village Center development around Piazza Villebois

Planning Division, Current

Ice Storm Tree Damage and Response

During October, the Planning team continued work related to the City's response to extensive tree damage from the February 2021 ice storm. In particular, Assistant Planner Georgia McAlister continued to intake and review tree removal permits and answer questions, and coordinate pre-planting stump grinding assistance using funds from a Metro community enhancement grant, and support a tree planting event on October 23.

Planning Division, Long Range

Frog Pond East and South Master Plan

October continued the public kick-off of the project with one additional community meeting work session with Planning Commission and City Council. During October, the consultant team also continued work on an affordable housing needs analysis and outreach planning and coordination.



FROG POND EAST & SOUTH MASTER PLAN

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

The year plus long Middle Housing in Wilsonville in Wilsonville Project concluded in October with City Council's adoption of Ordinance No. 851 along with Resolution No. 2928. The adopted Ordinance and Resolution updates the Comprehensive Plan, Frog Pond West and Villebois Master Plans, Old Town Neighborhood Plan, and Development Code to remove barriers to development of middle housing.

Planning Commission

At their regularly scheduled meeting on October 13, the Planning Commission held two work sessions. In the first work session, the Commission learned about and provided feedback on the Urban Forest Management Plan, which is scheduled for a public hearing in November. In the second work session, the Commission held their first work session on the Frog Pond East and South Master Plan project.



Middle housing on Chestnut Lane in the Frog Pond Neighborhood

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 October, the project team began to develop site design alternatives that illustrate options for development on this site based on prior Council feedback. The project team also conducted interviews with local affordable housing providers to gather feedback on the site and options for development. These alternatives will be shared with City Council at a work session in November.

Planning Division, Long Range

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 October, the project team continued research on options for criteria related to the definition and design of eligible non-residential spaces. The project team also began to develop boundary options for where VHDZ could be applied in Town Center. The project team will share options for these criteria, along with Town Center boundary options, at a work session in November.



WILSONVILLE TOWN CENTER PLAN

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 October, the City reviewed quotes from consultants to assist staff in developing this plan and conducting this analysis.

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 October, the project team continued development of the final 90% design documents for the bridge and gateway plaza. Based on Planning Commission and City Council feedback, the project team explored refined retaining wall options and specialty paving treatments for inclusion 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>.

Streetscape Plan

During October, City Council granted final approval to the Wilsonville Town Center Streetscape Plan through adoption of Ordinance No. 850. The streetscape plan will establish design guidelines for sidewalks and streets in Town Center, including items such as street furniture, lighting fixtures, landscaping, public art placement and pavement design. The plan will guide a distinct look and feel for Town Center streets.