

### From The Director's Office

April began with an informative Oregon Chapter American Public Works Association conference in Eugene. Zach Weigel gave a very interesting presentation on the Kinsman Road Extension project that was well attended by an engaged audience. Of particular interest were our soft soils, how we handled the 66-inch diameter Willamette Water Supply pipe, and habitat and wildlife protection efforts.

Talia Jacobson (ODOT planner) and I continued our road trip presenting the I-5 South Boone Bridge Facility Study (ramp-to-ramp lane) to the Washington County Coordinating Committee (WCCC), WCCC Technical Advisory Committee, Oregon Freight Advisory Committee, Region 1 Mobility Advisory Committee, French Prairie Forum, and Clackamas County Coordinating Metro Subcommittee. After a public hearing, the Planning Commission passed a resolution recommending the project to the City Council.

On April 12, Community Development staff met with the Regional Solutions Team to inform them about important projects in Wilsonville and the need for financial assistance to close the gap on Garden Acres Road funding in the Coffee Creek Industrial Area. We toured the city with special focus on Coffee Creek, Villebois, and Town Center. They were very interested in the housing choices we have provided in Villebois and the Form-Based Code we have adopted for Coffee Creek. On April 30, Jordan Vance submitted our application for a \$1 million Regional Solutions Infrastructure Fund grant for Garden Acres Road construction.

In the evening of April 12, the third French Prairie Bridge Task Force met and unanimously selected Option W1 as their preferred bridge location, the one closest to the railroad bridge. The City Council will consider this recommendation at their May 21 meeting.

On April 19, the Metro Council considered what land use should be applied to the "Central Subarea" in the Basalt Creek Concept Plan area. They unanimously supported an employment designation rather than residential based on the region's long-term intent for the land—starting from when it was added to the Urban Growth Boundary in 2004.

On April 26, our staff and their kids enjoyed "Kids to Work" Day at City Hall. Taylor Sorgenfrie from HR put together a quality experience for the kids—we hope they had fun and learned a bit more about what we do here in city government.

Last but not least, Angela Handran organized a wonderful Volunteer Appreciation Fiesta dinner on April 30. Music, children dancing, and a yummy taco bar was provided to celebrate the City's amazing volunteers. Everyone had fun! -Nancy Kraushaar, PE, Director



## Building Division

### Where Do You Spend Your Time?

The average American spends approximately 87% their time indoors according to the EPA.

Because we spend the majority of our time in the built environment, it is important to consider the building safety features that make our buildings safe, healthy, energy efficient, and resistant to natural disasters. It's also important to maintain these structures in order to keep our community vibrant and preserve the safety we all enjoy.



**Building Safety Month — May, 2018**



The City of Wilsonville is pleased to participate in Building Safety Month which is sponsored by the International Code Council (ICC), a U.S. based organization that brings together local, state, and federal officials that are experts in the built environment to create and implement the highest-quality and modern codes to protect us in the buildings where we live, learn, work, worship, and play.

We recognize that the growth and strength of our community depends on the safety and economic value of the homes, buildings, and infrastructure that serve our citizens, both in everyday life and in times of natural disaster.

Our confidence in the structural integrity of the buildings that make up our community is achieved through the devotion of building safety professionals such as building inspectors and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry—who work year-round to ensure the safe construction of buildings.

In an effort to raise awareness, the following website [www.BuildingSafetyMonth.org](http://www.BuildingSafetyMonth.org) provides helpful information based on weekly themes to remind the public about the importance of Building Safety.

## *Building Codes Save Lives*

May 1-5, 2018

May 6-12, 2018

May 13-19, 2018

May 20-26, 2018

May 27-31, 2018



## Building Division

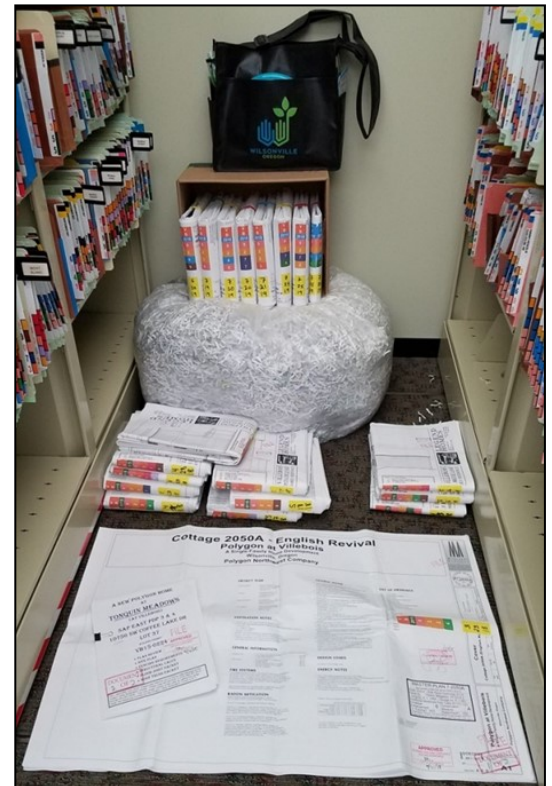
### Plans Return Project

Building Division staff recently started a “Plans Return” outreach project for owners of newly constructed homes. Under normal circumstances the City’s copy of plans are recycled after a mandatory two-year retention period from the time the home is completed.

Under the new Plans Return project, as soon as a home is completed and receives final occupancy approval, the City scans, digitizes, and retains an electronic copy of the paper plans for archival purpose as required by law. The paper set, or “city copy”, of plans is then offered to be given back to the new homeowner for future use. The plans return project also includes several items in a handy black carry tote.

So far the project is popular and being received favorably by homeowners, including Paul, the new homeowner pictured in the top right photo, who was delighted to receive plans from the construction of his home from Permit Technician Susi Korinek.

The adjacent photo shows a typical bag of shredded plans before being sent to the recycler under the old process. These plans had previously reached their maximum two-year retention period and were discarded. Adjacent to the bag of shredded plans, are a few stacks of plan sets that are slated to be returned to homeowners in a black carry tote such as the one pictured on the box.



### Building Planters

After a long winter it’s wonderful to see the arrival of spring flowers. For one outreach event this month, Building Division staff will be building planters with kids during the Library’s Story Time at City Hall. This is a great opportunity for our Building staff to connect with younger folks and have fun building something really awesome! Plus the kids get to learn a little about building safety items in their homes such as emergency escape windows, smoke detectors, and fire extinguishers. Building staff are excited to host this event alongside Story Time.

For more information about Building Safety, or other Building Safety Month activities, visit: [www.BuildingSafetyMonth.org](http://www.BuildingSafetyMonth.org) or the City’s Facebook page.



## 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: **Passed resolution** supporting amendment on March 29.
      - City of Wilsonville: Council vote for concurrence resolution and ordinance approving amendment scheduled for May 7.
  - **Coffee Creek Urban Renewal Area**
    - Financing: Submitted response to Regional Solutions Grant on 4/30 requesting \$1 M for Garden Acres Road construction.
    - Recruitment: Commerce Circle-based business Machine Sciences looking to relocate/expand to 100,000 square foot facility on 9710 SW Day Road in Coffee Creek, pending solution for sewer capabilities. Would bring 85 current jobs with plans to hire as many as 30-50 more in next five years.
- **Business Recruitment**
  - The Corner Coffee Shoppe is slated to open in the old Starbucks location next to Safeway by the end of May. Coffee shop will include a bakery that offers sourdough-oriented bread products and baked goods. Currently working with same business owner to find 3,000-5,000 square foot industrial space to relocate food manufacturing business for bottled jams, jellies, and sauces to Wilsonville.
  - Sherwood-based aviation supply business with 27 jobs is assessing Wilsonville relocation, looking for a 20,000 square foot building on two to three acres.
- **Business Retention**
  - Conducted business site visit to SWIRE Coca Cola with Clackamas Community College to discuss workforce development and training programs. SWIRE Coca Cola is interested in having CCC potentially administer DDI leadership training for their workforce.

## Engineering Division, Capital Projects

### 5<sup>th</sup> Street / Kinsman Road Extension (4196)

Public open house was held on April 10; approximately 25 citizens attended. 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. Staff have initiated meetings with the landowners to discuss the budget shortfall and various ways it can be addressed. *The decision has been made to push back construction by a year; it would start in spring 2019 and be completed in fall 2020.*

### 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 is underway (see right). Completion is expected in July 2018.

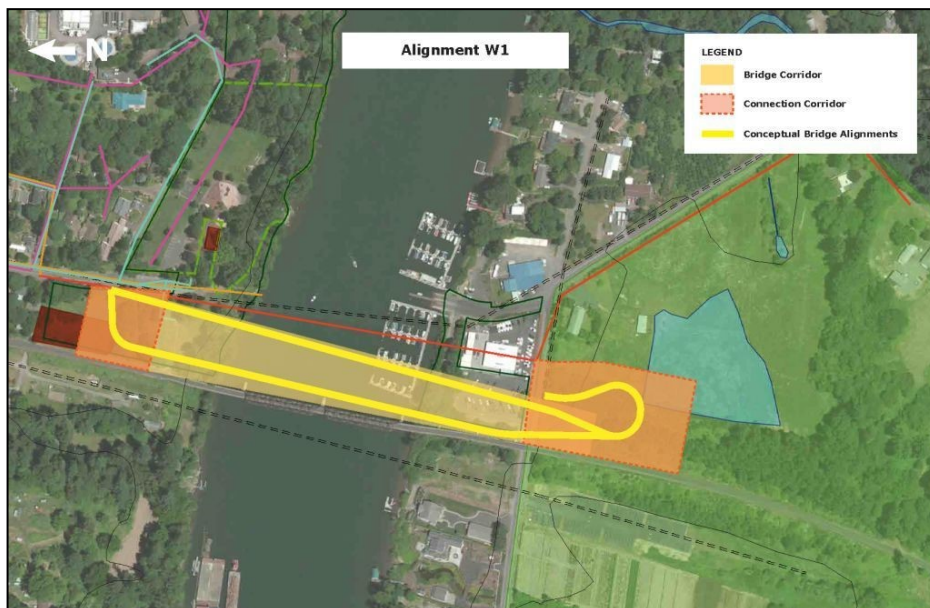


### Exit 283 Southbound Ramps (4199)

Pavement has been installed for the third queuing lane. In May, the retaining wall, fencing, and roadway striping will be installed. The new ramp meter signal will be installed in June. Work is expected to be complete in June.

### 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. At their meeting on April 12, the project Task Force evaluated the proposed bridge locations and recommended Alignment W1 (pictured below) as the preferred bridge location to the City Council. The project team is scheduled to bring the final bridge location recommendation to City Council for consideration on May 21.



## Engineering Division, Capital Projects (Cont.)

### **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 two months and property acquisition is anticipated to begin this 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.

### **Memorial Park Sewer Pump Station (2065)**

The pump station replacement and upgrade project design continues. Design flows, pump sizing, pipe alignment, and building layout have been determined. Building architecture design begins in May.

### **Surge Tank—Water Treatment Plant (1111)**

90% plans have been prepared. Discussion is now focused on project constructability. Of greatest concern is making sure we have certainty about how the surge tank piping gets connected to the existing finished water supply pipe. Care must be taken to assure the connection can be made using a method and within a time frame that will not detrimentally impact our customers' water supply and quality.

### **Tooze Road to Grahams Ferry Road (4146)**

To allow for reconstruction of Tooze Road, the contractor has four periods of time where the road will need to be closed and a detour will be established through Villebois. The first period of road closure is scheduled to be 24/7 for May 7—May 20. When circumstances allow safe passage, the road will be open during the weekends.



*Photo from the Wooden Shoe Tulip Festival by Nancy Kraushaar.*

## Engineering Division, Capital Projects (Cont.)

### **WWSP Coordination (1127)**

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5<sup>th</sup>/Kinsman project (4196), and the Kinsman/Wilsonville Road truck turning improvements. City staff have reviewed and provided comments on the WWSP 60% design plans for the 5<sup>th</sup>/Kinsman project and Kinsman/Wilsonville Road truck turning improvements. Submittal of 90% design plans for City review is anticipated within the next month.

### **Willamette River Stormwater Outfalls (7053)**

*No change.* Due to a lack of funding in the Stormwater accounts, this project has been postponed to summer 2019. We will work to complete the plans and have them ready to go out for bid in January 2019.

### **WWTP Outfall Replacement (2095)**

The Wilsonville Wastewater Treatment Plant is under a directive from DEQ to replace the damaged outfall pipe with a new, upsized outfall that meets current discharge compliance requirements. Council awarded the construction contract to Northbank Civil and Marine for \$1,123,560.00 in April. A pre-construction meeting with the contractor was held on April 25. Construction is anticipated to begin mid-June and finish at the end of October.

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## Engineering Division, Private Developments

Construction is ongoing at the **Villebois Calais East** subdivision, where much of the infrastructure work is completed and roadways are paved, as well as at **Marion's Carpets.**

### **Frog Pond—Morgan Farm**

Staff is also working with West Hills Development and Pahlisch Homes in drafting development agreements. Both projects are anticipated to receive DRB hearings in May.

## Natural Resources

### **Backyard Habitat Certification Program**

To further the goals of the Bee Stewards Program, the City has established a partnership with the Backyard Habitat Certification Program (BHCP). The BHCP, co-managed by Columbia Land Trust and Audubon Society of Portland, provides technical assistance, advice, and incentives to community members to improve wildlife habitat, controls noxious weeds, manage stormwater onsite, and garden naturally. The program is offered to private residences (under one acre), as well as to schools, community groups, public institutions, and businesses.

In 2017, the BHCP began an expansion in Clackamas County. To date, the BHCP partners have worked with more than 4,500 program participants. To launch the program in Wilsonville, as well as Damascus, Gladstone, Happy Valley, Oregon City, and Rivergrove, a kickoff event took place on Monday, April 23 at the home of Lisa Brice and Steve Benson, Chair of the Parks and Recreation Advisory Board. Their backyard became the first certified property in Wilsonville. Over the upcoming years, BHCP staff will work with other community members in Wilsonville to assist them in getting their properties certified through the program.

For more information, visit the BHCP webpage: <http://backyardhabitats.org/>



*From left to right, Susie Peterson (Columbia Land Trust), Steve Benson, Lisa Brice, and Nikkie West (Audobon).*



## Planning Division, Current

### Projects Being Prepared for DRB Hearings

- 10 Unit Detached Condo Development 4<sup>th</sup> 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
- Family Fun Center remodel and expansion

### Administrative Land Use Decisions Issued

- 1-Year Extension of Land Use Approvals for SORT Bioenergy
- Replacement antenna on cell tower at Wastewater Treatment Plant
- Remodel of McDonald's on Town Center Loop West
- 2 Class I Administrative Reviews
- 2 Class I Temporary Use Permits
- 1 Final Subdivision Plat
- 7 Type A Tree Permits
- 4 Type B Tree Permits
- 3 Class I Sign Permits
- 2 Class II Sign Permits
- 2 Zoning Verification Letters
- New Single-family building permits

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## Board and Commission Updates

### Development Review Board (DRB)

The DRB Panel A met on April 9 from 6:30 to 6:59 pm. A public hearing for Resolution No. 350, a Republic Services Temporary Use Permit Extension, was heard and was unanimously approved. The applicant requested approval of a Class III Temporary Use Permit Extension for up to two (2) years to allow Republic Services to continue use of a modular office building adjacent to the maintenance facility at the center of the property.

The DRB Panel B meeting scheduled for April 23 was cancelled. The next regularly scheduled Panel B meeting would be Monday, May 28, which is the Memorial Day holiday. This meeting has been rescheduled for Thursday, May 31.

### Planning Commission

On April 11, Community Development Director Nancy Kraushaar presented a hearing on the Southbound I-5 Boone Bridge Congestions Study (aka Southbound I-5 Boone Bridge Auxiliary Lane Study) project. Resolution No. LP18-0004 was unanimously adopted.

In the work session, Parks and Recreation Director Mike McCarty introduced the Park & Recreation Master Plan update. The commissioners asked pertinent questions and provided feedback. This project is scheduled to have a hearing before the Planning Commission on May 9.

The informational session updated Commissioners on the newly formatted and published Annual Housing Report, the Town Center Plan, and the Basalt Creek Concept Plan.

## Planning Division, Long Range



### **Basalt Creek Concept Plan**

On April 19, the Metro Council made a decision resolving the arbitration pertaining to the land use of the Central Subarea of the Basalt Creek Planning Area. The Metro Council unanimously voted to adopt a resolution in support of the COO's recommendation directing the two cities to adopt a Basalt Creek Concept Plan with the Central Subarea designed with an employment use.

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

### **Grande Pointe Neighborhood**

New park play amenities were installed in the Grande Pointe neighborhood.



### **Regional Solutions Team Tours Wilsonville**

City staff hosted the Regional Solutions Team on April 12. We conducted a brief presentation touching on various aspects of Wilsonville's Planning and Community Development efforts. Thereafter, we conducted a tour via SMART bus to the Coffee Creek, Villebois, and Town Center areas. The Regional Solutions Team is composed of a representative from each of five state agencies: the Department of Environmental Quality (DEQ), the Department of Land Conservation and Development (DLCD), the Department of Transportation (ODOT), the Department of Housing and Community Services (OHCS), and the Business Development Department (OBDD). We received compliments as they departed stating that the City of Wilsonville knows what we are doing!

### **Sign Design and Wayfinding Signage Plan**

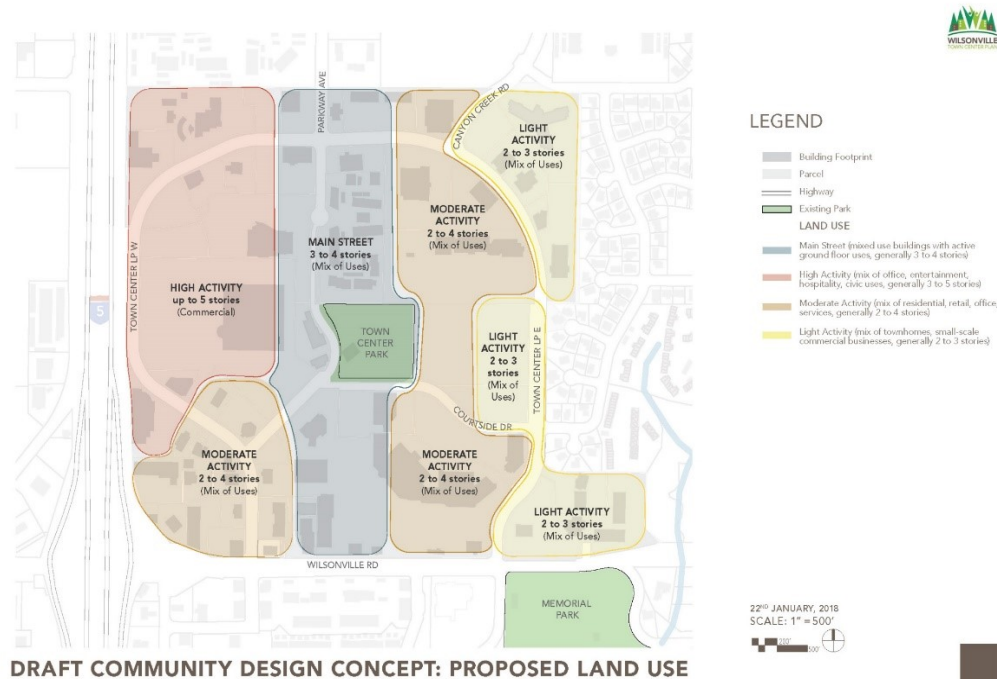
April 16, the City finalized the contract with Alta Planning and Design to complete the sign design and wayfinding signage plan. We recruited and held a focus group meeting on Wednesday, April 18. There, Alta Planning asked questions about sign style, design, colors and materials the participants preferred. This information will be compiled and presented in three distinct options at the Sign and Wayfinding Open House open to the public on June 26. The in-person open house will be followed by an online open house to broaden opportunities for feedback and input.

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**

As part of the public outreach, we continued to partner with Meridian Creek Middle School 7<sup>th</sup> grade classes regarding land use planning and the Town Center project. You can read more about this fun partnership in the April Boones Ferry Messenger <https://or-wilsonville.civicplus.com/DocumentCenter/View/13086>

The Town Center Project Team met on April 18 to refine the Town Center Design Concept, based on community input, into a draft Town Center Plan. This in-depth work session focused on built form, character, land use, street classifications and cross sections. The draft plan will be presented to Planning Commission and City Council this summer.

The next Town Center Task Force Meeting is scheduled for June 5 at 6:00 pm in City Hall. For additional information about the Town Center Plan project, visit the project website [www.wilsonvilletowncenter.com](http://www.wilsonvilletowncenter.com).