

From The Director's Office

So much happening! Frog Pond West is taking off with two development applications already approved by the Development Review Board (DRB); our Budgets have been submitted to the Budget Committee; Tooze Road and the Wastewater Treatment Plant replacement outfall are under construction; and housing construction continues to hum along in Villebois.

Exciting news for the department arrived on May 14 in the form of Dominique Huffman—our new Civil Engineer! With her she brings a wealth of valuable experience from working at the Washington Department of Transportation and the City of Tualatin. Some of the projects she will be starting with are the Memorial Park Wastewater Pump Station and the Willamette Way West flashing beacon for the pedestrian crossing to Graham Oaks Park. Additionally, she will be heading up the Boeckman Road improvements and the dip bridge.

We are actively engaged in two major region-wide efforts led by Metro: the Urban Growth Boundary (UGB) expansion requests and the Regional Transportation Plan (RTP). Chris Neamtzu will be presenting the City's request to bring Frog Pond East and South into the UGB at upcoming MTAC, MPAC, and Metro Council meetings. Jenn Scola and Charlie Tso are helping me digest various sections of the draft RTP, including the Policy and Implementation chapters, new Racial and Social Equity policies, and Regional Transit Strategy.

In response to the growing traffic on Barber Street and increased crosswalk users at Costa Circle West, we converted the 2-way stop into a 4-way stop at this intersection. Many Villebois residents welcomed the modification—some having asked for a safer crossing—especially for the west leg where the Ice Age Tonquin Trail connects the two parks.

Jordan Vance and I (along with the Mayor and several others from City Hall) attended the DW Fritz ribbon cutting and open house on May 31. What an amazing re-use of an industrial building—the transformation from a walled building to one filled with natural light with an impressive use of beautifully finished recycled wood in the entry hallway. Learning about the products manufactured by DW Fritz was fascinating. Their engineers demonstrated the robotics, accuracy, research, and testing that go into the equipment they build for their clients to use in their manufacturing processes.



-Nancy Kraushaar, PE, Director

Building Division

Building Safety Month: May 2018

Across the United States, the month of May was recognized as Building Safety Month. Each week featured a theme from the International Code Council that emphasized ways in which building safety professionals contribute to a built environment that is safer, stronger, healthier, and more efficient.

For one of our local Wilsonville events, Building staff partnered with Library staff during Library Story Time. Building staff setup a building safety booth just outside City Hall, where Story Time was being held. Building Safety Inspectors helped kids as “Junior Inspectors” to construct wooden planter boxes. Natural Resource staff were also on hand to help each kid plant marigolds in the planters.



Building Safety Month — May, 2018



Parents received information that focused on building safety in their homes and what types of safety features are present and how to recognize and maintain them. Al's Garden & Home donated some of the supplies and provided coupons. The event was informative and great times were had by all. Below are a few photos of the Junior Inspectors and staff.



For questions about building safety and other construction topics, Building Inspection staff are a resource and are happy to answer questions. In addition, the Building Safety Month website has some great resources available year-round at www.buildingsafetymonth.org.

Building Division



Building Codes Save Lives

May 1-5, 2018

May 6-12, 2018

May 13-19, 2018

May 20-26, 2018

May 27-31, 2018

WEEK 1



PARTNERING WITH CODE OFFICIALS TO BUILD STRONGER, SAFER COMMUNITIES

WEEK 2



ADVANCING RESILIENT COMMUNITIES THROUGH SCIENCE & TECHNOLOGY

WEEK 3



PROTECTING COMMUNITIES FROM DISASTERS

WEEK 4



SAFEGUARDING OUR WATER

WEEK 5



IMPROVING EDUCATION & TRAINING STANDARDS FOR A SAFER TOMORROW



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: **Passed resolution** supporting amendment on May 7.
- **Business Recruitment**
 - Portland-based architectural sheet metal business with 200 jobs assessing Wilsonville relocation, looking for 5-10 acres and a 70,000 square foot building.
 - Global Trade Group is looking to obtain business permit and land use compatability to manufacture hemp water in Wilsonville facility, helping to create up to 12 new jobs. Business also seeks to offer custom label water bottling.
- **Business Retention**
 - Conducting analysis on Strategically Significant Employment Lands in Wilsonville in partnership with Clackamas County. Project seeks to produce for property owners a site rendering and analysis on subject sites illustrating development potential.

Engineering Division, Capital Projects

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)

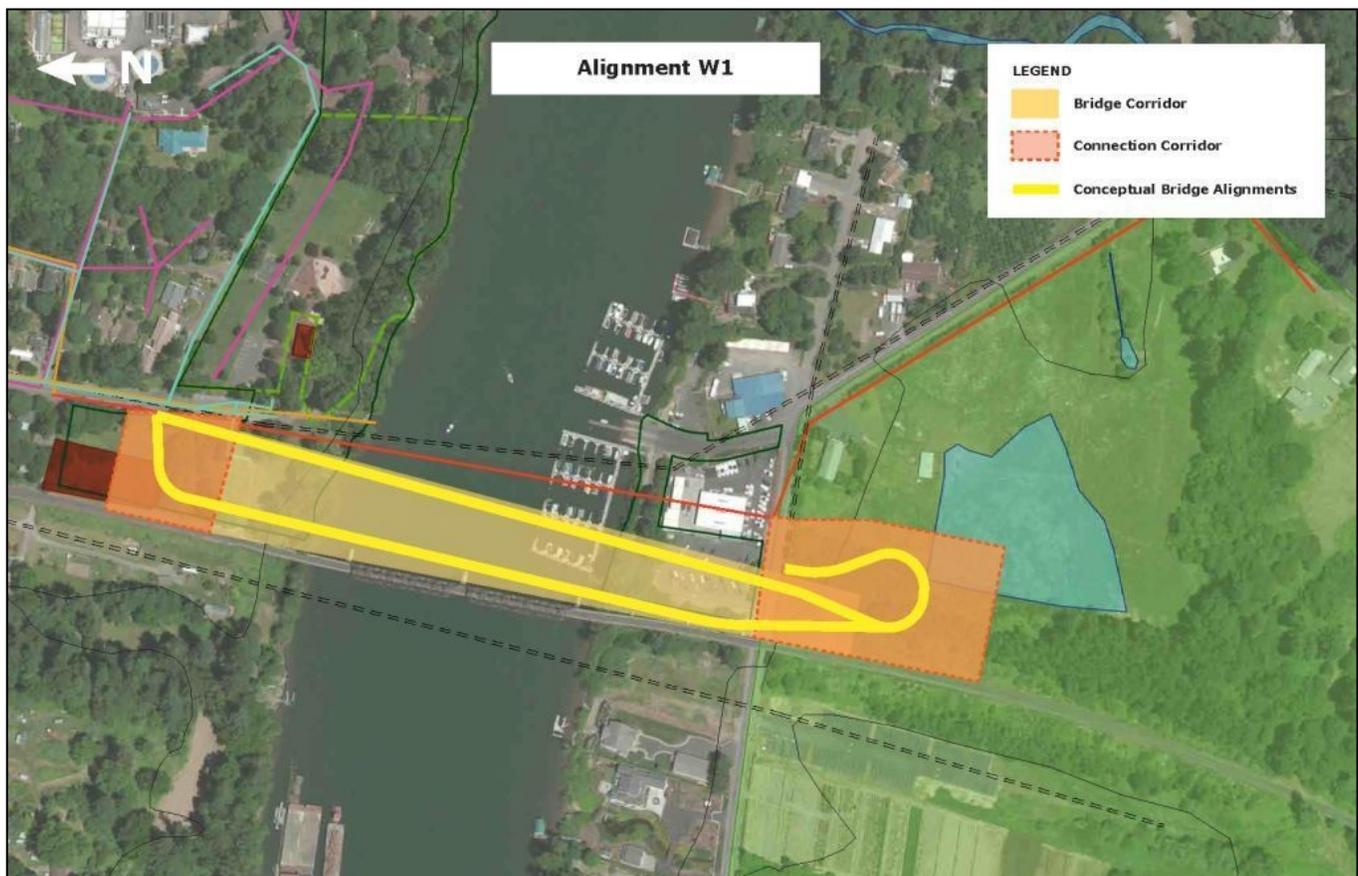
This project continues the replacement and repair of the most deficient storm pipes within Charbonneau. This project represents the last of three planned phases to construction over three years. Construction work is underway. Completion is expected in July 2018.

Exit 283 Southbound Ramps (4199)

Project is almost complete. The new ramp meter signal will be installed the week of June 11 and activated a short time after that. The pleasant, peaceful days of having no ramp meter are soon to be over.

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 the May 21 work session, the project team gave City Council a preview of the proposed resolution to support the project Task Force recommendation of designating Alignment W1 (pictured below) as the preferred bridge location. The project team is scheduled to bring the final bridge location recommendation to City Council for consideration on June 4.



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. Property acquisition work is kicking off with selection of appraisal and right-of-way agent firms. 90% design plans are expected 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. Working with Metro to exchange grant funds with the Kinsman Road Extension project, allowing the bridge project to be de-federalized, but the grant funds to apply to a City project. 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 with Murraysmith. The land use process and architecture design have begun.

Tooze Road to Grahams Ferry Road (4146)

To allow for reconstruction of sections of Tooze Road and Grahams Ferry Road, there are current closures and detours scheduled from May 21 to June 22. Current detour route is via Malloy Way. When circumstances allow for safe passage the roads will be open during the weekends. (See photo.)



Water Telemetry (1114)

The next phase of the water telemetry project is under way. Brown & Caldwell completed evaluation of our existing system and the standards plan. Now they are helping us develop the standards that will enable us to upgrade our existing facilities and construct future projects that align with our hardware and control needs. Brown & Caldwell will also be developing a network and communication upgrade plan that will include a project list and estimates for future upgrades.

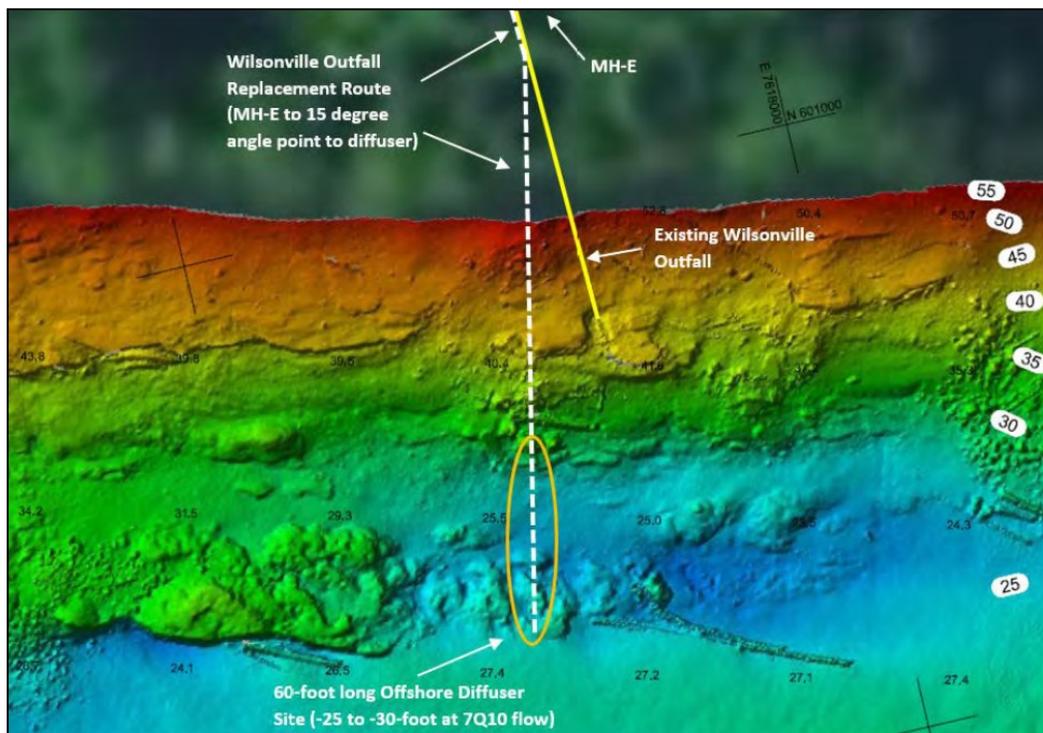
Engineering Division, Capital Projects (Cont.)

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), and the Kinsman/Wilsonville Road truck turning improvements. Submittal of 90% design plans for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements is anticipated within the next month.

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. Site clearing and erosion control work is underway. Outfall pipe installation work is scheduled to begin the first part of July. Construction is anticipated to finish at the end of October.



Engineering Division, Private Developments

Frog Pond—Stafford Meadows

Staff is busy reviewing the first set of plans for this 44-46 lot subdivision. Developer plans to get the project under construction in July after Council approves the land annexation.

Marion's Carpets

Construction is ongoing. Includes widening of Boones Ferry Road adjacent to the development and a sidewalk expansion.

Villebois Calais East subdivision is almost complete. Model home construction will get underway in June. Construction of the Villebois Fir Terrace subdivision (11 lots near Villebois Drive and Stockholm Drive) is underway. The Villebois Mont Blanc subdivision (68 lots near Villebois Drive and Orleans Ave) is underway. Construction of Villebois Drive North is almost complete and will soon be open to traffic.

Natural Resources

“Free” Native Tree Program

To help reduce stream temperatures and pollutants, the City offers up to five native tree seedlings for any resident or business within City limits to install on their property. Residents or businesses receive a tree coupon, which allows them to redeem the native plants at Bosky Dell Natives nursery. Plantings along streams, riparian corridors, or other water bodies are encouraged, but regardless of the location, tree plantings enhance the City’s “urban forest” and contribute to a healthier environment. The incentive program is part of the strategy to address the City’s NPDES stormwater permit requirements.



Stormwater System Annual Inspection and Maintenance Report

The City has stormwater maintenance agreements with property owners for the operation and maintenance of private stormwater systems. By May 1 of each year, an annual inspection and maintenance report is due from the owner or responsible party (e.g. management company, HOA, etc.). In March, 99 letters were mailed to property owners or responsible parties, including a report form, reminding them to submit their annual report. The required information includes the inspection date and any maintenance, repair, or replanting activities that were completed. After receiving the reports, City staff conducts an inspection to verify the information in the report.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- 10 Unit Detached Condo Development 4th Street and Fir Avenue-Old Town
- EyeHealth Northwest—New medical office building in Town Center
- Aspen Meadows II—6 lot subdivision off Canyon Creek Road South

Administrative Land Use Decisions Issued

- Sign revisions for new Marion's Carpet building
- New tenant sign for Sig Sauer at 27200 SW Parkway Avenue
- 3 Class I Administrative Reviews
- 11 Type A Tree Permits
- 1 Type B Tree Permits
- 5 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

The DRB Panels A & B held hearings for the first subdivisions in Frog Pond. On May 14, DRB Panel A unanimously approved the 44-lot Stafford Meadows Subdivision on the north side of Boeckman Road just west of Stafford Road. On May 31, DRB Panel B unanimously approved the 82-lot Morgan Farm Subdivision on the north side of Boeckman Road just east of Boeckman Creek. Both board actions included recommendations to City Council to approve the necessary annexations and zone map amendments.

Planning Commission

On May 9, Parks and Recreation Director Mike McCarty presented a hearing with the consultant team on the Citywide Parks and Recreation Master Plan update. The hearing was opened and continued to a date certain of August 8. The commissioners asked pertinent questions and provided feedback for inclusion in the plan. Feedback related primarily to inclusion of natural resource protection and enhancement goals, the relationship to the upcoming Integrated Pest Management plan, and providing direction to decision-makers on the implementation of turf fields.

The informational session updated Commissioners on Senate Bill 1051 and provided them with a memo regarding city code language pertaining to Accessory Dwelling Units, which will be the subject of a work session at their next meeting.

The next regular Planning Commission meeting will be Wednesday, June 13 at 6:00 pm.

Planning Division, Long Range



Basalt Creek Concept Plan

On May 3, the Metro Council adopted Resolution 18-4885 acknowledging the decision made at the April 19 Metro Council meeting to support the COO's recommendation directing the two cities to adopt a Basalt Creek Concept Plan with the Central Subarea designed with an employment use. On May 22, a Notice of Intent to Appeal Metro's decision was filed by Peter O. Watts to the Land Use Board of Appeals. The project team is still preparing a final draft concept plan for the Basalt Creek Planning Area consistent with Metro's decision for adoption by resolution by both Councils in August 2018. Wilsonville City staff is also drafting Comprehensive Plan amendments acknowledging the Concept Plan. Both items will be reviewed at Planning Commission and City Council work sessions in June.

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

Sign Design and Wayfinding Signage Plan

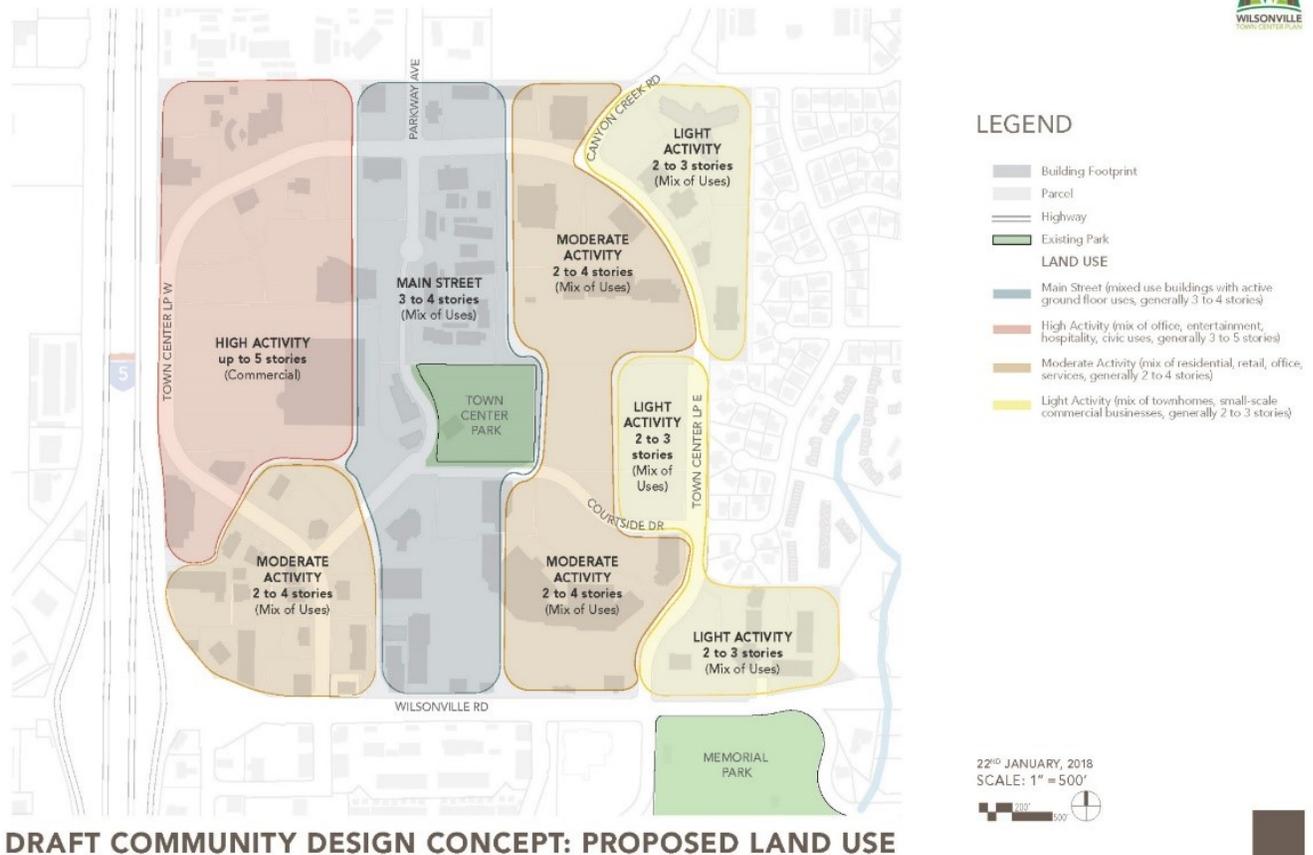
On April 18, a focus group meeting was held to engage the community around preliminary design concepts for the signage and wayfinding plan. At the meeting, a visual identity and mental mapping exercise were conducted. The consultant team at Alta Planning and Design will take the input received at this focus group meeting and will prepare three distinct options for presentation at a public open house scheduled for June 26 at 5:30 pm in the Willamette River Rooms of City Hall. 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 six months.

Planning Division, Long Range



WILSONVILLE TOWN CENTER PLAN



The Town Center Project Team has been working to refine the Town Center Design Concept, based on community input, into a draft Town Center Plan. This includes developing draft cross sections for the different street types, updating the building block maps, and outlining various development code options regarding land use and built form. The Town Center Task Force will meet June 5 at 6:00 pm in City Hall to review and refine these items. Results from the Task Force work session and updated documents will be the focus of work sessions with the Planning Commission and City Council later this summer.

In May, the team also shared the results of the online survey and open houses with the public as well as next steps for the project. The team will be working hard to refine implementation options and best practices regarding the most asked questions and voiced concerns. As a result, the next two questions of the month will pertain to transit service and parking designs. As part of the public outreach, the project team also concluded its project with Meridian Creek Middle School 7th grade classes on May 4 by listening to students present their site plans and building proposals for future Town Center.

For additional information about the Town Center Plan project, visit the project website www.wilsonvilletowncenter.com.