



SEPTEMBER 2018

MONTHLY

REPORT

From The Director's Office

September 2018 comes to a close with lots of news from Community Development—check out the following pages for details!

Did you know?

Did you know that following each Development Review Board (DRB) decision, City Staff sends out a Notice of Decision to each City Councilor via email with deadlines for call-up dates and a link to the [“Projects Around the City”](#) web page where additional information can be found about the project including site plans, building elevations, and other specific details. If a Council member is interested in more information about a specific project, this is a great way to quickly and easily assess what the nature of a specific project is all about. Of course, Planning staff are always available to answer any specific questions the Council has about any land use applications.

In response to Charbonneau citizen requests, we approved Wilsonville's first Duck Crossing warning signs to protect the ducks feeding on acorns on French Prairie Drive.

Sarah Sand, our Stormwater Management Coordinator, joined Public Works staff to sample water near the new Wastewater Treatment Plant outfall. Kayaking on the Willamette River on a sunny September afternoon is a good reason to be in Natural Resources! When work is FUN.

At the League of Cities conference in Eugene last week, I had the opportunity to provide a brief overview of how the Urban Renewal was used as a funding tool to develop the diverse housing in Villebois. Preparing for it reminded me of how proud we can be of the progressive vision and creative planning that the Wilsonville leadership demonstrated to prepare for what we see today in Villebois. Our Planning staff and the Development Review Board have done an outstanding job of implementing the Villebois master plan. Of significance are the “Trees of Villebois” that were thoughtfully preserved as an amenity for the new neighborhoods. An example is pictured here.

Happy Harvest!

-Nancy Kraushaar, PE, Director



Building Division

What-cha Looking At?

It's that time of year when we start thinking about freezing weather and preparing our homes for winter. One common question we get when the weather turns cold is whether or not foundation vents should be open or closed. There are a lot of opinions on this topic and the practical answer is that it depends on your circumstances and your crawlspace configuration. In most cases in well insulated newer construction, foundation vents should remain open.

The Oregon Residential Specialty Code requires that crawlspaces be ventilated in order to reduce condensation and moisture build-up under floor. The code requires foundation vents be distributed in the corners of the foundation (one vent within three feet) and at a ratio of one square foot of opening for each 150 square feet of under floor area. An alternative is to install a mechanical crawlspace ventilation system which mechanically exhausts the crawlspace. In addition, the ground in the crawlspace is required to be covered with a black vapor barrier which also controls moisture permeation from the ground and helps reduce the chance of dry-rot.



In extremely cold climates some folks worry about freezing weather and the potential for frozen pipes so they opt to seal up the crawlspace vents with foam blocks that can be purchased at a home improvement store. Similarly, during final inspections it is common for building safety



inspectors to observe foundation vents installed with built-in plastic flaps that can be manually operated during extremely cold periods. Normally vents should be kept open so the crawlspace can ventilate as required by the code.

Above is a photo of Building Safety Inspector Carl Brown in the process performing an inspection on the foundation vents during a final inspection. During this inspection he is verifying the foundation ventilation is properly installed, open, and clear of obstructions. He is also verifying that vent openings are covered by a maximum ¼" mesh screen to protect from rodent entry. A common correction is to see the screen excessively damaged during the construction process or missing altogether. Another common observation is seeing the insulation in the crawlspace installed in such a way as to block the crawlspace vent opening which defeats the purpose of having a code compliant ventilated crawlspace.

For questions about winterization, crawlspace ventilation, and other construction topics, Building staff are a resource and happy to answer questions. And that's what we're looking at.

Economic Development

- **Coffee Creek Industrial Area Outreach**

- **Development:** Industrial developer seeks to acquire 40 acres of land west of Garden Acres in Coffee Creek Industrial Area for a 700,000 square foot speculative industrial development.
- **Financing:** Staff will be pursuing application for Regionally Significant Site Area program through Business Oregon that offers state income tax reimbursements for approved industrial site readiness activities (i.e. cost of Garden Acres road construction). Staff will be presenting financing scenarios to Council on October 15 for their input.
- **Port of Portland Tour:** City held successful meeting and Coffee Creek tour with Port of Portland on September 14 to discuss partnership opportunities related to site aggregation and investment of 'patient capital' to help enable development in the district.

- **Business Recruitment**

- Out of state IT company is looking for 75,000 square feet of office space, preferably a former call center, for an IT Engineering and Professional Service Center of Excellence location in Oregon that would host 1,200 engineering jobs and 300 professional employees (accounting, legal, finance, HR). City submitted proposal recommending three sites—former Microsoft, DW Fritz, and Convergys's buildings.

- **Town Center Plan**

- The Town Center team is working with the Chamber of Commerce to put on an event on October 11 focused on the economics of future development in Town Center. The event is centered on a panel discussion with several experts in the field of the "dollars and cents" of economic development. Tentatively, here are our planned panelists:
 - Emcee: Kevin Ferrasci O'Malley, CEO, Wilsonville Chamber of Commerce
 - Panel Moderator: Alex Dupey, Northwest Director of Planning Services, MIG
 - Panelist: Fred Bruning, CEO, Center Cal
 - Panelist: Lloyd Purdy, VP of Regional Competitiveness, Greater Portland Inc.
 - Panelist: Brian Vannerman, Principal, Leland Consulting
- The event will be similar to the happy hour event the City held with the Chamber back in February 2017 at McMenamins. This year we are holding the event on October 11 from 4:00–5:30 pm at the movie theater to provide an update to the community and Town Center businesses on financial feasibility and future development options.

Engineering Division, Capital Projects

5th to Kinsman Road Extension (4196)

90% plan review comments returned to Otak. Construction anticipated to start in spring/summer 2019.

124th Avenue Extension

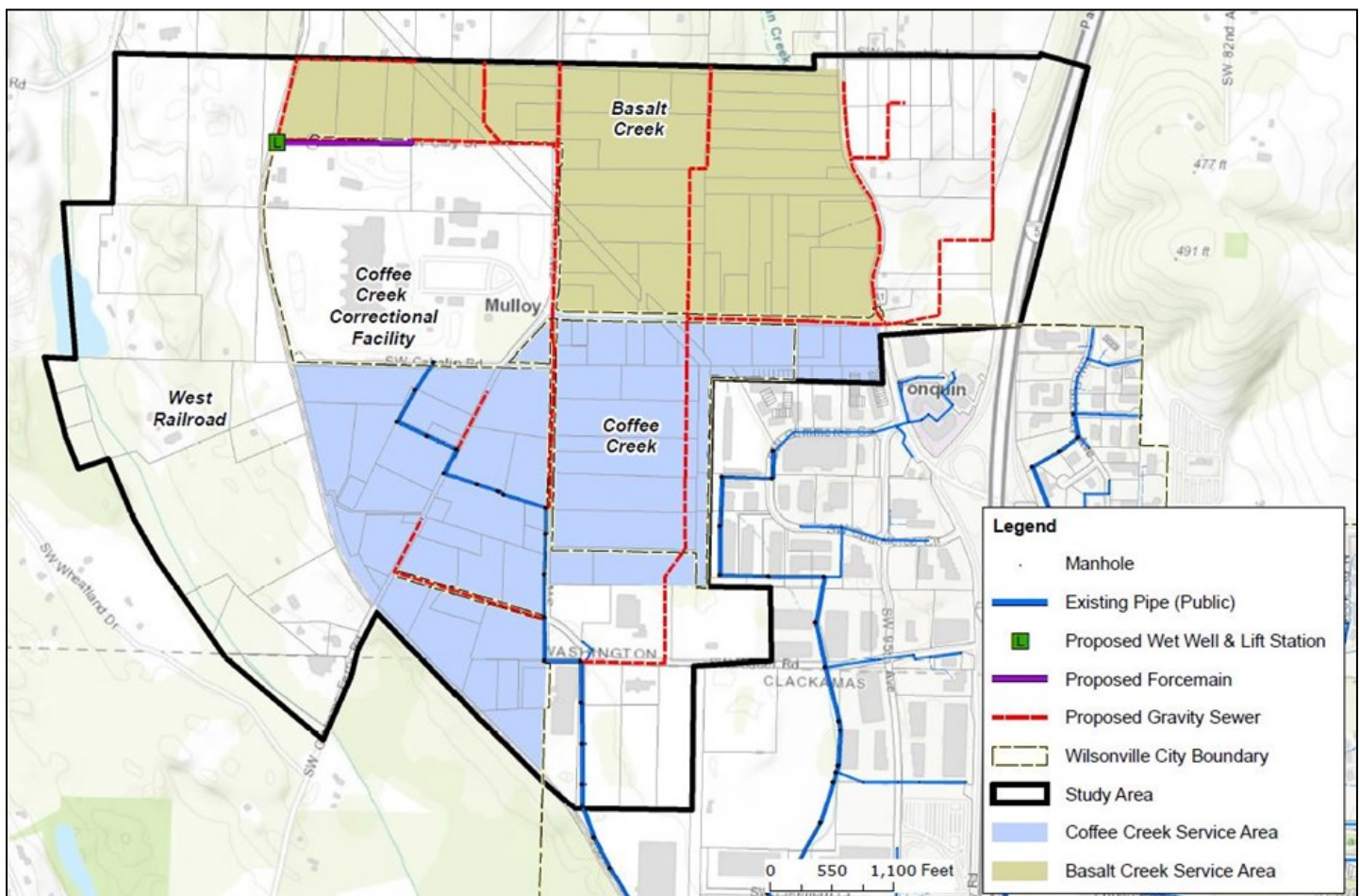
Washington County's contractor continues construction of the 124th Avenue Extension project. They are currently paving the east side of Grahams Ferry Road. The Tonquin Road intersection is open to traffic. Washington County plans to have all work complete by the end of October.

Boones Ferry Road / Fred Meyer Improvements (4199)

Project was delayed due to conflicts with a natural gas pipeline. The new signal pole has now been set.

Coffee Creek Sewer Facilities (2101)

This project involves the preliminary design of sanitary sewer facilities required to support future development of the Coffee Creek and Basalt Creek development areas. The City held a kickoff meeting with Murraysmith to update the sanitary sewer concept planning for the two development areas. Planning work is currently underway and is anticipated to be complete by the end of the year.



Exit 283 Southbound Ramps (4199)

Staff is working on changing/updating the initial signage on the on-ramp as to when the new stacking lane can be utilized.

Engineering Division, Capital Projects

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. The Consultant team has identified five bridge types for evaluation at the preferred bridge location. A TAC meeting is scheduled for October 3 for technical analysis of the bridge types. An online public open house will be held between October 11 through October 30. An in-person public open house is scheduled for October 18. A Task Force meeting is being planned for the first week of December to gather bridge type input.

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 underway. 90% design plans are currently under staff review. Consultant team is coordinating with Willamette Water Supply Program to incorporate the 66" water pipeline into the Garden Acres construction plans.

Graham Oaks Pedestrian Enhancements (0012)

AKS is providing engineering services for design and construction. The design is underway. The 95% plans are being prepared.

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. Design of the bridge will begin after completion of the Town Center Plan.

Memorial Park Sewer Pump Station (2065)

The preliminary design is being reviewed by engineering, public works, parks, and wastewater treatment plant staff. The preliminary design review meeting will be held this Friday September 28th.

Street Maintenance (4014/4118)

The project kicked off in early September and now our consultant team is gathering data about the existing conditions, including: surveying, reviewing as-builts, and performing ADA evaluations.

Tooze Road to Grahams Ferry Road (4146)

Signal poles and street lights have arrived on site and will be installed soon. Top lift of asphalt is anticipated to be installed in early October, with final striping two weeks later (delayed two weeks—PGE not able to meet their commitment of undergrounding power and removing their poles). Contractor's schedule anticipates completion in mid- to late October.

Engineering Division, Capital Projects

Water Telemetry (1114)

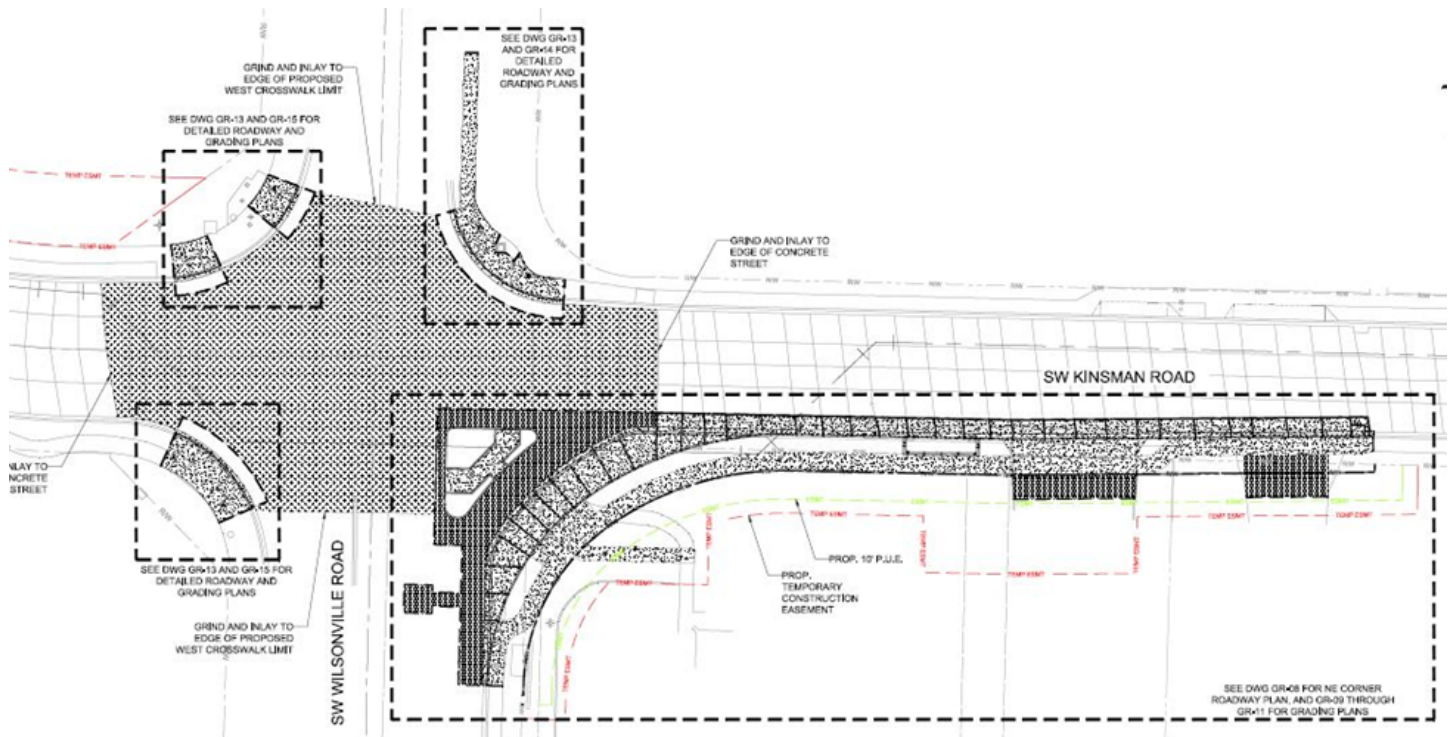
Engineering and Public Works staff are reviewing the draft standards for our water system's communication hardware and controls. Brown and Caldwell is putting together the network and communication upgrade plan that will include a project list and estimates for future upgrades. Engineering and Information Services met with Brown and Caldwell to review and update the existing fiber system and refine the future fiber plan.

Willamette River Storm Outfalls (7053)

95% design plans received from AKS Engineering and are under review. Construction anticipated in spring/summer 2019.

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. Staff has provided comments back to WWSP on 90% design plans for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements (image below). Staff is reviewing a draft IGA to incorporate the WWSP 66" water line into the Garden Acres project.



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. Project is substantially complete with the outfall back in active operation. Final inspection is scheduled in the next couple of weeks with all project work anticipated to finish at the end of October. The I-5 Undercrossing Trail is now open at all hours.

Engineering Division, Private Developments

Aspen Meadows 2

Plans are under review for this 6 lot subdivision on Canyon Creek Road South.

EyeHealth NW

Building is under construction on Town Center Loop West.

Family Fun Center

Demolition of the batting cage area and construction of a 16 lane bowling alley is underway.

Frog Pond—Morgan Farm Phase 1

Grading and demolition has been completed in the 36 lot Phase 1 portion of this development.

Frog Pond—Stafford Meadows

Public Works Permit has been issued and construction is underway on this 44-lot subdivision.

Hilton Garden Inn

Plans have been submitted and are under review.

Villebois Mont Blanc

Subdivision (68 lots near Villebois Drive and Orleans Ave) is under construction.

Natural Resources

Temperature Data Loggers

Over the last month, staff have deployed temperature data loggers within Coffee Lake Creek and Boeckman Creek. The small, inexpensive loggers capture daily temperature measurements, which are retrievable with a mobile device. In the past, temperature data was only collected on a periodic basis. The data informs the City's efforts to address stream temperature, as required by the Oregon Department of Environmental Quality. The City is responsible for implementing a Temperature Management Plan, which includes measures to protect and increase stream shading.

With climate change, Northwest rivers are warming earlier and staying warm longer and that sometimes causes adult salmon and steelhead migrating from the ocean to die in rivers before they can spawn, often before they can even reach their spawning grounds.

In addition, City staff worked collaboratively with the U.S. Geological Survey (USGS) to research cold-water refuges in local tributaries (i.e., Boeckman Creek and Coffee Lake Creek) to the Willamette River. The research was part of a larger USGS study that looked at these cold-water areas in the Willamette River Basin. Cold-water refuges—small pockets of cooler water, most located where tributaries meet mainstem rivers—provide the respite fish need to cool down and prepare for the remainder of their journey.

The USGS surveyed temperature and dissolved oxygen to capture the spatial variability in these conditions at tributary mouths, potential groundwater seeps, and along the shoreline in Wilsonville. The USGS conducted the survey in May-July 2018 to coincide when migrating salmonids may be using cold-water refuges.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- Phase 5 North of Villebois, single-family development on the south side of Tooze Road
- Holiday Inn Expansion and Master Plan for Future Additional Adjacent Hotel
- Remodel and Addition to former Pioneer Pacific College building at 27501 SW Parkway Avenue for Grace Chapel

Administrative Land Use Decisions Issued

- 4 Class I Administrative Reviews
- 2 Zoning Verification Letter
- 1 Final Plat Approval
- 6 Type A Tree Permits
- 4 Type B Tree Permits
- 3 Class I Sign Permits
- 1 Class II Sign Permit
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

The DRB Panels A and B did not meet in September.

Planning Commission

On September 12, the Planning Commission held two public hearings. Dwight Brashear, Transit Director, introduced the SMART Programs Enhancement Strategy project designed to amend the 2017 Transit Master Plan. Resolution No. LP18-0009 SMART Programs Enhancement Strategy was unanimously approved as presented. Daniel Pauly, Senior Planner, presented the Accessory Dwelling Unit (ADU) Code Edits LP18-0006 which was continued from July 2018. After a short review, the Planning Commission unanimously approved Resolution LP18-0006 with recommended revisions to the resolution.

The next regular Planning Commission meeting will be Wednesday, October 10 at 6:00 pm, which will include a hearing on the Boones Ferry Park Master Plan LP18-0008 carried over from August 2018. Work sessions on the Town Center Plan and Signage and Wayfinding projects are also on the agenda.

Planning Division, Long Range



Basalt Creek Concept Plan

Councils from both the Cities of Tualatin and Wilsonville adopted the Basalt Creek Concept Plan in August 2018. On September 6, staff received a copy of a Notice of Intent to Appeal Tualatin's Resolution (5392-18), adopting the Concept Plan, filed by property owner Peter O. Watts on August 31. No appeal notice was submitted for the Wilsonville Resolution adopting the Concept Plan. In September, staff also received an order issued by the Land Use Board of Appeals (LUBA) on the objections submitted by Mr. Watts and Mr. Sherman Leitgeb earlier this year regarding Metro's decision on the Central Subarea (LUBA No. 2018-055 and 2018-057). LUBA denied both objections as submitted by the petitioners.

Project staff also worked in September to submit all deliverables to Metro to conclude the Metro CET concept planning project and work outlined in the original Basalt Creek IGA. Staff will begin work toward the end of the calendar year to update the City's Urban Planning Area Agreement with Washington County and update the City's Comprehensive Plan to acknowledge the Concept Plan.

General project information is available on the City's project website <https://www.ci.wilsonville.or.us/planning/page/basalt-creek>.

Citywide Signage and Wayfinding Plan

The Planning Commission is scheduled to review the first draft of the Signage and Wayfinding Plan at an informational work session on October 10. The draft plan contains chapters on background, wayfinding sign strategy, design and implementation. City Council is scheduled to review the draft plan at the November 5 work session.

For more information, please visit the project web page at www.ci.wilsonville.or.us/planning/page/citywide-signage-and-wayfinding-plan.

Urban Growth Boundary Expansion

Last week in a public hearing, the Metro Council took action directing Metro staff to finalize the Urban Growth Report (UGR) in preparation for an expansion of the Urban Growth Boundary (UGB) accommodating the requests of the cities of Beaverton, Hillsboro, King City, and Wilsonville in their entirety. All of the Metro Councilors spoke to how much better the new UGB expansion process is than the old one, which focused on numbers rather than results. They described how the process has been more stress free, with a complete focus on the issues that matter. The final decision on the UGB expansion will be in December, with likely some clear articulated expectations for performance—not conditions—guiding future master planning work.

Planning Division, Long Range



During September, the project team and the Wilsonville Chamber of Commerce jointly coordinated the Town Center Plan Economic Summit Panel event to be held from 4:00-5:30 pm on October 11 at the Wilsonville Regal Cinemas. Light refreshments will be provided. The City is seeking to update the community on the Town Center Plan's development feasibility analysis, and how the results can support the Town Center vision. This event will feature a panel discussion between development experts, who will offer their insight and experience in the development of mixed-use commercial centers and modern main streets throughout the region. Attendees will also weigh-in on potential economic implementation strategies.

During September the project team was also busy integrating input received this summer from the Task Force, Planning Commission and City Council as well as the community at the Pop-up Main Street (review the results from that event, here: <http://bit.ly/2018BlockPartySummary>). The team drafted and updated various components of the Draft Town Center Plan, for further review and refinement this fall by the Task Force, technical partners, Planning Commission, and City Council. The next public meeting on the Plan is on October 10 at 6:00 PM, when staff will present to the Planning Commission.

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

