



SEPTEMBER 2019

MONTHLY

REPORT

From The Director's Office

Greetings!

As the Council is aware, citizen involvement is at the center of everything we do in the Community Development Department. The reason citizen involvement is the number one statewide planning goal is because the best plans are crafted with meaningful and robust community conversations around ideas for the future. It is vitally important that city staff engage members of the community, with a focus on voices that are often under represented, regarding plans and initiatives to find the best solutions for the community. A recent example of exemplary citizen engagement is the recently adopted Town Center Plan, whose outreach and engagement efforts were recognized by the Oregon Chapter of the American Planning Association for outstanding public participation and engagement.

An exciting new tool has been added to the City's citizen engagement portfolio, the new *Let's Talk, Wilsonville!* platform. Effective public engagement plays an important role in making local government more responsive to the community it serves. We hope *Let's Talk, Wilsonville!* makes it easier for people to share opinions and ideas—at their convenience—to raise important issues, inform decision-making, and shape City projects. Think of this site as a virtual City Hall, open 24 hours a day.

Most pages require registration to participate. We believe that this extra step increases transparency, helps us understand who is represented, and provides us with an opportunity to better inform people in the future with information about the projects that interest them. Once registered, visit once a month—or more!—to see where public input is needed. Current projects are posted front-and-center on the www.LetsTalkWilsonville.com home page for your convenience.

In the first month or so, over 200 subscribers have signed on to ask questions, provide comment or complete surveys on Equitable Housing and/or Emergency Preparedness that will help shape the City's future planning.

We hope this platform makes it easier for residents and other community stakeholders to understand what initiatives the City is working on and to join the conversation for an even better Wilsonville.



LET'S TALK, WILSONVILLE!

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

Building Division

Whatcha Looking At?

In most wood structures, when combustible construction reaches a height of 40 feet, a fire standpipe must be installed in the building.

So, what is a standpipe?

Well, a standpipe is basically a metal pipe that extends from the outside of the building to strategic locations within the building. Usually standpipes are 4 or 6 inches in diameter and installed in each stairway for ease of firefighter access. The exterior and interior ends of the standpipe have fire department hose connections so the fire department can quickly connect and charge the standpipe with water. Once the standpipe is charged with water, either from an adjacent fire hydrant or a fire truck, the water in the standpipe is ready for firefighter use at each floor level inside the building.



In the adjacent photo to the right, the standpipe is marked with the red sign that says FDC (which is short for Fire Department Connection), and is located immediately behind the yellow fire hydrant. In the other photo, on the left, the standpipe rises through the concrete floor on the interior.

The code requires that as construction progresses beyond 40 feet in height from the lowest level of fire department access, that a standpipe be installed at each floor level in each stairway. As construction progresses beyond 40 feet in height, the standpipe must continue to extend to the floor below the highest level of work.

Building department inspection staff make sure the standpipe size, location, and installation meets code. And that's what we're looking at.



Economic Development

Business Retention & Expansion

- As part of a Business Retention/Expansion effort, the Economic Development division has conducted a pilot period over the summer to gather input from Wilsonville-based businesses about current challenges, interest in expansion, satisfaction with City services and appetite for workforce assistance resources. The pilot prioritized a list of 60 large manufacturers or high-growth potential businesses for participation in an online survey and face-to-face interviews. Highlights include:
 - 37 Wilsonville businesses responded to an electronic survey (62% response rate)
 - 16 face-to-face interviews were conducted with traded-sector firms (27% response rate)
 - 20 business assists were provided by Economic Development Division, including:
 - 8 Workforce training/hiring
 - 4 Site Selection
 - 2 SMART Transit Services
 - 3 Grant Assistance (for export assistance, end-of-trip facilities, etc.)
 - 2 City Assistance
 - 1 Sustainability Resources
 - 10 Current or potential expansions
 - 58% of survey participants and 63% of traded-sector interview participants indicated plans to expand operations or employment in Wilsonville, which would increase investment and jobs in the community
 - Survey participants ranked the following as the top three issues or barriers facing their business today:
 - Availability of employees (50% of respondents)
 - Transportation access/improvements on I-5 (41% of respondents)
 - Skill level/preparation of employees (35% of respondents)
 - 63% of survey respondents gave the City between a 7-10 (on a scale of 1-10) for their satisfaction level with the service they received; 33% gave the City a 10 out of 10
 - Survey participants ranked the following as the top three resources that would be most helpful to their business:
 - Employee hiring/training (44% of respondents)
 - Workforce transit (30% of respondents)
 - Expansion/relocation (19% of respondents)
 - Face-to-face interview themes
 - Largest employers mostly unresponsive; high-growth and mid-sized employers were more receptive to City assistance
 - Hiring and training remains the number one need
 - I-5 is viewed as a top advantage and top disadvantage to doing business in Wilsonville
 - Due to tight labor market, firms are promoting internally & seeking out leadership training programs to equip staff with management skills
 - Salem workforce attracted to higher Wilsonville wages
 - Five employers (representing 801 employees) voiced the need for expanded transit service to accommodate graveyard and early shifts
 - Workforce desires higher quality, non-franchise lunch options in town
 - Wilsonville seen as a desirable location but one where it is difficult to find land to accommodate expansion

Economic Development

Regional Collaboration

- Regional partners including Greater Portland Inc. and Metro will be collaborating to refresh the 5 year regional Comprehensive Economic Development Strategy (CEDS). The planning process will discuss how we use our land, labor and infrastructure to support our future economy. The strategy will also help define regional responses to U.S. federal government economic development grant opportunities through the EDA.

Recruitment

- Wavecel, a manufacturer of high quality bike helmet inserts that are aimed at reducing the risk of concussions, has relocated from Milwaukie to a 46,000 square foot facility in Wilsonville. WaveCel helmets retail for up to \$300 and report to be 48 times more effective at preventing concussions when compared to standard helmets. The relocation/expansion will bring a team of surgeons, scientists, engineers and researchers to Wilsonville. See OregonLive write-up on the expansion at <https://www.oregonlive.com/commuting/2019/09/wavecel-bursts-onto-the-bike-scene-expands-into-wilsonville-facility.html>.

Engineering Division, Capital Projects

5th Street/Kinsman Road Extension (1139/2099/4201)

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. The project budget has been reviewed, and the next steps include final plan review and land acquisition. Construction is planned to begin in the spring or summer of 2020.

Elligsen Well Upgrade and Maintenance (1128)

This project involves correcting well casing and water chemistry deficiencies in the existing Elligsen well to maintain it as a backup supply for emergencies. Capacity analysis of the stormwater system downstream of the well house which carries pump-to-waste flows was completed in June 2019. The second half of calendar year 2019 will include well column and casing inspections, water chemistry analysis, and recommendations for improvements to address any discovered deficiencies. The first half of calendar year 2020 will include redevelopment of well capacity and implementation of improvements identified previously in the fiscal year.

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. City staff coordinated with Clackamas County to schedule a resolution supporting the Task Force recommendation of the suspension bridge as the preferred bridge before the Clackamas Board of County Commissioners.

Engineering Division, Capital Projects

Garden Acres Road (4201)

This 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 and includes Willamette Water Supply Program segment PLM_1.2 of the 66" water transmission pipe. Construction has begun with both the clearing and tree removal operations and the installation of the joint franchise utility trench completed. The coordination with utilities continues. Construction completion is anticipated for December 2020.

Gesellschaft Well Facility and Upgrade (1083)

This project addresses upgrades and repairs needed to correct deficiencies in the Gesellschaft well house, including piping, electrical, and mechanical systems. The construction contract was awarded at the August 19 City Council meeting. Material and equipment submittal review is underway and construction is scheduled to begin in early November 2019 and continue through January 2020.

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. A proposal for professional services was received on August 27. The negotiation of scope and fee is currently underway. Project design work is expected to begin in December.

Memorial Drive Splitter Manhole Replacement (2085)

This project involves the replacement of an existing sanitary sewer manhole at the intersection of Parkway Avenue and Memorial Drive with a new flow diversion manhole. The purpose of the project is to maintain equalized flows between two parallel sewer lines under I-5 and to avoid potential overflows. Three competitive quotes were received in late March. Construction started in early September 2019 and will complete by the end of the calendar year.

Memorial Park Pump Station (2065)

The land use application has been completed and is ready for submittal.

Street Maintenance Project—Wilsonville Road & Boones Ferry Road (4014/4118/4725)

Construction on Boones Ferry Road is complete and awaiting final striping. This project required night time work, which minimized traffic impacts and citizen complaints. ADA ramp construction has also started on Wilsonville Road. The patching of the roadway is being completed, and grind and overlay work is scheduled in the upcoming month. Project completion is scheduled for November 2019.

Engineering Division, Capital Projects

Willamette River Storm Outfalls (7053)

Construction started for the project on July 15. The outfall areas at Belnap Court and Morey Court have been completed except for landscaping. The contractor is currently working on the Morey Court channel, which includes a pipe that will convey stormwater runoff to the outfall area.

WTP Surge Tank (1111)

The underground construction and restoration project is complete. The delivery and installation of the surge tank has been delayed until October.

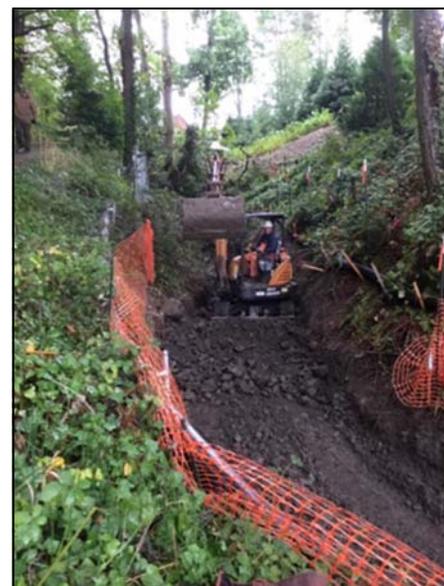
WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program. Here are the updates on their major elements within Wilsonville.

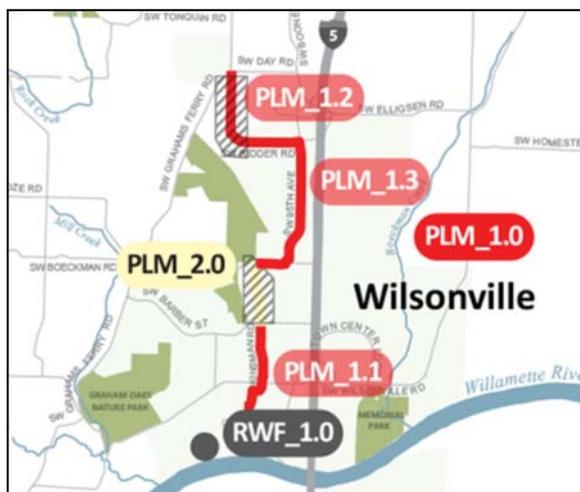
- **RWF 1.0** Raw Water Facility Project will construct improvements at the Water Treatment Plant intake facility including seismic improvements. Updated Land-Use Application received. The 90% design review is complete and is being reviewed. The IGA negotiations are on going and are anticipated to go to Council in October. Design services for two new raw pumps are no longer being pursued.
- **PLM 1.1** WWSP is preparing to submit final construction drawings for PLM_1.1, a 66" raw water pipeline between Arrowhead Creek Lane and Wilsonville Road, for construction this summer. A pre-construction conference was held on July 30. Construction is planned to start at the end of September.
- **PLM 1.2** Construction of PLM_1.2 is underway as part of the Garden Acres Road project. The site preparation is complete and construction of the underground communication lines is underway.
- **PLM 1.3** Potholing for existing utilities is currently happening to inform design. Pipeline construction is anticipated to begin in 2020.



Completed Belnap Court Outfall.



Morey Court Channel Construction.



Engineering Division, Private Development

Canyon Creek 2 (Aspen Meadows 2)

The Public Works permit has been issued and the LIDA swale facilities are under construction for this five lot subdivision off of Canyon Creek Road South.

Commerce Circle

This project is complete for a driveway replacement and connection to public utilities.

Fir Commons

Nine home condominium development near Fir Avenue and 4th Street in Old Town. Public Works permit was issued. Staff are working to resolve conflicts with the storm and sanitary sewer lines.

Frog Pond Meadows—Phase 2

74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road. The Development Agreement is complete. The Public Works permit has been issued and the sanitary sewer and road base are being installed.

Frog Pond—Morgan Farm Phase 2

42-lot subdivision located north of Morgan Farm Phase 1. The Public Works permit has been issued and work continues on the LIDA stormwater facilities.

Grace Chapel

Project involves the remodel and expansion of the south building of the former Pioneer Pacific College. Staff are working with the applicant to resolve outstanding issue on the plan review.

Hilton Garden Inn

Utilities have been installed for this four-story hotel at Memorial Drive and Parkway Avenue. The remaining work for the Public Works permit includes pavement restoration and planting of the stormwater facilities.

Northstar Contractor Establishment—Clay Street

The pre-construction meeting is complete for this frontage improvement project.

Villebois Regional Park 7&8

The Public Works permit has been issued and grading work has begun.

Engineering Division, Natural Resources

If You Build It, They Will Come!

Not all roads are the same. Especially, when it comes to accommodating wildlife. Most roads create barriers to wildlife, which fragment their habitat and may lead to injury or death. But there are ways to keep people and vehicles moving while still providing a safe environment for wildlife, and the Boeckman Road and Kinsman Road extensions represent two successful examples.

Starting with the Boeckman Road extension and continuing with the Kinsman Road extension ten years later, passageways were provided to allow wildlife a safe and convenient way to cross beneath the roads. Due to their location within and adjacent to the Coffee Lake wetlands, the passages are essential for maintaining habitat connectivity and wildlife corridors. Because wildlife have different requirements, several different types of passages under the roads needed to be constructed. The passageways range in size from small culverts to the bridge on Boeckman Road. In addition, the Barber Street extension includes a bridge that spans the wetlands and accommodates wildlife movement.

In cooperation with Portland State University and a wildlife consultant, the City has been able to document through monitoring the extensive use and effectiveness of the wildlife crossings. To date, more than 20 different species have used the passageways, including deer, coyote, rabbit, raccoon, opossum, beaver, rodents, frogs, and snakes.

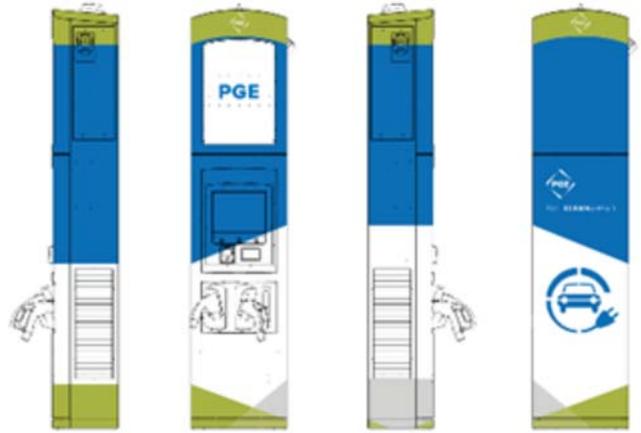


Coyote exiting from the Kinsman Road wildlife passage.

Planning Division, Current

Administrative Land Use Decisions Issued

- PGE Electric Avenue at Wilsonville Public Library
- 2 Miscellaneous Class I Administrative Reviews
- 1 Class I Sign Permit
- 8 Type A Tree Permits
- 1 Type B Tree Permit
- New Single-family and row house building permits



Development Inspections and Project Management

In September, Planning staff actively worked with developers and contractors to ensure construction of the following projects consistent with Development Review Board and City Council approvals:

- Hilton Garden Inn
- Fir Avenue Commons residential development in Old Town
- Regional Park 7&8 in Villebois
- Residential subdivisions in Frog Pond West
- Aspen Meadows and Aspen Meadows II subdivisions on Canyon Creek Road South

Development Review Board (DRB)

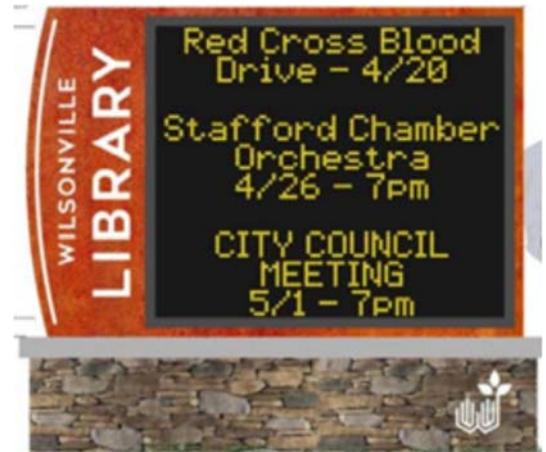
During their September 9 meeting, DRB Panel A unanimously approved a digital monument sign along Wilsonville Road for the Wilsonville Public Library. During the meeting the panel also acknowledged a hearing on the Industrial Focus project continued from previous meetings had been cancelled due to the withdrawal of the application. Staff understands the property owner is looking at alternative plans for the property which is located between Boones Ferry and Boberg Road just south of Boeckman Road.

DRB Panel B did not meet in September.

DRB Projects Under Review

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

- Natural resource impacts as well as site and building design for improvements at the Willamette River Treatment Plant and park related to the Willamette Water Supply Project.
- Coffee drive-thru at Town Center Loop West and Park Place.
- Office building on Pioneer Court at I-5 in North Wilsonville.
- Conversion of northern building of old Pioneer Pacific College campus on Parkway Avenue into offices for I&E Construction.
- Revised Master Sign Plan for Wilsonville Business Center along 95th Avenue
- Revised Master Sign Plan for Stafford Woods office building



Planning Division, Long Range



Equitable Housing Strategic Plan

Throughout September, the project team continued to conduct stakeholder engagement activities and began to gather input on potential policy strategies. On September 4, the project task force held its second meeting, where staff and the project consultant presented feedback received throughout the summer from stakeholder interviews and focus groups. The project team also presented an initial list of policy strategies for consideration, and engaged the task force in an exercise to begin prioritizing these strategies.

Staff and the project consultant presented feedback from this task force meeting, along with market research and stakeholder interview findings, to the Planning Commission at a work session held on September 11. The project team engaged the Planning Commission in a similar exercise to gather feedback on strategies focused on housing construction. Information gathered from this work session, as well as the September 4 task force meeting, will be shared with the City Council at an upcoming work session this fall, where the Council will prioritize policy strategies for inclusion within the Equitable Housing Strategic Plan.



Other stakeholder outreach continued throughout September through the City's *Let's Talk, Wilsonville!* website. A survey on perceptions of housing costs and challenges was open through September 15, and several people shared the story of why they chose Wilsonville as their home. Additional feedback opportunities will be provided through the website as the

Equitable Housing Strategic Plan is developed.

General project information is available on the project website: www.ci.wilsonville.or.us/housing.

Planning Commission

During their September 11 meeting, the Planning Commission staff presented the Equitable Housing Strategic Plan project. The primary goal of the project is to identify gaps that are currently present in Wilsonville's housing market, develop a plan, and strategize to fill those gaps. The project team engaged the Planning Commission in a discussion to gather feedback on policy strategies focused on housing construction. Additionally, staff shared the Clackamas County Regional Housing Needs Analysis for discussion. Please refer to the specific project information enclosed in the Planning Commission Packet here <https://www.ci.wilsonville.or.us/bc-pc/page/planning-commission-16>. The next Planning Commission meeting, to be held on October 9, will focus on setbacks and lot coverage as part of the Residential Code Modernization Project.

Wilsonville Town Center Plan

During September, staff continued to scope timelines for implementation activities related to the adopted Town Center Plan. Outreach continued with property owners, developers, and investors on key sites in Town Center. Staff further scoped the marketing plan and infrastructure finance plan as key deliverables in achieving public-private development partnerships for Town Center. Work on these and other implementation activities is expected to begin later this fall.

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

