

From The Director's Office

August sure was hot and smoky, but Community Development worked hard, kept cool with periodic rootbeer floats, and celebrated Wilsonville's 50th birthday on August 22! Our biggest highlights:

1. Finishing touches were put on the new Wastewater Treatment Plant outfall—see photo on next page showing pipe being lowered into the Willamette River.
2. Both the City of Wilsonville and Tualatin Councils held public hearings and adopted the Basalt Creek Concept Plan.
3. For the 50th birthday Block Party, CD staff showed their creativity and love of community:
 - The Planning and Engineering Divisions “constructed” a Town Center Main Street with a parklet and two-way cycle track where anyone could try out an E-bike—see photos right.
 - The Building and Natural Resources Divisions hosted the very busy and popular “build a planter” booth at the Block Party. Kids built their own wooden planter and filled it with a native plant and a pot with their planted seeds—see photos on following pages.

-Nancy Kraushaar, PE, Director





Building Division

Connecting with Junior Inspectors

On August 22, the Wilsonville Building Division partnered with Natural Resources staff to host a very popular planter box build for kids, dubbed Junior Building Inspectors, at the Wilsonville Community Block Party. The planter box build was a great way for building inspectors to connect with kids by building a planter box with them and providing information about building safety such as smoke detection and earthquake preparedness.



When complete, each Junior Inspector received an inspection of the planter box and by a certified building inspector to make sure the planter boxes were up to code. Once inspected, kids moved to the next stage with Natural Resources staff who provided a total of three pots to fill the planters. In two pots, staff provided soil, seeds, and hands-on instruction for planting and caring for their seeds as they germinate. A third pot was filled with a pre-potted native plant chosen from a variety of native species offered by Natural Resources staff.



Smiles were abundant. The kids had a great time interacting with staff and learning about building safety and protecting our natural environment while doing something fun. When complete, there were 91 planters built.



Building Division (Cont.)

For questions about building safety and other construction topics, Building Inspection staff are a resource and happy to answer questions.



Economic Development

- **TIF Zone Program**
 - TIF Zones are set to expire end of 2018. We will be taking a minor amendment to the Urban Renewal Agency that will extend expiration date by a year to allow further research/study as we pursue modifications to the program.
- **Business Recruitment**
 - A Utah-based company is looking for a combined office/manufacturing space that is 5,000—10,000 total square feet.
 - Industrial developer seeks to acquire 30 acres of land west of Garden Acres in Coffee Creek Industrial Area for speculative industrial development. City met with the developer on August 28 to discuss plans and public-private partnership.
 - City will be hosting Port of Portland on September 14 to tour Coffee Creek and discuss partnership opportunities related to site aggregation and investment of 'patient capital' to help enable development in the district.
- **Business Retention/Expansion**
 - City met with leadership from Sysco on August 17 to tour their facility, learn about Sysco company culture and business, and discuss regional expansion opportunities with the acquisition of adjacent 33 acre Elligsen site in Wilsonville.

Engineering Division, Capital Projects

124th Avenue Extension

Washington County’s contractor continues construction of the 124th Avenue Extension project. They are currently placing Willamette Water Supply’s 66” pipeline under the roadway on Grahams Ferry Road north of the City limits. We are coordinating with the County on the portions of work within the City limits.

Boones Ferry Road / Fred Meyer Improvements (4199)

Project is underway, but was delayed due to conflicts with a natural gas pipeline. Gas pipeline has now been relocated and the project is back underway.

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 has contracted 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)

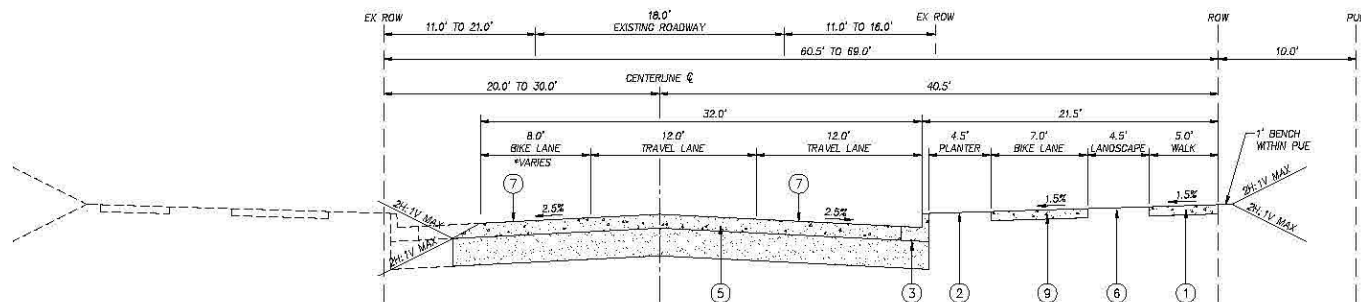
Staff is working on changing/updating the initial signage on the on-ramp as to when the new stacking lane can be utilized.

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 5 bridge types for evaluation at the preferred bridge location. A TAC meeting is being planned for the end of September for technical analysis of the bridge types. A public open house and Task Force meeting is being planned for the beginning of October 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. Planned street cross section shown below.



Engineering Division, Capital Projects (Cont.)

Graham Oaks Pedestrian Enhancements (0012)

AKS is providing engineering services for design and construction. The design is underway. The 60% plans are being prepared. PGE is providing estimates for adding services for the speed feedback sign and rectangular rapid flashing beacons.

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 grant fund exchange with the Kinsman Road Extension project is complete, allowing the bridge project to be de-federalized. Design of the bridge will begin after completion of the Town Center Plan.

Memorial Park Sewer Pump Station (2065)

The draft preliminary design memo has been submitted by Murraysmith. The land use process, site design and architecture design are underway.

Street Maintenance (4014/4118)

Kittelson and Associates has been selected to provide engineering services for the 2018 Street Maintenance project. The project kick-off meeting is scheduled for the 1st week of September.

Tooze Road to Grahams Ferry Road (4146)

Base lifts of asphalt installed in early August. Signal pole and street light installation scheduled for late August to late-September. Contractor's schedule anticipates completion in mid-October.

Water Telemetry (1114)

Brown & Caldwell submitted draft standards for review for our water system's communication hardware and controls. They are putting together the network and communication upgrade plan that will include a project list and estimates for future upgrades.



Tooze Road—View east from the new intersection with Paris Avenue. Base lift of asphalt and temporary striping completed. Final striping will include a left-turn lane/center median here.

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. 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

Frog Pond—Morgan Farm

Staff are busy reviewing plans for the first phase (37 homes) of this 81-lot subdivision. Developer plans to get the project under construction in September.

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 Calais East

Subdivision is almost complete. Model home construction is underway.

Villebois Mont Blanc

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

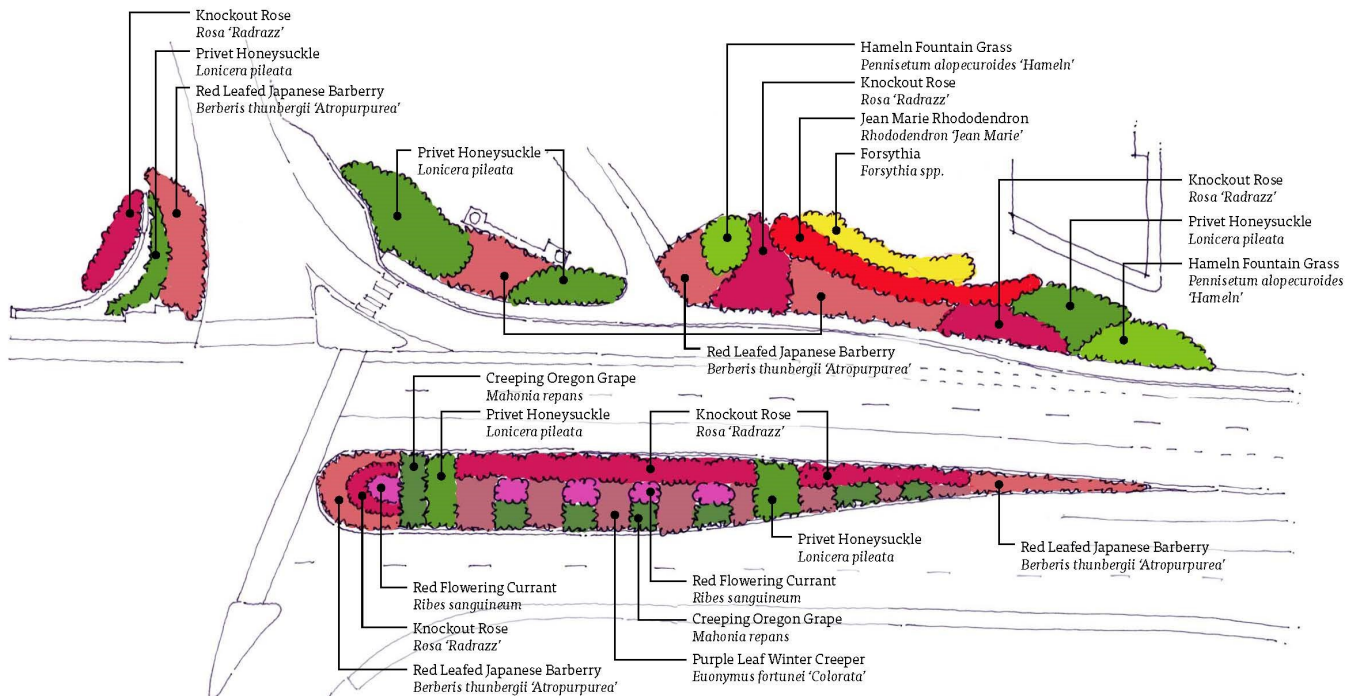


Stafford Meadows—Site Grading is underway. Demolition of three homes and tree removal completed.

Natural Resources

Administrative Directive—Hardy Plant City Webpage

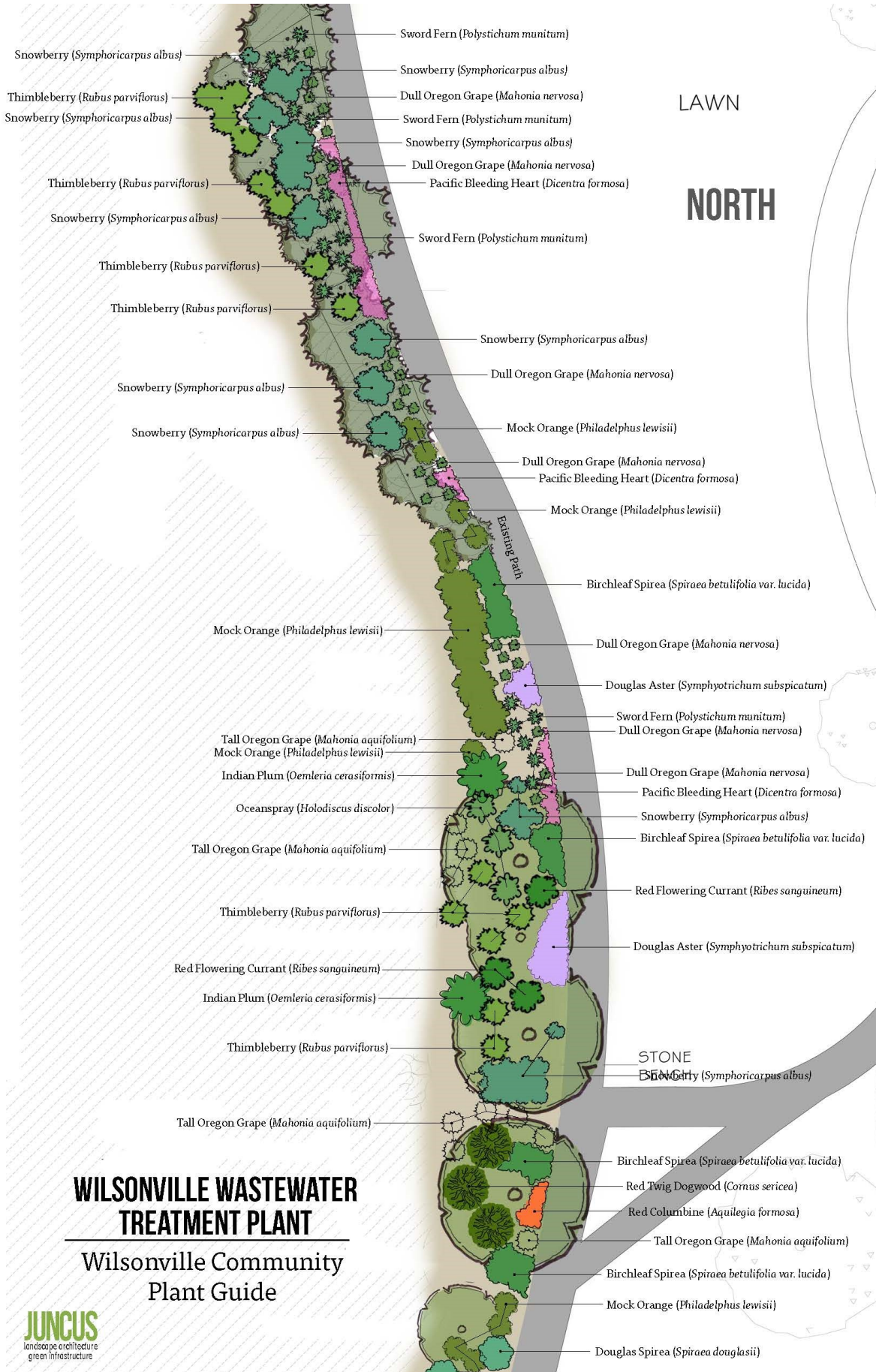
For FY 2017-18, the City Council asked staff to develop a database of City plants with recommendations of hardy plants suited to the area. In response to this request, staff has been working on an update to the City website to include information about the type and location of local, hardy plants. The website, which should be completed in the next couple of weeks, will have examples (see below and on the following two pages) of public areas with hardy native and ornamental plants. In addition, the webpage will have links to plant lists and other relevant information.



WILSONVILLE ROAD INTERCHANGE

Wilsonville Community Plant Guide

Natural Resources (Cont.)



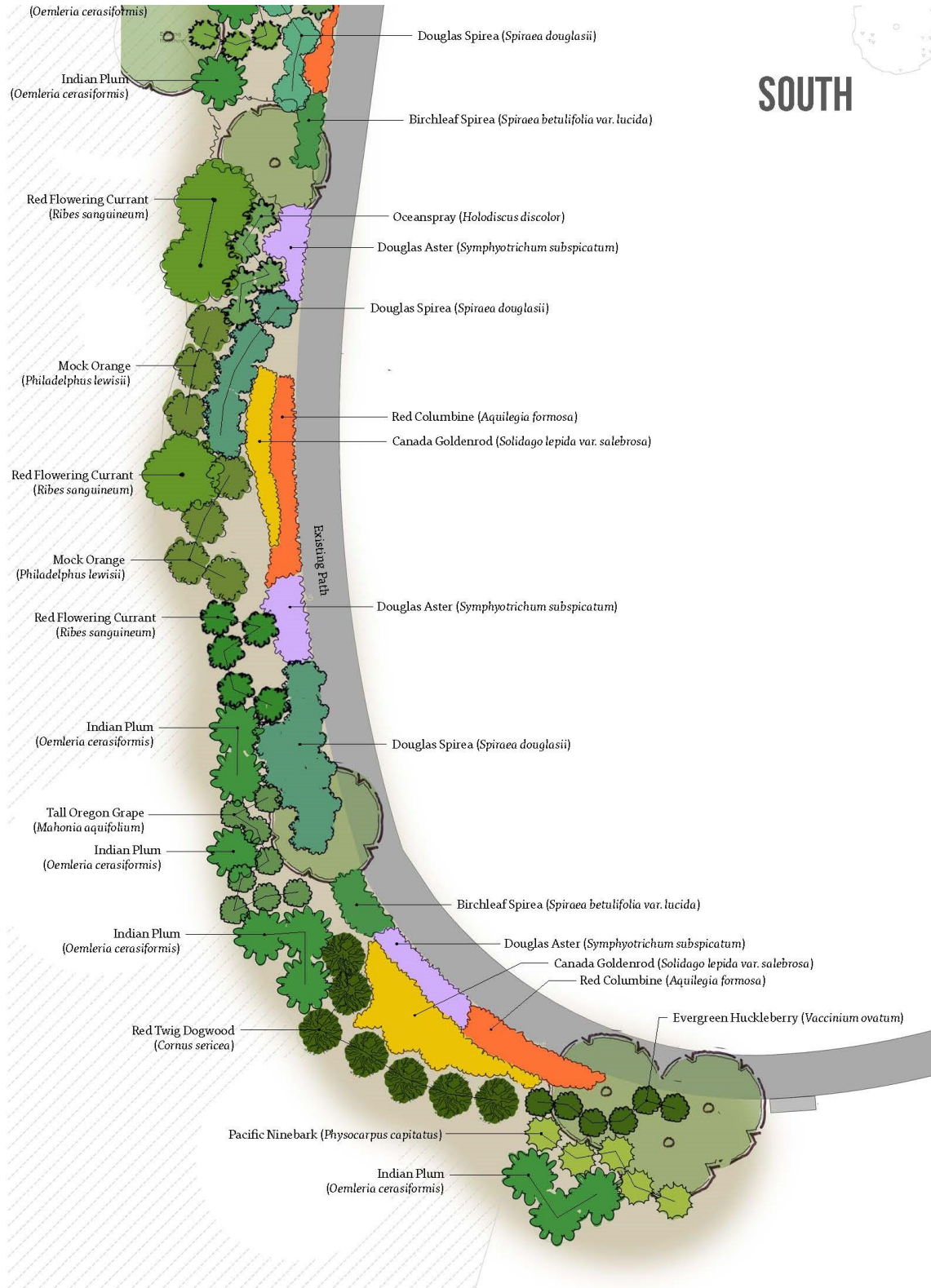
LAWN
NORTH

STONE

**WILSONVILLE WASTEWATER
TREATMENT PLANT**
Wilsonville Community
Plant Guide



Natural Resources (Cont.)



WILSONVILLE WASTEWATER TREATMENT PLANT

Wilsonville Community Plant Guide



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

- 3 Class I Administrative Reviews
- 1 Zoning Verification Letter
- 21 Type A Tree Permits
- 3 Type B Tree Permits
- 4 Type C Tree Permits
- 1 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

The DRB Panels A met on August 13 and after conducting a public hearing unanimously approved a proposal by the Family Fun Center for an extensive remodel and architectural refresh including removal of the batting cages and addition of a building primarily housing a 16-lane bowling alley.

The DRB Panel B met on August 27 and heard a request to develop the southeast corner of Villebois Drive and Barber Street in Villebois. The request includes three row houses, with the row house on the corner including a ground floor commercial flex space. At the conclusion of the public hearing, the board unanimously approved the request.

The Panel A meeting on September 10 has been canceled. The next regularly scheduled meeting for Panel B is September 24.

Planning Commission

On August 8, the Planning Commission held two public hearings. Mike McCarty, Parks and Recreation Director, presented the Parks and Recreation Comprehensive Master Plan hearing continued from May 2018. Resolution No. LP18-0003 Parks and Recreation Master Plan was unanimously adopted with revisions recommended by the Planning Commission. Mike McCarty, introduced the Boones Ferry Park Master Plan LP18-0008. After a short review, the Planning Commission approved a motion to continue the LP18-0008 hearing to a date certain of October 10 at 6:00 pm at Wilsonville City Hall.

In addition, the Planning Commission held a work session on the Town Center Plan and the SMART Programs Enhancement Strategy projects.

The next regular Planning Commission meeting will be Wednesday, September 12 at 6:00 pm, which will include a hearing on the SMART Programs Enhancement Strategy LP18-0009, and work sessions on the Signage and Wayfinding and the ADU Code projects.

Planning Division, Long Range



Basalt Creek Concept Plan

At the August 6 Wilsonville City Council meeting, the City Council held a public hearing and approved Resolution 2697 adopting the Concept Plan for the Basalt Creek Planning Area. At the August 13 Tualatin City Council meeting, the Tualatin City Council approved a resolution to adopt the Basalt Creek Concept Plan. The plan was worked on jointly by the Cities of Tualatin and Wilsonville with funding from Metro regional government. The plan guides future land use, transportation and infrastructure investments in an 847-acre area currently located in rural Washington County.

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

Sign Design and Wayfinding Signage Plan

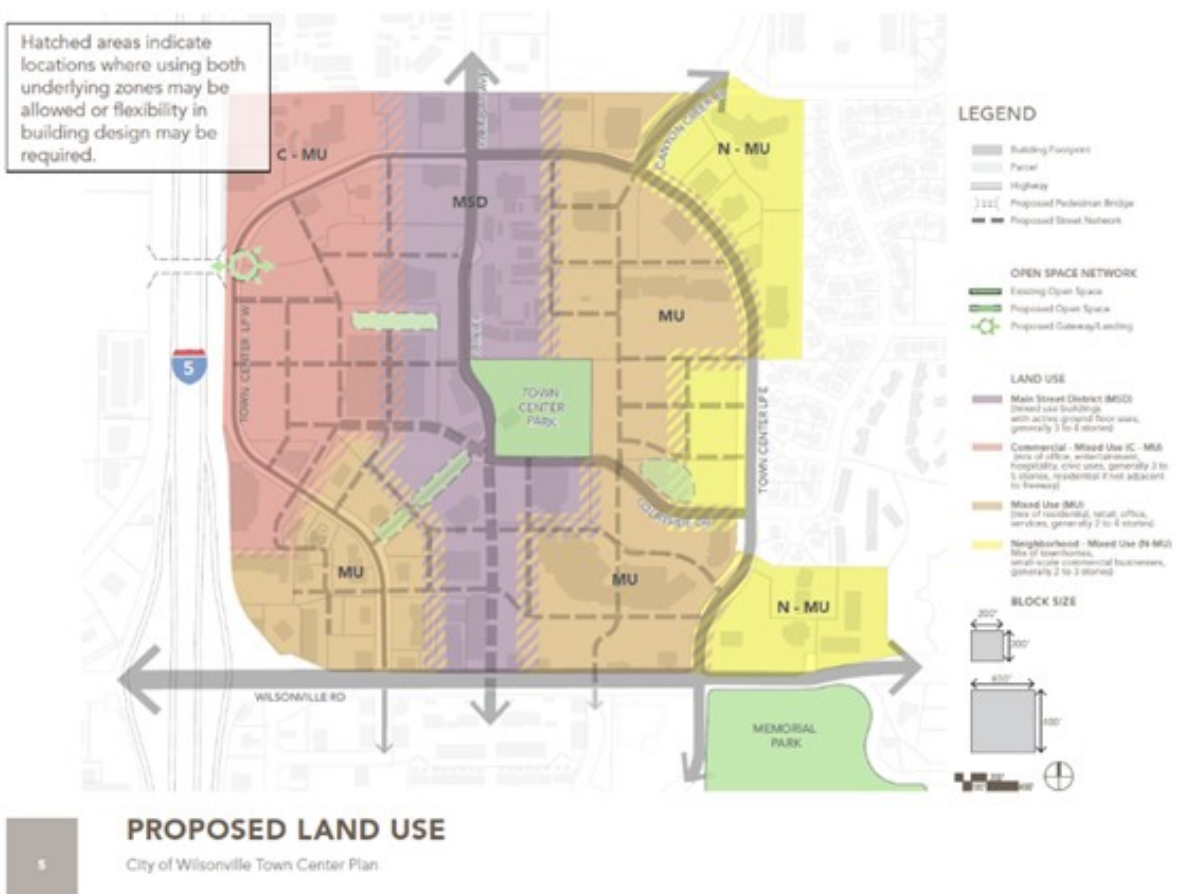
The July Public Survey sought public input regarding sign design themes, shapes, building materials, color options and more. Planning will present the Public Survey results to Planning Commission in an informational session on October 10, 2018.

The next steps in the process will be to refine the draft sign packages to test and evaluate variations in color, materials, font and design. To review the full survey results please visit the project web page at www.ci.wilsonville.or.us/planning/page/citywide-signage-and-wayfinding-plan.

Planning Division, Long Range



WILSONVILLE TOWN CENTER PLAN



August has been a busy month for the Town Center Plan Project Team. They met on August 8 to review and brainstorm ideas for implementation, including design standards, infrastructure projects, and economic development programs for achieving the community's desired land use and built form for Town Center. That same evening, design standards and code options were the topic of a Planning Commission work session on August 8 at Wilsonville City Hall. The project team also presented a project update to the City Council on August 20 at Wilsonville City Hall.

The project team hosted a Pop-up Main Street as part of the Community Block Party on August 22 to demonstrate the community's ideas for their future Main Street. This area on Park Place was transformed into the main street envisioned by community members, including al fresco dining and a two-way cycle track with bikes to borrow. There were opportunities for the public to review elements of the plan and to provide feedback.

The project team continues to work on a financial analysis of the desired building types for the Main Street and other areas of future Town Center. This information, paired with the market analysis, will be a topic of conversation for an event in the fall and will help finalize the implementation actions included in the Plan.

Lastly, on August 24 the project team met with our technical partners for this project. We shared the public feedback, updated community concept, design standards, code options, draft cross-sections and project lists.

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