

### From The Director's Office

Greetings! The most significant event in January for Community Development (and I would say for the City) was opening the new Kinsman Road connection between Barber and Boeckman Roads. It is so exciting to complete this important new link in Wilsonville's transportation network—a project that has been in the works for over a decade! Not only does the new connection complete our west-side arterial route for freight, cars, and bikes, but the route offers a wonderful walk along the Coffee Creek wetland complex and under-crossings for wildlife to access their adjoining habitat. While we did not have a public ribbon-cutting, CD staff had some fun celebrating the new road just before it opened!



Miranda Bateschell and Zach Weigel worked with Eye Health NW to coordinate their new business location in Town Center with the future bike/pedestrian bridge over I-5. Their proposed site is a preferred location for the bridge landing. We hoped they would prefer the vacant site to the south. Unfortunately, they have ultimately decided to keep their proposed site.

The Southbound I-5 Boone Bridge Congestion Study progressed on schedule. The project team finalized the Existing Conditions Memo, developed the Draft Future Conditions and Improvements Options Memo, and scheduled the open house (March 14) and meetings with the Chamber of Commerce, Charbonneau Homeowners Association, French Prairie Forum, and Rotary Club.

We hosted the open house for the Year 2000 Urban Renewal Plan 11<sup>th</sup> Amendment that proposes increasing the maximum indebtedness to fund the Boeckman Dip Bridge. We had a good turnout with engaged participants. We heard support for the bridge as well as enhancing Boeckman Creek as a natural resource by removing the existing culvert.

I met with the Park at Maryfield HOA and discussed traffic and transportation projects—particularly ones that might affect them. They expressed concern about how long they have to wait on Brown Road for a green light to turn onto Wilsonville Road. Immediately after, Mike Ward worked with Clackamas County (who operates and maintains our traffic signals) to reduce what had been a minimum 60-second green time for Wilsonville Road to 30 seconds during non-peak hours. We have also just added Flir (yes, Wilsonville's Flir) cameras at the intersection that detect bikes on Brown Road using infra-red technology. We hope to add more of these cameras throughout the city as funding allows.

We bid Eric Mende good-bye and wished him well in his new position at the Eugene Water and Electric Board. Since he started, Eric managed many significant projects, including the 2012 Water Distribution System Master Plan, the Wastewater Treatment Plant Expansion, the Water Treatment Plan Master Plan update, the Barber Bridge, and the siting and land acquisition for the future West Side Reservoir.

Loving these longer days! –Nancy Kraushaar, PE, Director

## Building Division

### 2017—A Year in Review...

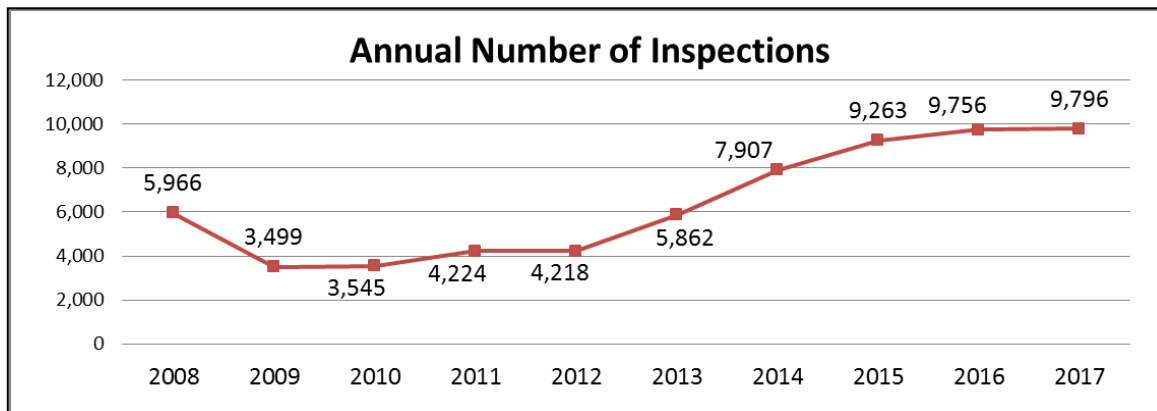
It's been a very positive and productive year for the Building Division. The following are some highlights:

#### Staffing & Certifications

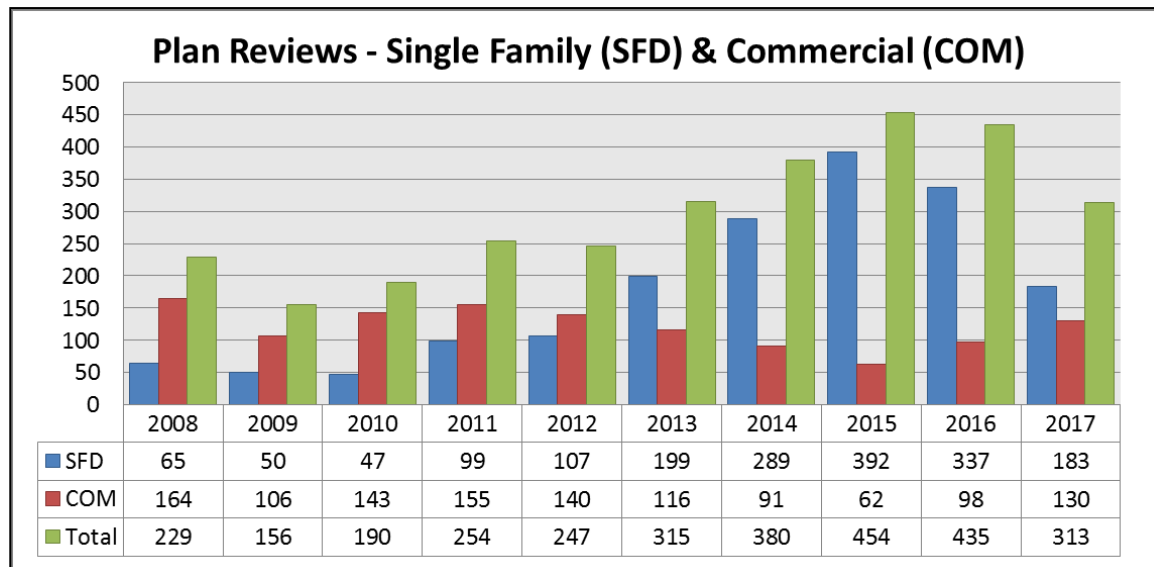
- Completed a reorganization—We now have a 4-tier career ladder for certified Building Inspector/Plans Examiners (BIPE) starting with a BIPE 1 and topping-out as a BIPE 4 lead worker.
- As of October, all eight of our Building Division staff are International Code Council (ICC) certified.
- In 2017 staff added six ICC certifications to our collective resume bringing the total number to 77.
- We hired three amazing new staff members with Mike Ditty, Susi Korinek, and Laura Ruggles.

#### Services & Projects

- As noted in the chart below, we completed the highest annual number of inspections of the last 10 years in 2017. We anticipate the curve will dip slightly in 2018 but will ramp up again due to several large projects in the pre-development queue.

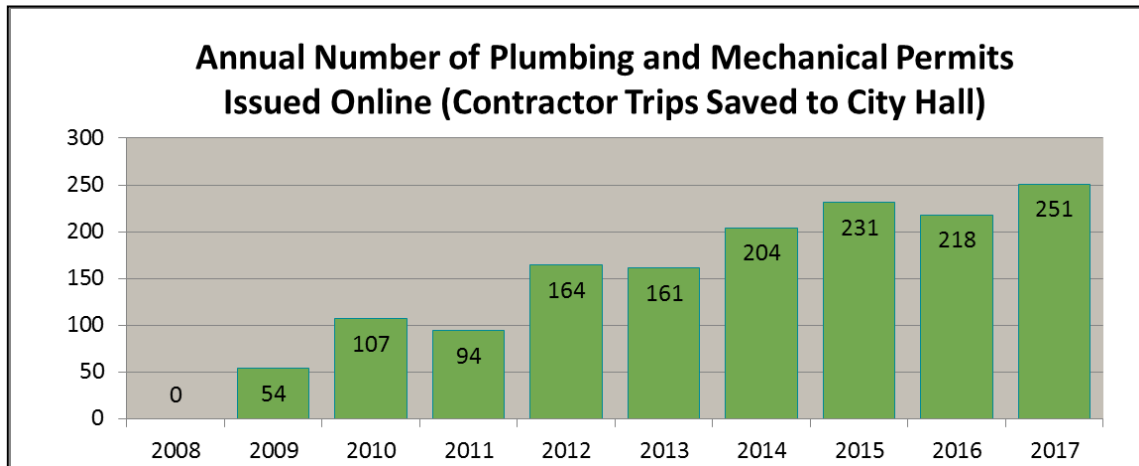


- By comparison the overall plan review volume has dropped a bit mostly due to number of single family reviews slowing (including remodels and additions). However, the number of commercial tenant permits has risen.

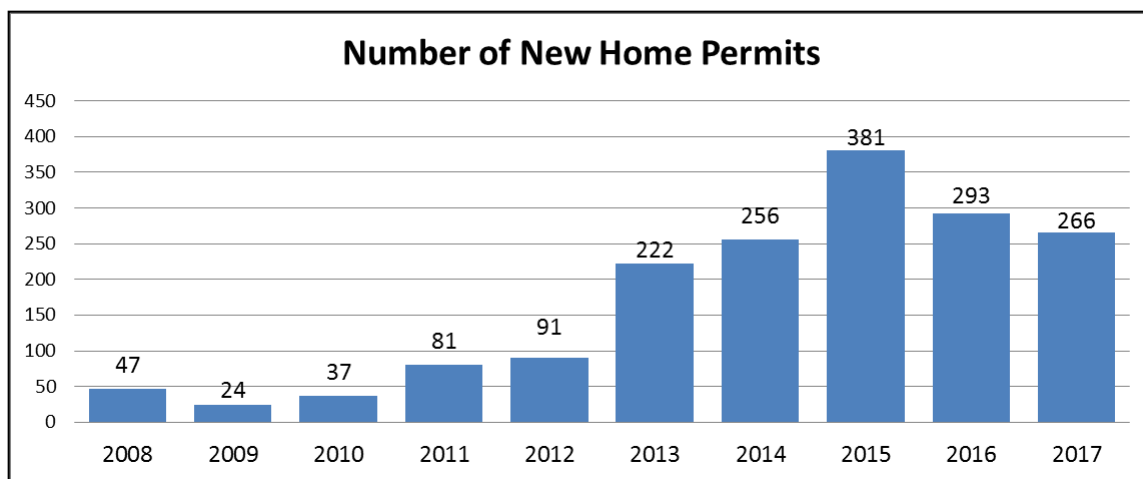


## Building Division (Cont.)

- ePermits—The number of online permits reached an all-time high of 251. This service allows trades contractors to obtain permits anytime 24/7 and results in significant time savings.



- New home permit numbers (permits issued) trailed the record breaking pace of 2015 and 2016, but overall remains extremely high. It is anticipated that 2018 will slow a bit more as Villabois draws to a close. However, we anticipate a brisk pace continuing with several developments coming online such as Frog Pond and Charbonneau.



## Outreach

- One of our favorite events of the year was the Block Party where building safety staff were able to build birdfeeders with kids. Staff looks forward to doing this again in 2018.



## 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: Board vote scheduled for February 15
      - City of Wilsonville: Council vote scheduled for March 5
    - Public Hearing for adoption of Year 2000 URA Amendment has been moved to March 5, 2018.

- **Business Retention/Expansion**

- Met with Wilsonville manufacturer of “fizzy bath bombs and body treats” called [Fizz and Bubble](#) to talk about the [Business Oregon export assistance program](#) and how it can help them get their product to South Korea and other international markets.
    - Business is experiencing rapid growth. They have 175 employees in Wilsonville and their product is available at many large retailers including Macy’s, Bed Bath and Beyond, and Target. They see a big opportunity with “bath bombs” in international markets, including Asia and Europe.
    - Business is currently looking for new space in Wilsonville to accommodate future growth.
  - Town Center Business Outreach: Miranda Bateschell and Economic Development Manager Jordan Vance partnered with the Chamber to deliver a Town Center Project update webinar to the business community. We discussed the “Community Concept” and answered questions from a group of over 25 business owners on how the plan might impact their business.

- **Recruitment**

- A Portland-based brewery is interested in potentially relocating to Coffee Creek Industrial Area to manufacture and bottle their beer.
  - Dealer Spike, a leading web services provider for powersports dealerships, will be relocating to Wilsonville from Tualatin to accommodate their fast-paced growth. They plan to move into Wilsonville’s Parkway Woods Business Park in April 2018 and will be bringing 230 employees, with plans to hire as many as 170 more people in the next five years.

## Engineering Division, Capital Projects

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

The design engineer is working towards the 90% design level plans, which is expected to be reached and submitted for review on March 6. Recently much of our work has been focused on the redesign of Boones Ferry Road and how best to meet National Marine Fisheries Service requirements for stormwater quality.

### **2017 Water Treatment Plant Master Plan Update (1122)**

A work session with Planning Commission was held on December 13. The formal hearing is scheduled for February 14, with Council action for adoption in March.

### **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 the 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. Council consideration for construction contract award is schedule for the February 22 City Council regular session. Construction is anticipated to begin March 2018.

### **Exit 283 Congestion Improvements (4199)**

Construction contract awards were approved by City Council on December 18 for the Exit 283 Southbound Ramp project that was awarded to Kerr Contractors for \$562,000. Kerr has begun submitting material for approval as part of the on-ramp improvements. Because of the long lead time on the signal poles for the ramp meter, the third lane is not expected to be operational until mid-summer.

### **Fred Meyer/Old Town Intersection (4199)**

Construction contract awards were approved by City Council on December 18 for the Fred Meyer/Old Town Square Intersection project that was awarded to Brown Contracting for \$191,000. Construction began in January.

## Engineering Division, Capital Projects (Cont.)

### 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. Direction from Federal Highway Administration is that the project needs to perform an Environmental Assessment, a more intensive environmental review process than was previously envisioned for the project. While the scope of work for the EA is being drafted, final selection of the bridge alignment will continue, which is anticipated to occur in early Spring 2018. The project schedule will be adjusted to account for the added EA work.



### Garden Acres Road (4201)

The project is progressing toward 60% design. An annexation hearing before DRB Panel A was held on December 11 (recommendation for approval). Council will hear this on January 18. A Condemnation Resolution for acquisitions (Right of Way and Utility Easements) was brought to Council on January 18.

### 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.

## Engineering Division, Capital Projects (Cont.)

### **Kinsman Road Extension (4004)**

This project involves construction of a new section of Kinsman Road between Barber Street and Boeckman Road and includes upsizing and relocation of 30" sanitary sewer pipe (Coffee Creek Interceptor Upsizing (CIP 2079) and installation of 66" water line for the Willamette Water Supply Program (CIP 1127)). The roadway extension opened to traffic on January 15, 2018. Contractor is performing project corrections. Landscaping of mitigation sites will occur over the next month.



### **Library Improvement (8098)**

Contract award to 2KG Inc. was approved by City Council on December 18. Building Permit applications were submitted by the City Project Manager on December 19. Construction began in January.

### **Signal Improvements (4118)**

A new FLIR detection camera has been installed at Wilsonville Road and Brown Road for vehicles and bicycles traveling northbound which has increased bicycles due to its proximity to the pathway to the Water Treatment Plant. The camera can distinguish bicycles from vehicles and can give additional time to bicycles for them to clear the light.

### **Street Maintenance (4014)**

A grind and overlay of the northbound lane of Boones Ferry Road, from Barber to Boeckman is on schedule to be completed by the end of June.

### **Wastewater Treatment Plant Outfall (2095)**

Permits are in hand and the project is expected to be awarded this spring, with construction taking place during the summer in water work window. Staff is negotiating a scope of work with CH2M regarding construction management for the work.

### **Water Telemetry (1117)**

Brown & Caldwell have created telemetry standards which will ensure that in the future, water sites will be able to be observed and controlled by Public Works without having to go to the site. Staff is now negotiating a scope with Brown & Caldwell to look at our existing system and create a master plan with a project list to upgrade our current hardware and controls to our standards. The master plan is expected to be completed by the end of June.

## Engineering Division, Capital Projects (Cont.)

### Willamette River Stormwater Outfalls (7053)

The design engineer has submitted the 70% design level plans for City review. Permitting questions have been received from Oregon DEQ and we are working on responding to them.

### WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5<sup>th</sup>/Kinsman project (4196), the Kinsman/Wilsonville Road truck turning improvements, the 2017 WTP Master Plan effort (1122) and WWSPs Raw Water Facility projects.

## Engineering Division, Private Developments

### Aspen Meadows Subdivision

While the Public Works permit for this 14-lot subdivision was completed several months ago, our Building Division has just recently begun issuing new single-family building permits to the developer.

### Charbonneau Range Subdivision

Construction of this 40-lot subdivision is mostly complete and our Building Division has begun issuing new single-family building permits to Pahlisch Homes.

### Frog Pond Development

We have been working with two developers on two different proposed subdivisions in the Frog Pond West Neighborhood. We anticipate these projects going to DRB in late February or March.

### Marion's Carpets

Construction is ongoing on the Marion's Carpets building on Boones Ferry Road just north of Barber Street.

### Villebois Calais East

Construction is ongoing on the Villebois Calais East subdivision—68 lots adjacent to Tooze Road.



## Natural Resources

### **Bee Stewards Program—March Workshop**

The City and partner organizations of the “Bee Stewards” pollinator-improvement program are sponsoring a workshop on how urban residents can attract and sustain pollinators in a yard or home garden. The event is scheduled for Saturday, March 10, 9:00 a.m.—1:00 p.m., at the school district’s Center for Research in Environmental Sciences and Technologies (CREST).

In the workshop, residents will learn the basics about creating a pollinator garden, how to identify common native pollinators, what the link is between bee health and pesticides and how to start a native mason-bee colony. Participants also receive a copy of the City of Wilsonville’s new Pollinator Toolkit and a tour of CREST’s pollinator habitat. In addition to the workshop, the public is encouraged to attend to learn about pollinators, purchase student-grown pollinator plants and explore CREST. For more information and to register: [www.pesticide.org/attract\\_pollinators](http://www.pesticide.org/attract_pollinators).

Funded in part by a grant from the Wilsonville—Metro Community Enhancement Program to the Northwest Coalition for Alternatives to Pesticides, the “Bee Stewards” pollinator-improvement program has engaged Friends of Trees, the Xerces Society and school district to create pollinator habitat on city and school district properties, develop a City Integrated Pest Management (IPM) plan for parks and public spaces, and provide education and tools for local residents to create pollinator habitat in their own yards. The City Council adopted a resolution last summer committing Wilsonville to the principles of being a “Bee City USA,” which involves actively improving pollinator habitat and educating the public.



Long-horned bee (*Melissodes* sp.) on great northern aster (*Canadanthus modestus*) | Photo: Matthew Shepherd

## Planning Division, Current

### Projects Being Prepared for DRB Hearings

- New Master Sign Plan for Wilsonville Business Center along 95<sup>th</sup> Avenue
- South Wilsonville 76—Covert existing fuel price sign on Parkway Avenue to Digital
- Digital freestanding sign for Marion's Carpet
- 5-year Temporary Use Permit for Model Homes Complex—Calais East

### Administrative Land Use Decisions Issued

- Change of Use for to allow a commercial dog day care business at 9373 SW Barber St.
- 1 Year Time Extension for Universal Health Land Use Approvals
- Changes to Parking, Garages, and Mixed Waste/Recycling Storage for Siena Condos-Villebois
- 2 Class I Administrative Review
- 3 Type A Tree Permits
- 2 Type B Tree Permits
- 4 Class I Sign Permits
- New Single-family permits

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## Board and Commission Updates

### Development Review Board (DRB)

DRB—Panel A met on January 8, 2018. The board elected Fred Ruby as chair for 2018 and Jennifer Willard as Vice Chair. Following a public hearing, the board approved, by a vote of 4-1, a proposed parking area with approximately 33 vehicle spaces adjacent to the community garden in the eastern portion of Memorial Park. The parking area will also serve a future off-leash dog area.

DRB—Panel B did not meet in January.

### Planning Commission

On January 10, 2018, a hearing was held on the Coffee Creek Industrial Form-based Code (FBC) project. Staff members Kim Rybold and Jordan Vance presented the materials with input from Marcy McInnelly, an Urbsworks, Inc. consultant. Resolution LP18-0001 "A" was unanimously approved with one text revision noted. The first reading of the FBC project before City Council will be on February 5, 2018.

Following the hearing, Nancy Kraushaar and a guest speaker Judith Gray from ODOT presented information about transportation Value Pricing.

The next regular Planning Commission meeting, a hearing on the Water Treatment Plant Master Plan project, is scheduled for Wednesday, February 14, 2018.

## Planning Division, Long Range



### **Basalt Creek Concept Plan**

In January, Metro signed and executed the intergovernmental agreement between Metro, Washington County, Wilsonville, and Tualatin, which will result in a binding non-appealable decision from Metro concerning the Central Subarea of the Basalt Creek Planning Area. The parties are currently awaiting more information from Metro regarding the process and schedule for the hearing and associated briefings.

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

### **Coffee Creek Industrial Form-Based Code**

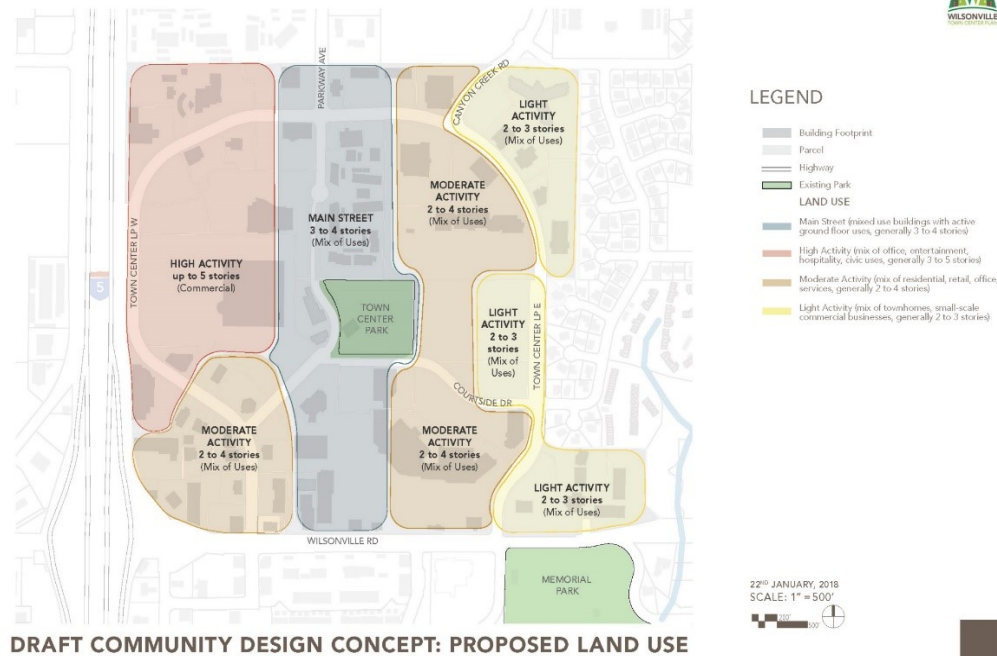
On January 10, 2018, the Planning Commission conducted a public hearing on the Coffee Creek Industrial Form-Based Code, forwarding a recommendation for approval to the City Council. A City Council public hearing is scheduled for February 5, 2018. The project will adopt clear and objective development standards and a Pattern Book to guide industrial development in Coffee Creek. Applications meeting all of the clear and objective Code standards would be approved administratively by staff, providing applicants with greater outcome certainty. Applications requesting waivers to one or more of the clear and objective standards would continue to be reviewed by the Development Review Board.

More information on the Coffee Creek Industrial FBC is available on the project website at <http://www.ci.wilsonville.or.us/FormCode>.

## Planning Division, Long Range



### WILSONVILLE TOWN CENTER PLAN



**DRAFT COMMUNITY DESIGN CONCEPT: PROPOSED LAND USE**

The project team continues to prepare for outreach opportunities and host meetings in early 2018 in order to gain input from the community and key stakeholders on the Draft Community Design Concept for Town Center. As part of the public outreach, we:

- Invited the public to participate in an online survey
- Invited the public to attend the Town Center Open House at City Hall, scheduled for February 8, 2018
- Scheduled meetings with key property owners, including Regal Cinemas, ROIC, Fry's, Kaiser, and Clackamas Community College representatives
- Started a semester-long program with Meridian Creek Middle School 7<sup>th</sup> grade classes, which will get students' input on the Town Center Plan through multiple class projects
- Partnered with the Wilsonville Chamber of Commerce on a live webinar to update local business partners on the concept and respond to their questions
- Held two Focus Group Meetings for Wilsonville residents living in or nearby Town Center;
- Attended the Boeckman Creek primary Latino Advisory Committee to provide an update and share information on upcoming events
- Partnered with staff at Wood Middle School to schedule a Town Center Latino Family Night (open house) on March 1 for Wilsonville's Spanish-speaking population.

The new survey focuses on the draft Community Design Concept. Please share it with your neighbors, family and friends: <http://bit.ly/towncenterconcept>

The feedback we collect will be used to modify the draft Town Center Design Concept. The final concept will then form the basis of the draft Town Center Plan, which will be presented in late spring. For additional information about the Town Center Plan project, visit the project website [www.wilsonvilletowncenter.com](http://www.wilsonvilletowncenter.com).