

From The Director's Office

Greetings!

Summer is such a fun time in Wilsonville—outdoor activities, warm weather recreation, and entertainment abound. Summer concerts, art shows, farmers markets, brew fests, movies in the park, and block parties all are in full swing throughout the community, providing awesome family activities while highlighting many different parts of this wonderful community.

For the month of August, Wilsonville has been the host for the summer show of homes at the Street of Dreams. The show was a huge success with a significant increase in participation over past years. With tens of thousands of visitors coming to the show, the entire community is on display, with a special focus on the next great neighborhood at Frog Pond.

The 3rd Annual Community Block Party was also held in August, which was an enormous success with approximately 2,000 citizens participating in a free BBQ, rubber ducky races, chalk art drawings, photo booths, herb box construction, train rides, live music as well as just enjoying a summer evening in Town Center Park. Community Development Department staff contributed to many of the activities, as well as solicited input on the equitable housing strategic plan while promoting the new public input tool, “Let’s Talk Wilsonville.” The Block Party event was a blast and has become a summer mainstay.

On other fronts, Staff are busy with many projects throughout the community, and are spending significant time hiring new team members. Over the next month, two new staff members will join the Planning Division, in addition to two on-going recruitments in Engineering.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director



Building Division

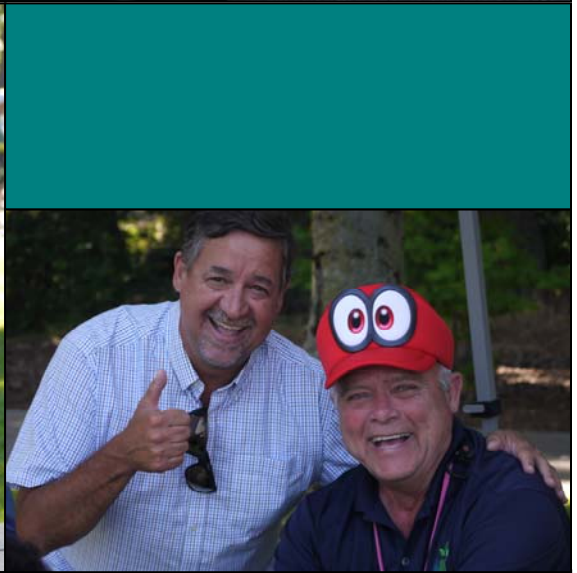
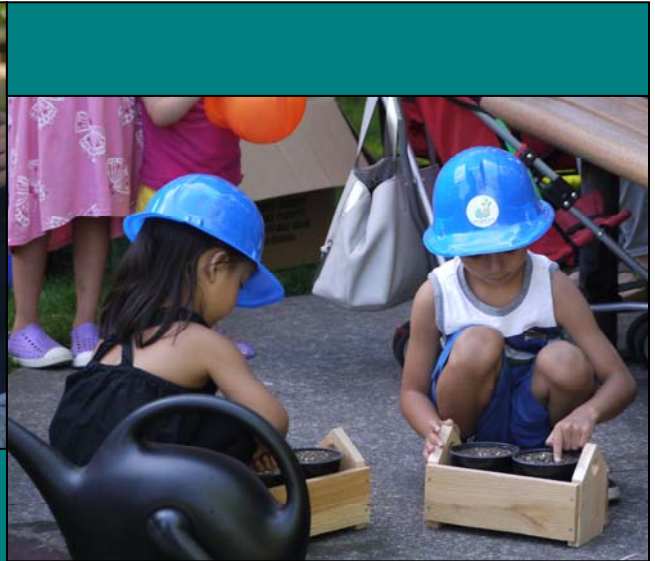
On August 15, the Wilsonville Building Division partnered with Sarah Sand, the City's Stormwater Coordinator to host a very popular herb box build for kids at the Wilsonville Community Block Party. The herb box build was a great way for building inspectors to connect with kids by building a planter box with them and providing information about building safety such as smoke detection and earthquake preparedness. After completing the build, the kids were able to plant edible herbs that grow well at this time of year and that attract bees and butterflies.

Smiles were abundant, and the kids had a great time interacting with staff and learning about building safety and protecting our natural environment while doing something fun. 100 herb boxes were built during the event.

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



Building Division



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. Results are being analyzed and will be shared-out with City Council and the community in the coming weeks.
 - 37 Wilsonville businesses completed an electronic survey during the month of June.
 - 16 interviews were conducted with Wilsonville traded-sector firms.
 - 20 business assists were provided by Economic Development Department, including:
 - 8 Workforce training/hiring
 - 4 Site Selection
 - 2 SMART Transit Services
 - 3 Grant Assistance
 - 1 Sustainability Resources
 - 10 Current of potential local expansions

Regional Collaboration

- The Economic Development team is making progress on the Employment Lands Site Readiness Toolkit, a project with Port of Portland and GPI to identify tools to move challenged industrial employment sites within UGB to market-readiness, such as Coffee Creek. The project is looking at best practices across the country and coming up with 32 tools—related to policy, financing, and process—to help industrial site-readiness.

Urban Renewal

- Coffee Creek
 - Development: 20 acres of non-contiguous land (two 10 acre parcels) are under contract for speculative industrial development with a proposal to bring in three 65,000 square foot warehouse/flex buildings on each site.
 - Infrastructure: Garden Acres Road is under construction with an estimated completion date of November 2020.
- TIF Zone Program
 - The City is pursuing modifications to the TIF Zone Program to allow for added flexibility of site location and program criteria, and ideally be adaptable to both recession and growth economies. Staff will present the proposal to City Council in October for direction.

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. Staff is finishing a review of the project budget against the final design cost estimate. Property acquisition is anticipated to resume in September and construction to begin in Spring 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 are coordinating 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 in September.

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 and includes Willamette Water Supply Program segment PLM_1.2 of the 66" water transmission pipe. Construction has begun with clearing and tree removal operations complete and installation of the joint franchise utility trench is underway (pictured). 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. Two formal bids were received by the July 31 bid submission deadline. Stettler Supply & Construction was deemed the lowest, responsible bidder. The construction contract went to Council in August for award. Construction is scheduled to begin in September 2019 and continue through January 2020.



Engineering Division, Capital Projects

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 Request for Proposals has been advertised to solicit design proposals from qualified consulting firms. Proposals were due on August 27. Project design work is expected to begin in October.

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 is anticipated to begin in summer 2019 and to be completed by the end of September.

Memorial Park Pump Station (2065)

The land use application is under review.

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

Construction is underway on Boones Ferry Road. This includes a road closure for thru traffic. ADA ramp construction has also started on Wilsonville Road. Efforts are being made to coordinate with the school to ensure safe pedestrian access and coordination around major events. See top two photos.

Willamette River Storm Outfalls (7053)

Construction started for the project on July 15. The outfall area at Belnap Court has been excavated and the contractor is installing riprap. A stormwater pipe will be installed from the top of the slope down to the outfall. See photo right.

WTP Surge Tank (1111)

The underground construction and restoration project is complete. The surge tanks are scheduled for delivery and installation in September.

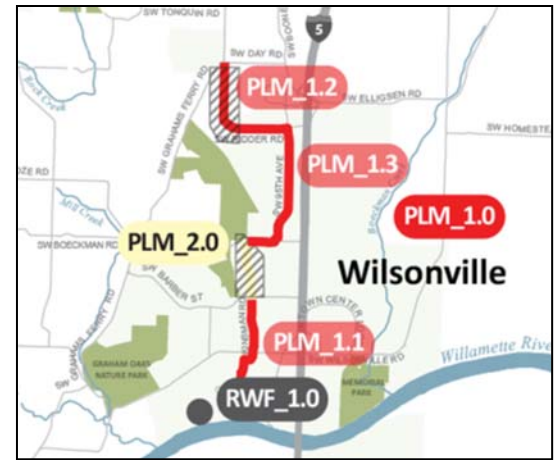


Engineering Division, Capital Projects

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 scheduled for September. The IGA negotiations are ongoing. Design services are being finalized for the design of two new City raw water pumps to be installed with the RWF project.
- **PLM 1.1** WWSP is preparing to submit final construction drawings for PLM_1.1, 66" raw water pipeline between Arrowhead Creek Lane and Wilsonville Road, for construction this summer. A pre-construction conference was held on July 30. A construction 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.



Engineering Division, Private Developments

Commerce Circle

Project under construction 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 has been issued. The waterline work is partially complete.

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 work has started on the LIDA stormwater facilities.

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 has started on the LIDA stormwater facilities.

Grace Chapel

Project involves the remodel and expansion of the south building of the former Pioneer Pacific College building. The first review of the public works plans is complete and redlines have been provided to the applicant.

Hilton Garden Inn

Utilities construction continues for this four-story hotel at Memorial Drive and Parkway Avenue.

Northstar Contractor Establishment—Clay Street

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

Engineering Division, Natural Resources

Temperature Data Loggers

In August, staff reinstalled 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. 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 warmer 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.

City staff have 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 of 2018 to coincide with the time period when migrating salmonids may be using cold-water refuges.



Planning Division, Current

Administrative Land Use Decisions Issued

- New monument sign for apartment complex at 28900 SW Parkway Avenue
- 3 Zoning Verification Letters
- 1 Miscellaneous Class I Administrative Reviews
- 1 Class I Sign Permit
- 7 Type A Tree Permits
- 4 Type B Tree Permit
- New Single-family and row house building permits

Development Inspections and Project Management

In August, 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 August 12 meeting, DRB Panel A continued the consideration of Phase 1 of the Industrial Focus project (DP Nicoli) until their September 9 meeting. The hearing had previously been continued from their July 8 meeting. The panel also held a public hearing and unanimously approved a digital changeable copy sign as part of the existing pylon sign for Bullwinkle's along I-5. The rectangular changeable copy sign will be placed below a new circular cabinet sign. The combined signs are the same size and height as the existing pylon sign approved by the City in 2009.

During their August 26 meeting, DRB Panel B held a public hearing and unanimously recommended the City Council approve the vacation of a street stub in Villebois where the street is no longer planned to be extended.

DRB Projects Under Review

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

- Site layout and building design for Phase 1 of the Industrial Focus development between Boberg Road and Boones Ferry Road just south of Boeckman Road.
- 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.

Planning Division, Current

Planning Commission

During their August 14 meeting, the Planning Commission heard about and discussed the new *Let's Talk Wilsonville!* online engagement tool and held a work session on the Residential Code Modernization project. This month's code-related work session focused on open space standards for residential development in PDR zones and other non-Villebois/non-Frog Pond areas. Please refer to the specific project information enclosed in the Planning Commission Packet here https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning_commission/meeting/packets/88981/08.14.2019_complete_pc_packet.pdf. The next Planning Commission meeting scheduled for September 11 will focus on housing with a report on the Clackamas County Housing Needs Analysis and a work session on the Equitable Housing Strategic Plan.

Planning Division, Long Range

Citywide Signage and Wayfinding Implementation

In August, staff held an internal discussion on the design of the retrofit of the Wilsonville Road Interchange I-5 monuments.

Equitable Housing Strategic Plan

During August, the project team continued stakeholder outreach efforts, holding focus groups with representatives from non-profit affordable housing developers and local employers to better understand the challenges and opportunities for equitable housing in Wilsonville. The consultant team also interviewed other stakeholders, including for-profit developers, to gain additional perspective on housing development in Wilsonville. This feedback, along with the results of the market research report, will be used in future discussions with the project task force, Planning Commission, and City Council to identify strategies for inclusion in the Strategic Plan. Additionally, a survey on perceptions of housing costs and challenges was posted to the "Let's Talk, Wilsonville!" website mid-August, and will be open through September 15.

The project team held a work session with City Council on August 5, presenting key takeaways from the draft market research report and getting feedback from City Council on what the implications for action may be. Based on this feedback, the project team finalized the market research report and published it to the project website. The team is preparing for the next Task Force meeting, scheduled for September 4 from 4:30-6:00 pm at City Hall, where they will report on feedback received throughout the summer from stakeholder interviews and focus groups. The Task Force will also identify and discuss strategies to be considered for inclusion within the plan.

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

Planning Division, Long Range

Regional Development Coordination to Preserve Industrial Land in Coffee Creek/Basalt Creek

In August, Planning staff continued to work on a number of fronts to ensure Washington County standards for development in unincorporated areas of Coffee Creek and Basalt Creek are coordinated with the City and implemented in a manner that ensures development compatible with the City's plans for the area. Efforts included meetings regarding coordinating development review to ensure appropriate right-of-way dedication and improvements as well as ensuring County TSP acknowledges City roadway authority and plans. Staff are also working on research on FD-20 uses and conflicts with future urban development and redevelopment as well as new language in the County's Code regarding City Coordination Areas. Staff are preparing a memo to share this information with City Council in upcoming work sessions.

Wilsonville Town Center Plan

During August, staff continued to scope timelines for implementation activities related to the adoption of the Town Center Plan. Outreach was conducted 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 this fall.

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

