

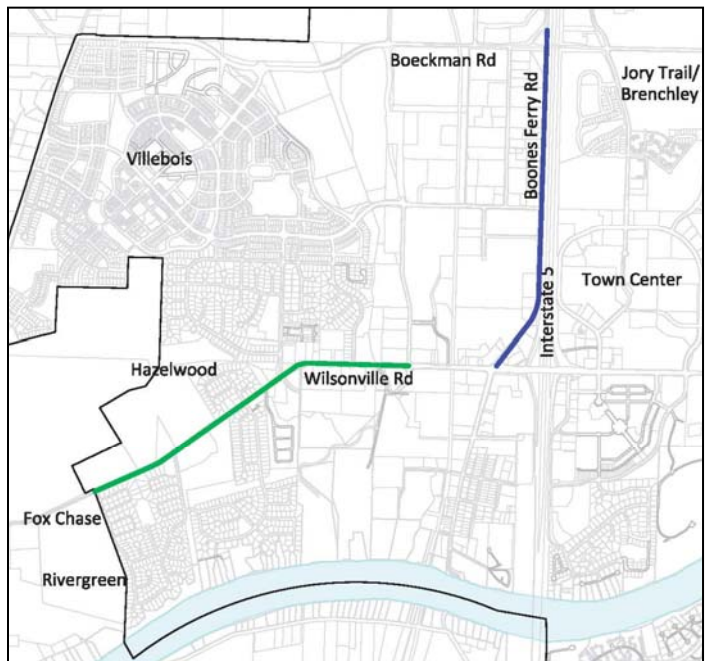
MONTHLY REPORT

From The Director's Office

Greetings!

As much as we all love summer in the Willamette Valley, I have to say it is just not long enough to build all of the things that need to be built. For the Community Development Department, summer is construction season, and it is finally here. There are many Engineering Division Capital projects underway or soon to be underway. You will see activity all over the community. City staff are working very hard to deliver high quality infrastructure projects in a timely manner and under budget.

- The Garden Acres Road urban upgrade project is under construction. The project involves the design and reconstruction of a rural local access road to an urban industrial roadway including the installation of a 66" water transmission pipeline for the Willamette Water Supply Program (WWSP).
- The Willamette River Outfalls Restoration project is under construction. This project will improve two stormwater outfalls that discharge to the Willamette River. The outfalls are located in the Rivergreen and Morey's Landing subdivisions.
- The annual street maintenance project will rehabilitate the pavement on Wilsonville Road (between Willamette Way West and Kinsman Road) and Boones Ferry Road (between Wilsonville Road and Boeckman Road). The project will include pedestrian enhancements and upgrades to ADA ramps within the project boundary. See map right.
- The WWSP is gearing up to construct a segment of 66" water transmission pipeline from Arrowhead Creek Lane near the Water Treatment Plant to Wilsonville Road as part of their PLM 1.1 Project.
- Surge tanks, a new meter, and vault are being installed at the Water Treatment Plant. Construction is scheduled to be complete in the fall.



Wilsonville is very fortunate to have such a dedicated, hard working group of professionals thoughtfully advancing the infrastructure plans for this wonderful city.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

Building Division

A Little LIDA

Wilsonville's Frog Pond Development was chosen for the 2019 NW Natural & Homebuilders Association Street of Dreams. The entire Community Development team has been very busy approving designs, issuing permits, coordinating and tracking changes, and ensuring State Building Code compliance through the inspection process. There are many unique and interesting products and construction methods employed at the Street of Dreams housing project, one of which is the use of "LIDAs."

LIDA is an acronym for "Low Impact Development Approaches." Essentially, LIDA facilities are structures that treat and filter rainwater or stormwater runoff from driveways, streets, rooftops, and other solid impervious surfaces. The stormwater is captured, filtered, and detained before entering our community's open drainage courses. Oil, sediments, chemicals, soaps, and other debris are prevented from entering our streams and rivers and eventually the aquifer. LIDA facilities use naturally filtering bio-material (soil and plants) and piping configurations to obtain these beneficial results. According to Wilsonville Public Works Standards, the five objectives are:

1. Preserve Existing Resources
2. Minimize Site Disturbances
3. Minimize Soil Compaction
4. Minimize Imperviousness
5. Infiltrate Stormwater Runoff from Impervious Areas to the Maximum Extent Practicable.

In the Frog Pond Development, stormwater management is being shared by individual homeowners. In addition to the larger subdivision-wide LIDA facilities that are built and later maintained by the Homeowners Association, smaller LIDA facilities are being installed on individual lots in an effort to pre-treat the runoff before it leaves private property. Beginning stormwater runoff treatment and detention on individual home sites as close to the source as possible reduces cost to the public and increases the effectiveness of the effort to keep our drinking water clean. Additionally, when a LIDA facility is installed and maintained on a homeowner's private property, a partnership is created that will help ensure conservation of our natural resources. By accepting and participating as private citizens in preserving the cleanliness of our precious water resources, everyone wins.

To learn more about LIDA facilities, go to www.ci.wilsonville.or.us/natural/page/stormwater.

-Mike Ditty, Building Inspector/Plans Examiner III



Building Division

Zero to Sixty in Six Months

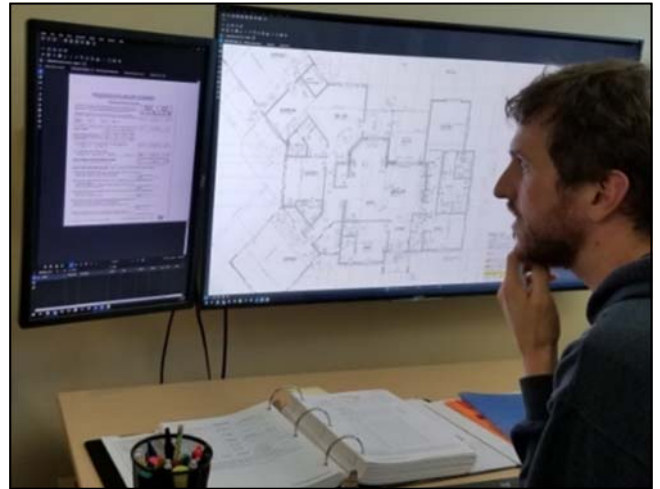
Zero to 60 mph in six months is a pretty slow pace for a car, but for the premier showcase event for the NW Natural & Homebuilders Association—the 2019 Street of Dreams in Wilsonville—it is a blisteringly fast past to build a home. The Street of Dreams officially kicked off on July 26 and features six high-end, custom homes with all the bells and whistles. These homes feature the best in building innovation and new technology. Event planners anticipate 50,000 to 70,000 people will visit the Street of Dreams during the month-long show.

In an effort to facilitate this project, the Community Development team put together a fast-track, one-day plan review process. Builders scheduled their plan reviews with CD staff for a specific date and all disciplines performed a plan review on that date. The intent was to pre-schedule reviews to create a timely and predictable approval process for builders. Once the review was completed, builders would receive either their permit the following day or a list of plan revisions that needed to be made before approval could be given. This effectively cut weeks out of a typical plan review process.

Another tool staff used to facilitate a quick review was a software called BlueBeam. This software is a robust PDF markup tool that enabled staff to receive plans and perform reviews entirely electronically. This saved builders a lot of time and numerous trips to City Hall to submit paper plans. While the process was not perfect, it did provide staff with an opportunity to beta test a new way of working through a paperless plan review process, which will eventually be the future of how this work gets done.

Once permits were issued, the mad dash started to complete the home build before the July 26 kickoff. Essentially, this meant building six high-end, custom homes within the span of six months. With all hands on deck, one builder completed their home in just three short months. Inspection staff often performed multiple inspections of homes on the same day in order to ensure these homes met code and were kept on schedule.

The CD team is proud to have been a part of such a prestigious project and proud to provide some pretty innovative services so customers could succeed.



Building Division



Pictured: Site Development, Pre-Street of Dreams, Looking West Down Boeckman Road (October 2018)



Pictured: Street of Dreams, One Week Before Opening, Looking West Down Boeckman Road (July 2019)

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.

Charbonneau Utility Repairs - French Prairie Drive Phase II and Old Farm Road Phase I (1500/2500/4500/7500)

This project involves repair and replacement of deficient storm, sewer, and water pipe lines in the Charbonneau District, as identified in the Charbonneau Consolidated Improvement Plan. French Prairie Phase 2 plans and specifications are complete. The City will solicit construction bids in late 2019 with construction starting early 2020. The City's consultant is progressing on 60% design for the Old Farm Road Phase 1 project with construction starting in summer 2020.



Coffee Creek Industrial Area Regional Stormwater Facility Project (7060)

This project involves modeling of current and buildout stormwater runoff conditions within portions of the Coffee Creek and Basalt Creek basins and will design and construct improvements to alleviate existing seasonal flooding to allow for future development within both the Coffee Creek Industrial Area and the Basalt Creek Concept Area. The consultant team has submitted a revised Alternatives Report with additional analysis of potential flood impacts for staff review.

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. Identifying and quantifying well deficiencies and improvements to the well casing, redevelopment of well capacity, and other improvements will occur in fiscal year 2019-2020.

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 August.

Engineering Division, Capital Projects

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. A pre-construction meeting with the contractor was held on July 1. WWSP and the City held a joint neighborhood meeting at Garden Acres Road on July 11 so neighbors could meet the project team, exchange contact information, discuss construction detours (see map right), and have questions answered. Construction began with tree removal and clearing operations on July 22.

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 project was advertised for bids in early July with bids due on July 31. Construction is scheduled to occur in summer and fall 2019.

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. Staff prepared Request for Proposal documents to solicit design proposals from qualified consulting firms that was advertised on July 29. 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 90% plans have been submitted for City Review. The draft land use application is also being reviewed.

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

Construction is kicking off in early August with a pre-construction meeting on August 7.

Willamette River Storm Outfalls (7053)

Construction started for the project on July 15. Initial work includes tree protection fencing, erosion control measures, and clearing and grubbing.

WTP Surge Tank (1111)

Construction continues at the Water Treatment Plant for installation of the new surge tanks and new meter and vault. The vault is installed and restoration is complete. Piping to the future surge tank has been installed, and the surge tank is scheduled to be delivered in September. See right for photos.

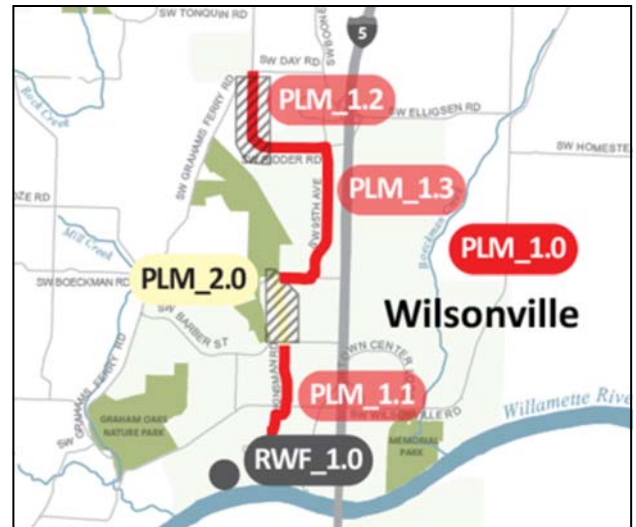


Engineering Division, Capitol Projects

WWSP Coordination (1127)

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

- **Raw Water Facility 1.0** Initial discussions have taken place for the project specific IGA. The land use application was submitted and is awaiting the receipt of additional information that was flagged in the completeness review.
- **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. The pre-construction conference was held on July 30.
- **PLM 1.2** Construction of PLM_1.2 began as part of the Garden Acres Road project on July 22.
- **PLM 1.3** Pipeline is planned to begin construction in 2020.



Engineering Division, Private Developments

Commerce Circle

Project under construction for a driveway replacement and connection to public utilities. Driveway complete and separate water and sewer services established. Minor cleanup still remains.

Fir Commons

Nine home condominium development near Fir Avenue and 4th Street in Old Town. Construction of public utilities is underway.

Frog Pond Meadows—Phase 2 and 3

74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road. The final plan review is underway for the Public Works permit, and a pre-construction meeting will be scheduled soon.

Frog Pond—Morgan Farm Phase 2

42-lot subdivision located north of Morgan Farm Phase 1. Construction is underway. The contractor has completed sanitary, storm, and water mainlines.

Grace Chapel

Plans were submitted and redline plans have been returned to the designer for corrections.

Hilton Garden Inn

Construction continues on utilities for this new, 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. Construction can be expected this summer.

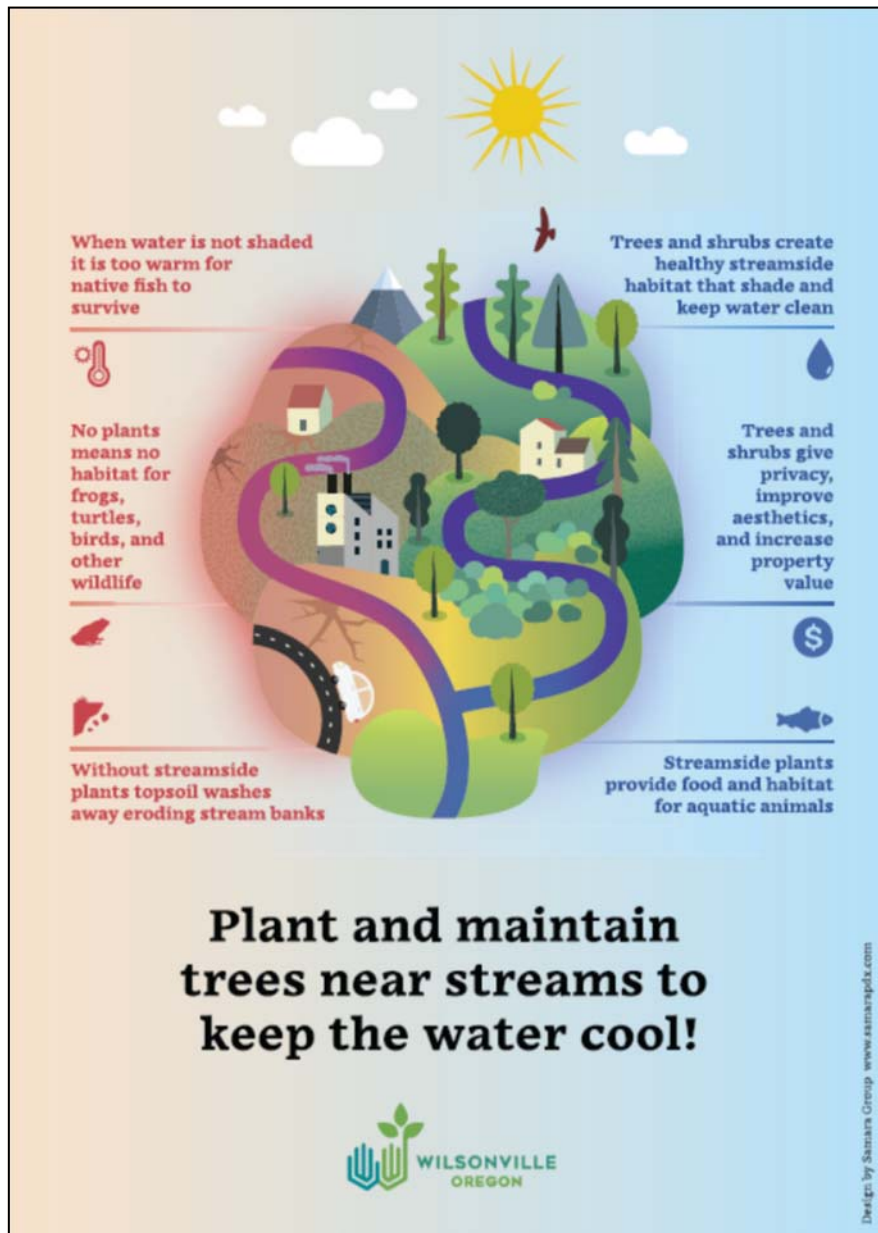
Canyon Creek Phase 2

Five lot subdivision located on Canyon Creek Road South. Construction of utilities is underway.

Natural Resources

Stream Temperature Infographic

The City is responsible for implementing a Temperature Management Plan, which is required by the Oregon Department of Environmental Quality. The TMP includes measures to protect and increase stream shading. An important component of the plan is public education and outreach. Recently, the City worked with a consultant to create a stream temperature infographic. The graphic provides a simple way of understanding the connection—blue is good, red is bad—between solar radiation and stream temperature.



Planning Division, Current

Administrative Land Use Decisions Issued

- 3 Zoning Verification Letters
- 4 Miscellaneous Class I Administrative Reviews
- 1 Class I Sign Permit
- 4 Type A Tree Permits
- 1 Type B Tree Permit
- New Single-family and row house building permits

Development Inspections and Project Management

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

- Bullwinkle's (Family Fun Center) Expansion
- Hilton Garden Inn
- Fir Avenue Commons residential development in Old Town
- Regional Park 7 and 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 July 12 meeting, DRB Panel A held a public hearing for the development of Phase 1 of the Industrial Focus project (DP Nicoli). The panel unanimously continued the hearing to their next meeting on August 12 to allow for additional information to be prepared by staff.

DRB Panel B did not meet in July.

DRB Projects Under Review

During July, 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.

Planning Commission

During their July 10 meeting, the Planning Commission held a work session on the Residential Code Modernization project. The work session focused on a number of cleanup and clarification edits to the code, including how to determine residential density and number of units allowed to be built for Planned Development Residential (PDR) Zones. Please refer to the specific project information enclosed in the Planning Commission Packet at <https://www.ci.wilsonville.or.us/bc-pc/page/planning-commission-14>. Review of the City's new online engagement tool, further discussion of the Residential Code Modernization project, and the French Prairie Bridge will be discussed at the next regular Planning Commission Meeting on Wednesday, August 14.

Planning Division, Long Range

Citywide Signage and Wayfinding Implementation

In July, Planning staff continued to work with Public Works and others on the final design and siting of sign kiosks as one of the first implementation steps for the adopted Citywide Signage and Wayfinding Plan.

Equitable Housing Strategic Plan

The primary goal of the Equitable Housing Strategic Plan is to identify gaps currently present in Wilsonville's housing market and develop a plan with prioritized strategies to fill these gaps, providing Wilsonville residents and employees housing opportunities for different household compositions, ages, and income ranges.

During July, the City Manager appointed a 17-member task force for the project, representing a broad array of professional experience in housing development, real estate finance, affordable housing, social services, and related fields. The Equitable Housing Strategic Plan Task Force held its first meeting on July 17, where the project team provided an introduction to the project, outlining the context, background, and issues to be addressed in the strategic plan. The project team presented preliminary findings from the market research report, and discussed potential strategies for technical analysis. The next task force meeting is expected in early September. An update will be presented to City Council on August 5.

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

LCDC Hearing for Frog Pond East and South UGB Expansion

The Oregon Department of Land Conservation and Development Director released a report recommending the Land Conservation and Development Commission confirm Metro's Urban Growth Boundary Decision, including bringing Frog Pond East and South into the Metro UGB. The report addressed each of the objections to the Metro UGB decision received by the DLCD. Staff carefully reviewed the report and submitted a letter in support of Metro's decision and the DLCD Director's recommendation. Staff subsequently attended the hearing on July 26 to provide oral testimony. Both actions maintain the City's standing to participate in any appeal of LCDC's decision to the Court of Appeals should that occur. During the hearing, the Commission approved Metro's decision as submitted.

Planning Division, Long Range

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

In July, Planning staff worked 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 coordinating development review to ensure appropriate right-of-way dedication and improvements, discussion of ensuring County TSP acknowledges City roadway authority and plans, and discussion of limiting uses in FD-20 to those compatible with future urban development and redevelopment. The Planning Director submitted a letter to the Board of County Commissioners for their hearing on July 16 pertaining to Ordinance No. 851 amending the County's TSP.

Wilsonville Town Center Plan

During July, staff continued to scope timelines for implementation activities related to the adoption of the Town Center Plan. These activities include updates to the Transportation System Plan and other system plans, completing the streetscape plan, developing programming and marketing programs, place making events and projects, and building public-private partnerships for a Town Center. Work on these implementation activities is expected to begin this fall.

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

