



FEBRUARY 2020 MONTHLY REPORT

From The Director's Office

Greetings—

One significant sign of a vibrant, healthy community is a strong local economy with available jobs in a wide variety of sectors at diverse salary ranges (i.e. high-tech, manufacturing, retail, construction, service, higher education). It may be cliché, but a good quality of life begins with a well-paying job.

Wilsonville benefits greatly from amazing geography, with our central location on the I-5 corridor poised equidistant between two major cities, Salem and Portland. From a freight distribution standpoint, the ability to move goods and materials along the west coast as well as connections to international ports makes Wilsonville's location very important from an economic development standpoint. I have heard Wilsonville described as a significant hub of the west coast distribution network, in that from here you can efficiently move goods north and south to Canada or Mexico, or east down the Columbia River in a short period of time.

The efforts the Community Development Department staff take to recruit and retain quality industries is a significant part of the work that we do. We work every day to advance opportunities for businesses to locate and call Wilsonville home. The commitment to the creation of a quality business environment is evident by the Garden Acres Road project. Garden Acres is currently a two lane country road in the middle of the Coffee Creek industrial area. Added to the UGB in 2002, Coffee Creek is a 200+ acre opportunity for economic investment in Wilsonville.

The Garden Acres Road urban upgrade project was identified in the 2013 Transportation System Plan as a priority project. Through the establishment of the Coffee Creek Urban Renewal District in 2016, Garden Acres is a catalytic project that will result in improvements in multi-modal transportation capacity and connectivity and piped infrastructure (sanitary sewer, storm, and water) that will directly serve over 140 acres of under developed property for industrial investment and job creation.

The multi-year project is well under way (see photos) with the undergrounding of franchise utilities and the installation of a new sewer line that was just completed. Over the next several months, the storm drainage pipelines will be installed followed by the Willamette Water Supply 66" raw water pipeline and finally a new roadway with storm water treatment and protected bike and pedestrian facilities to accommodate roadway users of all ages and abilities. It is because of initiatives such as this that Wilsonville has been recognized as one of the best places in Oregon to start a business.



Respectfully submitted,
Chris Neamtzu, AICP
Community Development Director

Building Division

Whatcha Looking At? Lumber Grading

Whether you are a Weekend Warrior or a General Contractor constructing buildings or other smaller projects, your lumber materials are graded and stamped with an identifying mark to let you know valuable information about the material.

The construction industry depends upon accredited agencies to evaluate the structural value and integrity of wood materials used for all wooden structures. Two such agencies are (APA) American Plywood Association and (WWP) Western Wood Products. The agencies have evaluated the materials and created a grading scale that lumber and plywood mills utilize throughout the United States.

In the top right example, we find that the Cowlitz Lumber Mill has produced a stud grade 2x4 that is made from Douglas Fir, is Kiln Dried (KD) to a moisture content of 19% or less and has been Heat Treated (HT) to a core temperature of 56 degrees to meet international standards. Heat-treating removes pests that might be living inside the material. 1/4 EE means that the 2x4 has 1/4" eased edges, which creates a nicely milled product with four smooth sides. The home improvement stores like to offer this product to their customers because of its appearance.

Kiln Dried lumber is used to meet the building code requirement of keeping the material moisture content level at or below 19%. Keeping the levels low reduces the amount of moisture that could be trapped inside walls, floors, and roofs. Lower moisture content reduces material shrinkage and the chance of mold growth.



APA markings used on plywood products.

WWP markings are stamped on rough sawn lumber materials like 2x4 and 2x6 stocked at your local lumberyard and home improvement stores.

In the example to the left, we see the plywood is graded Exterior A-C. The A side of the plywood sheet has the best surface available for finish painting or staining and a C side surface may have minor blemishes and wide grain patterns. This plywood sheet was manufactured using exterior grade glues that hold the multiple plies of the plywood together. The use of exterior grade glues allows this plywood to be used for projects exposed to an outdoor environment. Another interesting fact about plywood is the alternating direction of the plies, which are glued together to make the panel stronger. The more plies glued together the stronger the plywood will be.

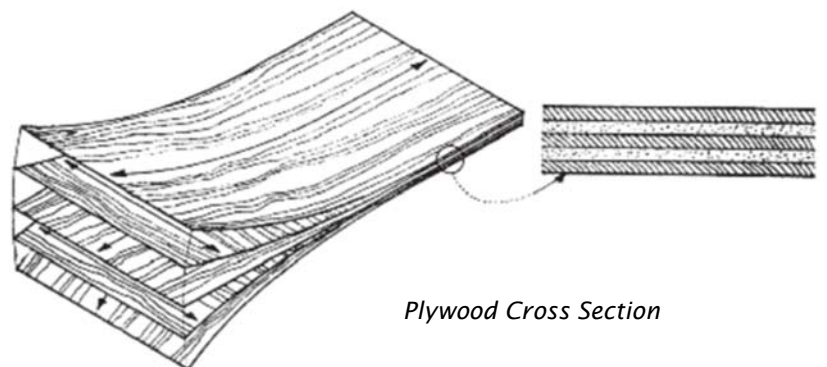
There are many options to choose from when designing your projects. Be sure to ask your contractor or materials supplier about the quality and grading of the materials you would like to use. It can definitely make a difference in the strength, longevity, and look of your design. Happy building!

Brian Pascoe

Building Inspector/Plans Examiner



WWP markings stamped on rough sawn lumber



Plywood Cross Section

Economic Development Division

Business Retention Expansion & Recruitment

- Developer seeks 15 acres for construction of 250,000 square foot distribution facility for business relocation in the region
- Distribution company bringing 200+ office jobs to existing 70,000 square foot office facility in Wilsonville
- Large office park in Wilsonville planning to convert space from office to flex industrial, bringing upwards of 200,000 square feet of new industrial product to the market
- Digital printing business looking at expanding into 26,000 square foot space in Wilsonville, bringing 20-30 new jobs and \$3.5 million in investment

Town Center Plan Implementation

- Staff continue outreach efforts to property owners, developers, and investors on key sites in Town Center. Throughout the winter, staff worked on the development opportunity site analysis component of the upcoming marketing plan, and coordinated with Clackamas County's CC3D program to create and refine 3D renderings of the main street to include within the marketing plan. Work on other implementation activities related to the adopted Town Center Plan, including a streetscape plan and Transportation System Plan amendments, have kicked off in the first quarter of 2020.

Urban Renewal

- Coffee Creek
 - Development: Site aggregation efforts are underway to consolidate 40 acres of land for high-value industrial development. Wilsonville is set to receive \$10,000 in pro bono consulting to test site aggregation solutions as part of the Metro Site Readiness Toolkit regional grant program with the Port of Portland and Metro.
 - Infrastructure: Garden Acres Road is under construction with an estimated completion date of November 2020.
- TIF Zone Program
 - Council has given staff direction to pursue modifications to the TIF Zone program to allow for added flexibility of site location and program criteria, ideally adaptable to both recession and growth economies. New program eligibility criteria will be presented to the URA Task Force on April 9.

Engineering Division, Capital Projects

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

This 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. Land acquisition is underway. Construction is planned to start in the first quarter of 2021.

Boeckman Dip Bridge (4205/4206/4212)

This project involves the design and construction of Boeckman Road (Canyon Creek Road to Stafford Road) from a rural two lane road to a urban collector roadway with a traffic signal at the intersection of Canyon Creek Road and construction of a bridge over Boeckman Creek. The results of an alternatives analysis exploring costs, permitting, right-of-way implications for three construction detour alternatives was presented to City Council at the February 3 work session. Staff are investigating hydrology and hydraulic impacts and potential Boeckman Creek mitigation requirements associated with bridge construction to provide a more accurate scope and cost of the project for City Council consideration.

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. Well column and casing inspections, water chemistry analysis, and recommendations for improvements to address any discovered deficiencies will occur between the months of March and April. After inspection and analysis is complete, redevelopment of well capacity and other recommended improvements will occur.

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.

French Prairie Road Phase II (2500/4500/7500)

This project will include paving, storm sewer, and sanitary sewer improvements to French Prairie Road in the Charbonneau development. Bids were received on February 6, and contract was awarded on February 20 to K&E Excavating. Construction is anticipated to begin in April or May and to be completed by the end of 2020.

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 of a new storm drainage pipe to serve the future Coffee Creek Industrial Area is being installed along Garden Acres Road. Construction of the sanitary sewer pipe extension and undergrounding of overhead utilities is complete. Construction completion is anticipated for December 2020.

Engineering Division, Capital Projects

Gesellschaft Well Facility Rehab 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 City's Contractor, Stettler Supply & Construction, mobilized to the well site in late September. Work in the month of February consisted of interior piping improvements and other mechanical, instrumentation, and control upgrades in the well house. Work will continue through March 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. Geotechnical fieldwork is planned to occur in March. A public open house was held on February 19 at Wilsonville City Hall with 56 community members in attendance providing feedback on the bridge and gateway project. An online survey will run from February 19 to March 8 soliciting feedback from the Wilsonville community regarding bridge and plaza design elements and themes.

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. Engineering is currently in coordination with private utilities for relocation of conduits with the City's proposed manhole. At this time, a completion date for this project is unknown, but the project is to be completed this current fiscal year.

Memorial Park Pump Station (2065)

This project involves replacing and relocating the wastewater pump station in Memorial Park. Bids were due on February 27 with the contract awarded on March 16. Construction is anticipated to begin in April and to be completed in March 2021.

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

Construction is complete.

WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements, including Life Safety Upgrades (1137), Seismic Retrofits (1145), and Repair and Replacement (1146) projects. A CMGC alternative contracting method is being considered for City Council approval in March, to be followed by a request for proposals for engineering services.

WTP Surge Tank (1111)

The underground construction and restoration project is complete. The installation of the surge tank was completed in November 2019. A certificate of final completion was issued in February 2020.



Repaved and restriped roadway, the replaced curb ramps (which now meet ADA standards), as well as the new pedestrian activated beacons on Wilsonville Road at Guiss Way/ Orchard Drive

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.

- **PLM 1.1** This is the WWSP 66" raw water pipeline between Arrowhead Creek Lane and Wilsonville Road. Construction of the pipeline is underway. Completion of this segment of pipeline is expected in Fall 2020.
- **PLM 1.2** This is the WWSP 66" raw water pipeline that is included as part of the Garden Acres Road (4201) project. Construction of the WWSP pipeline is anticipated to start in April 2020.
- **PLM 1.3** This is the remainder of the WWSP 66" raw water pipeline through Wilsonville, including Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road. WWSP is progressing toward 60% design plans. Construction is scheduled to begin in Fall 2020.

WWTP Master Plan (2104)

This project will evaluate capacity of Wastewater Treatment Plant (WWTP) processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. Engineering proposals were reviewed and a consultant was selected in January. Contract negotiations are currently underway, with a contract award scheduled for March 16.

Engineering Division, Private Development

Aspen Meadows Phase 2

This is a five lot subdivision on the east side of Canyon Creek Road South. The project is now in the two year maintenance phase.

Fir Commons

This is a ten home condominium development near Fir Avenue and 4th Street in Old Town. Eight homes are currently under construction. The second rain garden is currently being planted. This project is waiting for PGE to relocate power on 4th Street so that paving can proceed.



Engineering Division, Private Development

Frog Pond Meadows

74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road. The contractor (NEI) is currently working on the concrete intersection, sidewalks, and utility testing.

Frog Pond—Morgan Farm Phase 2

42-lot subdivision located north of Morgan Farm Phase 1. The contractor (NEI) is working on completing the punchlist items.

Grace Chapel

Project involves the remodel and expansion of the south building of the former Pioneer Pacific College, along with the rerouting of a major storm drain line. The project to begin in the near future.

Hilton Garden Inn

Construction continues on this four-story hotel at Memorial Drive and Parkway Avenue. The concrete sidewalk repairs, LIDA facilities, and road repair are some of the final items needed for completion.

Northstar Contractor Establishment—Clay Street

This is a half street improvement project that will add sidewalks and street side swales on our border with Washington County near Coffee Creek Correctional Facility.

Shredding Systems

This project involves adding an additional building and expanding the sanitary, water, and storm systems. The permit is currently under initial plan review.



Frog Pond Meadows



Frog Pond Meadows



Morgan Farm Phase 2



Northstar Contractor Establishment—Clay Street

Engineering Division, Natural Resources

“Free” Native Tree Program

To help reduce stream temperature and pollutants, the City offers up to five native tree seedlings for any resident or business within city limits to plant on their property. Residents or businesses receive a tree coupon, which allows them to redeem the native plants at Bosky Dell Natives nursery. Plantings along streams, riparian corridors, or other water bodies are encouraged, but regardless of the location, tree plantings enhance the City’s “Urban Forest” and contribute to a healthier environment. The incentive program is part of the strategy to address the City’s NPDES stormwater permit requirements.



Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In February, Planning staff actively worked with developers and contractors to ensure construction of the following projects are 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 off Canyon Creek Road South
- I&E Construction headquarters on Parkway Avenue
- Dutch Bros Coffee kiosk in Town Center

Development Review Board (DRB)

Both DRB panels met in February. Following elections of chair and vice chair for 2020, both panels heard a presentation from Kerry Rappold, Natural Resource Program Manager, about the City’s natural resource preservation including the Significant Resource Overlay Zone (SROZ) regulations.

Planning Division, Current

DRB Projects Under Review

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

- 6-unit residential development in Old Town at the north end of Magnolia Avenue (right)
- 11-lot subdivision at the south end of Canyon Creek Road South
- 3-lot partition and zone change along the northern portion of Canyon Creek Road South
- New warehouse on Boberg Road for DP Nicoli
- 69-lot subdivision in Frog Pond proposed by West Hills Development



Planning Division, Long Range

Commercial Recreation in Planned Development Industrial

Following past City Council direction to explore options to expand the size limit for commercial recreation uses in the Planned Development Industrial (PDI) Zone, staff have conducted initial work exploring the topic. Staff presented the white paper prepared by Angelo Planning Group to the Planning Commission during their work session. The Commission provided direction to staff to conduct additional analysis on the need and potential use of modified standards as well as to move forward with drafting initial code concepts. During February, staff continued to research the topic and have engaged with a variety of stakeholders consisting of commercial recreation businesses, property managers, and commercial/industrial real estate brokers to obtain initial feedback on the direction of the proposed code changes. Staff expect to provide an update to City Council on the initial research and code concept in April and to return to Planning Commission in May.

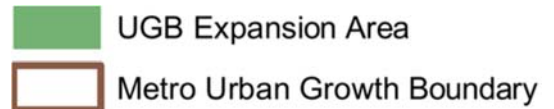
Equitable Housing Strategic Plan

The Equitable Housing Strategic Plan project team published a draft Equitable Housing Strategic Plan in January. The project team presented this draft to the Planning Commission at its February 12 meeting, gathering feedback on the plan and possible long-term performance measures to consider in evaluating the plan's success. Information gathered from this meeting, along with feedback from January's project task force meeting, will be shared with the City Council at an upcoming work session on March 2 with the goal of finalizing which performance measures to include in the final draft Plan.

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

Wilsonville
Equitable Housing
Strategic Plan

Planning Division, Long Range



Frog Pond East and South

During February, staff worked on preparing a preliminary scope and budget for the Frog Pond East and South Master Plan. The master planning area encompasses the area added to the Urban Growth Boundary by Metro in 2018. The City is required to adopt a master plan and related policies and codes for the area by the end of 2022. City staff also prepared a draft grant request to Metro to fund a large portion of the scope and budget for the master planning work. At their March 16 meeting City Council will consider a resolution in support of the grant application. In addition, on February 14, the City received two separate Petitions for Review filed with the Court of Appeals of LCDCs approval of Metro’s urban growth boundary amendment that brought in the additional acreage in Frog Pond in Wilsonville (as well as acreage in Beaverton, Hillsboro and King City). The petitions were filed by Marion County and by Housing Land Advocates. LCDC, Metro, Hillsboro, Wilsonville, Beaverton and King City are all the named Respondents.

House Bill 2001 Implementation (Middle Housing)

This project will build upon and help implement the Equitable Housing Strategic Plan while ensuring the City complies with House Bill 2001 regarding the allowance for middle housing, including duplexes, triplexes, quadplexes, row houses, and cottage cluster housing. The project will also help lay the foundation for the upcoming master planning work for Frog Pond East and South. Staff is working through finalizing the scope of the project as well as pursuing grant funding from the State of Oregon.



House Bill 2003 Implementation (Housing Needs Analysis/Housing Production Strategies)

Planning staff continue to coordinate with DLCD staff on the implementation of House Bill 2003 concerning new Housing Needs Analysis (HNA) timelines and the new requirement to produce a periodic Housing Production Strategy. For the Housing Needs Analysis, DLCD informed City staff that the next Wilsonville HNA will be due to DLCD is by the end of 2023. The submittal deadline will then be on an every-six-year cycle. As Housing Production Strategies are a new requirement, to be completed by a City within a year of completing a HNA, a substantial amount of state administrative rulemaking needs to occur to define them. Staff participated in the first meeting of the state’s Technical Advisory Committee (TAC) for rulemaking on Housing Production Strategies on February 6.



Aerial photo of Villebois .

Planning Division, Long Range

Planning Commission

During their February 12 meeting the Planning Commission held two work sessions.

In the first work session, the Commission heard a presentation from staff and consultants to update them on the current draft of the Equitable Housing Strategic Plan. The Commission offered feedback on draft performance measures and other aspects of the plan. In particular, the Commission discussed the merits of and potential drawback of focusing on the vacant SMART-owned property at the transit center on Barber Street for an affordable housing development. Some Commissioners expressed concern about the isolation of the site in an industrial area. The Commission later discussed the potential of having a comprehensive look at the future use and design of the entire Barber street corridor connecting Town Center and Villebois given the upcoming pedestrian bridge project.

In the second work session, the Commission received an introduction to and offered feedback on the scope of the project to comply with the middle housing requirements of House Bill 2001. Overall, the Commission expressed support for the proposed scope of work. The work session included a discussion of how the project correlates with other housing related projects including the Equitable Housing Strategic Plan and the upcoming Frog Pond East and South Master Plan.

Residential Code Modernization Project

The Wilsonville Residential Zoning Modernization Project seeks to update City residential zoning standards in the Planned Development Residential (PDR) zones. The updates seek to address issues raised over the last couple of decades. The proposed updates focus on clarifying (not changing) how many housing units can be built on a given amount of land, clarifying lot size, and clarifying the amount of open space. The Planning Commission held five work sessions to work through the details of the proposal. Staff presented to City Council at a work session on February 20 and prepared for a follow-up work session with the Council on March 2. A public hearing is on the Planning Commission's scheduled for March 11 at which time they anticipate forwarding a final recommendation to City Council.

Washington County Coffee Creek/Basalt Creek Development Coordination

Following City Council's direction to pursue various options to ensure contractors' establishments do not preclude future industrial development in the Coffee Creek and Basalt Creek planning areas, staff continued work on the topic. Washington County released the draft work program for 2020 on January 28 beginning a 30-day public review and comment period. The draft lists the project as a Tier 2 task. The County describes Tier 2 tasks as "Potential ordinances and projects that are of interest, but for which there are insufficient staff resources this year. Tier 2 projects could be addressed if staff resources become available, though most tasks are likely to be carried into the following year." Staff prepared a letter to the County requesting moving the FD-20 project to a Tier 1 task to be worked on this year. Board of County Commissioners will have a work session on the item on March 17 with final adoption of the work program is scheduled on April 7. City staff also continue to look into options for annexation if the County does not change their zoning standards.

Planning Division, Long Range

Wilsonville Town Center Plan

I-5 Pedestrian Bridge

In February, one of the focuses of the Town Center project team was the I-5 Pedestrian Bridge and Town Center Gateway Plaza project, which will provide an important connection between Town Center and the Wilsonville Transit Center and neighborhoods west of Interstate 5. The project team held a public open house on February 19, providing an opportunity for attendees to learn more about the project and provide input on project priorities and design elements. A survey on *Let's Talk, Wilsonville!* opened on the same day to gather community feedback. The project team also continued outreach to adjacent property owners and businesses, with the goal of informing those affected by the project about timing and impacts as well as providing an opportunity for dialogue and input on bridge and plaza design.



WILSONVILLE TOWN CENTER PLAN

Streetscape Plan

The Town Center Plan calls for creating Streetscape Design Standards to tie together the various subdistricts within the Town Center with an attractive design palette. As this project is inherently connected to the construction of the I-5 Pedestrian Bridge project, the I-5 Pedestrian Bridge and Town Center Streetscape plan are moving forward on a similar timeframe. During February, staff worked on refining the project scope with the goal of bringing a consultant on board by April.



WILSONVILLE TOWN CENTER
I-5 PEDESTRIAN BRIDGE