

From The Director's Office

Greetings! The Planning Division completed two major multi-year long-range planning initiatives this month with the City Council adoption of the Basalt Creek Comprehensive Plan and Transportation System Plan amendments, as well as the adoption of the forward thinking, visionary Town Center Plan. These significant community initiatives lay the groundwork for transformation of the community over the long-term, creating future opportunities for job creation, economic development, and a vibrant city center with year round place making. Both projects were identified as City Council goals. Staff is pleased to be able to finish these two important goals, as the Council goal setting retreat was also just held outlining the next two years of exciting initiatives.



New sidewalk between Jamaica and Wilsonville Road across from Graham Oaks Nature Park.

This time of year Community Development typically sees an uptick in land use applications, which is occurring with new proposals for industrial and commercial development. Engineering staff is hard at work getting large capital projects to the bidding phase. Garden Acres Road, Street Maintenance, and the Willamette River outfalls project are all going to bid this month. It will surely be another busy construction season.

Also produced this month was the Annual Housing Report which will be presented to the City Council in June. 2018 yielded 184 new homes constructed in the community, with 128 single-family homes and 56 multi-family homes with a valuation of over \$40.5 million dollars. 2018 also resulted in 235 new homes being approved in land use applications, many of which are in the Frog Pond West neighborhood. The full report can be accessed at: https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/community_development/page/29051/housing_report_pdf_version.pdf

The photo is of the new sidewalk along Willamette Way West connecting Jamaica Street with Wilsonville Road next to Graham Oaks Nature Park, providing much needed safety improvements at this popular crossing. Rectangular Rapid Flashing Beacons (RRFB) will also be installed, creating a more highly visible pedestrian crossing. Project completion is anticipated to be the end of May. Thank you to the Community Enhancement Committee for funding this important public improvement.

Respectfully submitted,
Chris Neamtzu, AICP
Community Development Director

Building Division

Mayor Knapp Signs Proclamation: May is Building Safety Month in Wilsonville

Building codes and inspections help protect communities from a variety of disasters such as fires, weather-related events, and structural problems.

The recent fire in Villebois that destroyed a 34-unit condominium that was under construction, along with several recently completed homes and adjacent structures, underscores the importance of a safe built environment.

Given the destruction and intensity of the fire, we are thankful that no one was injured or had to be rescued by the Fire Department. While everyone made it to safety, unfortunately some of the neighbors sustained heavy personal losses of vehicles and personal possessions. Several efforts are underway to provide relief and assistance to those impacted.

During Building Safety Month the Building Division will be raising awareness around what makes our buildings safe, durable, energy efficient, and accessible for all members of our community. We'll also focus on preparedness and what to do when disaster strikes. This contributes to a safe and resilient community. We start week one off with a focus on building strong and smart structures that will withstand disasters and minimize damage when they do occur. In the weeks following we'll focus on different themes as shown in the graphic below.

To learn more about building safety and permitting, visit www.ci.wilsonville.or.us/building or contact the Building Division at 503-682-4960. We love working with citizens and community partners to help achieve safe, accessible, energy efficient, and code compliant building projects!

**PROCLAMATION
BUILDING SAFETY MONTH
MAY 2019**

WHEREAS, the community members of Wilsonville spend considerable time at home, at school, at work, worship, and play in buildings; and

WHEREAS, our city places a high value on ensuring buildings are safe for the protection of its community members from disasters such as fire, wind storms, earthquakes, landslides, floods, and other natural hazards; and

WHEREAS, "No Code. No Confidence." The national theme for Building Safety Month, encourages community members to raise awareness of the importance of building and maintaining safe structures, fire prevention, disaster mitigation, water conservation, ADA accessibility, energy efficiency, alternative energy, and new technologies in the construction industry; and

WHEREAS, the effective administration of building safety codes affects our community and gives us confidence that our structures are safe and sound; and

WHEREAS, our confidence is increased by the devotion of professional building inspectors, fire prevention officers, design professionals, and licensed contractors - who work year-round to ensure the construction of safe, durable, and sustainable buildings; and

WHEREAS, in observance of Building Safety Month, Wilsonville community members are reminded about the benefits of safe and sustainable spaces whether at home, at work, or other places where we gather in our communities.

NOW, THEREFORE, I, Tim Knapp, Mayor of the City of Wilsonville, do hereby proclaim the month of May 2019 as:

BUILDING SAFETY MONTH

I encourage all Wilsonville residents to join communities across America with participation in Building Safety Month activities.

Dated this 15th day of April 2019


Tim Knapp, Mayor




May 1-5, 2019

May 6-12, 2019

May 13-19, 2019

May 20-26, 2019

May 27-31, 2019

WEEK 1



**PREPARING FOR DISASTERS:
BUILD STRONG,
BUILD SMART**

WEEK 2



**ENSURING A SAFER FUTURE
THROUGH TRAINING
AND EDUCATION**

WEEK 3



**SECURING CLEAN,
ABUNDANT WATER
FOR ALL COMMUNITIES**

WEEK 4



**CONSTRUCTION
PROFESSIONALS
AND HOMEOWNERS:
PARTNERS IN SAFETY**

WEEK 5



**INNOVATIONS IN
BUILDING SAFETY**

Economic Development

Business Recruitment

- Ongoing conversations with an Arizona-based co-working/small business incubator company considering expansion to Wilsonville to support growing startup ecosystem in the city. Co-working company has met with the Chamber of Commerce and is already collaborating with a large local employer. Staff is researching grants, technical assistance programs, and partnerships to support the effort.

Coffee Creek Industrial Area

- Development: Acquisition efforts appear to be progressing for an industrial developer seeking to develop 40 acres of land east of Garden Acres Road in the Coffee Creek Industrial Area for a 700,000 square foot speculative industrial development.
- Financing: City Council approved the \$3.8 million bond to finance Garden Acres Road, to be repaid with TIF revenue over time. The project went out to bid in April and construction will commence in the summer.

Vertical Housing Development Zone Assessment

- City Council gave staff direction to continue assessment of potential Vertical Housing Development Zone (VHDZ) tool to encourage mixed-use development in Villebois Village Center. The VHDZ will tentatively be discussed at the May 20 Council work session.

Engineering Division, Capital Projects

5th to Kinsman Road Extension (4196)

Pre-qualified contractors who can bid on the project are: Emery and Sons; James W. Fowler Co.; Goodfellow Brothers LLC; Kerr Contractors; Kiewit Infrastructure West Co.; Moore Excavation, LLC; Pacific Excavation, Inc.; Tapani Inc.; and Wildish Standard Paving Co. City comments to the 100% design plans have been returned to the consultant for updating. Staff are working on review of the appraisals as they are received for the acquisition process.

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. The City's consultant submitted the 60% plans for the French Prairie Phase 2 project in March, with 90% plans anticipated in mid-April. Design will finalize in mid-May with construction beginning in summer 2019 (for French Prairie). Old Farm Road Phase 1 project will be designed later in 2019 and early 2020, with construction in spring/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. Facility siting and channel improvement concepts were submitted the second week of April for preliminary review. The consultant is working on generating the Alternatives Report in April for City review.

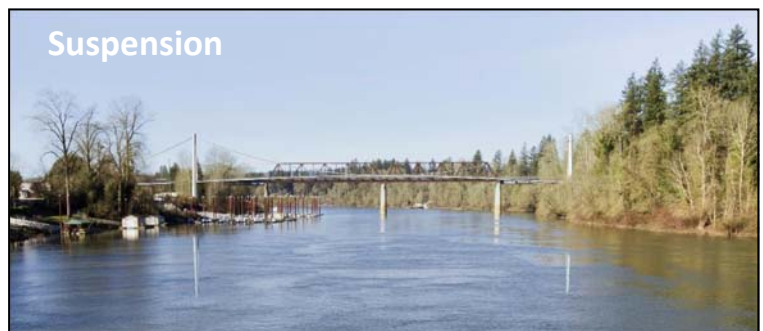
Elligsen Well Upgrade and Maintenance (1128)

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 will continue through 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)



See the following page for more information about the French Prairie Bridge project and visit <http://frenchprairiebridgeproject.org/> to take a survey on the two remaining bridge designs (shown here).



Engineering Division, Capital Projects

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. An online survey is running through May 5 to gather public input on the two remaining bridge designs, cable stayed and suspension. The project Task Force is meeting on June 4 to make a recommendation on the preferred bridge design for consideration by City Council and the Clackamas Board of County Commissioners.

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. The project is currently out for construction bids, with a bid opening date scheduled for May 23. Construction is anticipated to begin in July.



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. Design will be finalized in spring 2019 and will be constructed in summer 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. Council will be considering a resolution to proceed with purchase of the Town Center Pad A property for use as the east bridge landing and Town Center gateway at the May 6 regular session. Staff is preparing Request for Proposal documents to solicit design proposals from qualified consulting firms, expected to begin in July.

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 early May and is to be completed by the end of June 2019.

Engineering Division, Capital Projects



Memorial Park Pump Station (2065)

60% design review meeting is complete. The consultant team is working on incorporating comments and finishing up the packet for the land use submittal.

Street Maintenance (4014/4118)

We had great discussions at the 90% review meeting. We are moving steadily towards 95% design and are trying to get out to bid in May.

Villebois Regional Parks 7 & 9 (9167)

Final plans are under review for these regional parks along the northeast and east edges of Villebois. Construction is expected to occur over summer/fall 2019.

Willamette River Storm Outfalls (7053)

Project was advertised for construction with bids due on April 25. Pre-qualified contractors who can bid on the project are: Braun Construction; Canby Excavating; Elting Northwest, Inc.; Emery & Sons Construction Group, LLC; Moore Excavation, Inc.; Pacific Excavation; and Paul Brothers.

Willamette Way Intersection/Graham Oaks Pedestrian Enhancements (0012/0013/4717)

Concrete work wrapped up the last full week of April. The sidewalk and some of the curb ramps have been poured. The last curb ramp was poured the week of April 22. The crosswalk will be reopened as soon as the concrete is dry enough for foot traffic.

WTP Surge Tank (1111)

The new meter vault has been cast at the Water Treatment Plant (above). Materials are on order for the Surge Tank. The installation is scheduled for mid-May.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), and the Kinsman/Wilsonville Road truck turning improvements. Council approved the Garden Acres IGA incorporating the WWSP 66" water line into the Garden Acres Road project at the April 1 regular session.

Engineering Division, Private Developments

Fir Commons

Construction expected to start in May for this nine home condominium development near Fir Avenue and 4th Street in Old Town.

Frog Pond Meadows

Plans have been submitted and are under review for this 74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road.

Frog Pond—Morgan Farm Phase 2

Plans have been submitted and are under review for this 42-lot subdivision located north of Morgan Farm Phase 1.

Northstar Contractor Establishment—Day Road

Plans are under review for street frontage improvements for this project. Construction expected to start in May 2019.

Natural Resources

Earth Day and World Water Day

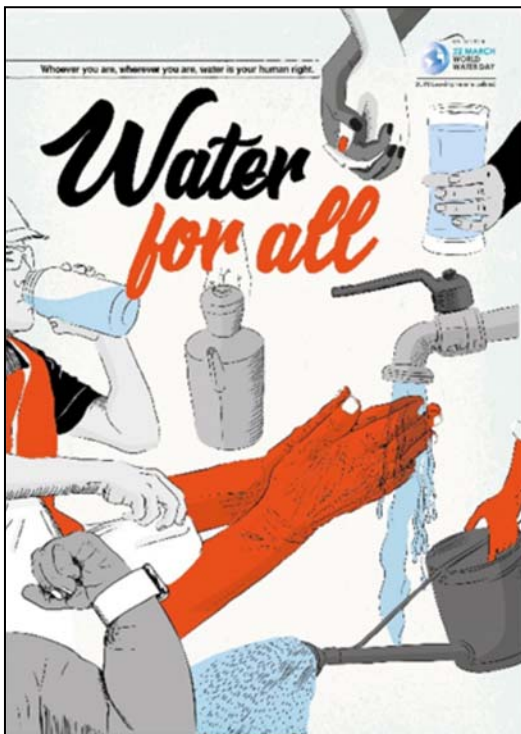
With the rush of daily routines and the other things that fill our days, it is easy to forget the delicate balance that sustains our home, planet Earth. The beauty we see every day—whether a blue sky, flowers in bloom, or a hummingbird in flight—are dependent on a healthy planet. We all have a role in sustaining and caring for this wonderful world. And what could be more important to living on this planet than water? Water makes up 70% of the Earth's surface, but only a small percentage is available to use and drink.

In March, to celebrate World Water Day (March 22), staff posted on social media about the following topics:

1. Pet waste
2. Planting native vegetation
3. Public transit
4. Vehicle maintenance
5. Stormwater management

In April, to celebrate Earth (April 22), staff posted on social media about the following topics:

1. Pollinator conservation
2. Environmental pollution
3. Species protection and habitat preservation



Planning Division, Current

Projects Being Prepared for Development Review Board/City Council Review

- Industrial warehouse/office development between Boberg Road and Boones Ferry Road just south of Boeckman Road
- Street Vacation, Cherbourg Lane, Villebois north of Berlin Avenue
- Office Building, Pioneer Court at I-5
- 5-year Temporary Use Permit for Morgan Farm subdivision, Frog Pond

Administrative Land Use Decisions Issued

- Architectural changes to entry canopies for Siena condo buildings in the Villebois Village Center
- 8 Class I Administrative Reviews
- 12 Type A Tree Permits
- 5 Type B Tree Permits
- 4 Class I Sign Permits
- New Single-family and row house building permits

Board and Commission Updates

Development Review Board (DRB)

Development Review Board Panel A did not meet in April 2019.

Development Review Board Panel B did not meet in April 2019.

Planning Commission

On April 10, staff presented the Residential Code Revision project to the Planning Commission. Planning Commissioners recommended disseminating this complex project into several categories for future review. Staff also presented the 2018 Housing Report that is available on the City's website at <http://www.ci.wilsonville.or.us/housingreport>.

The next regular Planning Commission Meeting is Wednesday, June 12.

Planning Division, Long Range

Basalt Creek Concept Plan



The City Council public hearing regarding the Basalt Creek Comprehensive Plan and Transportation System Plan Amendments was held on April 1 with the second reading on April 15. City Council unanimously voted to adopt the amendments. The Tualatin City Council also considered and voted in support of the Comprehensive Plan and Transportation System Plan amendments related to the Basalt Creek Concept Plan at a public hearing on April 8. On April 16, the Washington County Board of County Commissioners passed an ordinance to adopt the amended Urban Planning Area Agreement between the County and the City of Wilsonville, acknowledging the City's new authority in the Basalt Creek Planning Area, which the Wilsonville City Council previously resolved to sign through Resolution No. 2726. These actions mark the completion of the multi-year Basalt Creek Concept Planning project.

General project information is available on the City's project website <https://www.ci.wilsonville.or.us/planning/page/basalt-creek>.

Equitable Housing Strategic Plan

The project team (City staff, Metro staff, and the consultant team) held a project kickoff meeting to confirm project milestones, deliverables, and schedule. Initial data is being gathered in partnership with the Clackamas County Housing Needs analysis, and the project team is outlining plans for community engagement and establishing the project task force. Staff is preparing for initial updates to the Planning Commission and City Council in June to share the project scope and schedule and confirm project objectives. Meetings later in summer and fall will focus on the market findings and public outreach results in order to prepare for discussions on various policies and programs for the City to consider.

Wilsonville Town Center Plan

Staff presented the Town Center Plan project at the April 15 City Council Public Hearing for first Reading of Ordinance No. 835, adopting the Wilsonville Town Center Plan and related amendments to the Comprehensive Plan Map and Text, Zoning Map, and Development Code. After considering the information and public testimony, the City Council unanimously passed a motion to approve Ordinance No. 835. The second reading will be before the City Council on May 6.

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

