

From The Director's Office

Greetings!

It is with pleasure that I announce that the City of Wilsonville was recently recognized by the American Council of Engineering Companies of Oregon (ACEC) with an Engineering Excellence Honor Award for the Kinsman Road Extension Project. Not only does the Kinsman Road connection complete our westside arterial route for freight, cars, and bikes, but the route offers a wonderful walk along the Coffee Creek wetland complex, including under-crossings for wildlife to access their adjoining habitat. Once Regional Park 8 in Villebois is completed later this year, you will be able to enjoy a multi-use path on all sides of the Coffee Creek wetlands.



Coordination with the selected builders at the Street of Dreams in Frog Pond West is ongoing, with a high level of coordination occurring between design teams and city staff. The Building Division conducted two more paperless 24-hour plan reviews for Renaissance Homes and Everett Custom Homes. This innovative approach is a test case for the City, but one we hope becomes the norm as the new permit tracking software is rolled out for Community Development in the future. The Hilton Garden Inn project is also very close to being issued demolition and construction permits. You will notice this work beginning over the next several weeks as crews mobilize and begin removing the old Quality Inn on Parkway Avenue south of Memorial Drive.

The Planning Division recently oriented several new DRB members. Staff is excited to be able to work with such passionate and caring citizens of the community on important land use and development issues. Staff is quite busy advancing numerous plans for public review. Most notably are the Town Center Plan, the Citywide Signage and Wayfinding Plan, and the Comprehensive Plan and Transportation System Plan amendments for the Basalt Creek area. The Council will be seeing all of these plans in work session and hearings over the next three months.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

Building Division

What-cha Looking At?

So, what's the difference between a single family dwelling and a duplex (or two-family dwelling)?

As building inspectors, we often get asked this question. While there are numerous nuances, the main difference is in the code requirement for a two-hour firewall that separates the two units in a duplex, whereas, a single family dwelling relies on a physical fire separation and minimum distance to property lines. In a duplex, a 2-hour fire-resistive assembly essentially means the wall can withstand a flame from either side for a minimum of two hours.

In order to determine if a firewall assembly will meet the 2-hour requirement, a product manufacturer must have their product tested in a certified laboratory such as Underwriters Laboratories (UL). In the laboratory they build a wall, set it on fire, measure the heat, and time how long the wall takes to fail. Once a wall passes the two-hour test, the whole assembly then becomes "listed" with a two-hour rating by the laboratory. Manufacturers can then sell their products as "listed" for a two-hour firewall assembly.

Building inspectors make sure that contractors install the correct listed components to meet the full two-hour rating. It all has to work together and be approved. With so many new products on the market and so many ways to configure a firewall, keeping this all straight presents quite a challenge. Fortunately, this gets sorted out in detail at the plan review stage before a project even begins. This way, all the inspector needs to do is make sure the correct 2-hour assembly is used and is appropriately constructed.

The photo shows Building Inspector Brian Pascoe performing an inspection of a two-hour firewall. In this case, the firewall is made up of two layers of $\frac{3}{4}$ inch yellow Densglas gypsum board (sheetrock), and placed in a metal channel specifically designed for the gypsum board to fit. Joints from opposing sides must be staggered and there can be no penetrations through the firewall like plumbing pipes or heating ducts.

A correctly constructed firewall is a critical built-in safety feature in duplexes, and an important inspection by a certified building safety inspector.

And that's what we're looking at.



Economic Development

- **Coffee Creek Industrial Area**
 - Development: Acquisition efforts appear to be progressing for an industrial developer seeking to develop a 700,000 square foot speculative industrial development. The site is 40 acres of land west of Garden Acres in the Coffee Creek Industrial Area.
 - Financing: The City is assessing two finance options (one public and one private) for a \$3.8 million loan to help finance construction of Garden Acres Road in Coffee Creek Industrial Area, to be repaid with TIF revenue over time.
- **Business Retention & Expansion**
 - Designing a systemized Business Retention Expansion outreach effort to launch in 2019 with the following objectives:
 - Promote/reinforce the City of Wilsonville as the best location to grow a business
 - Enhance the City's reputation as a business-friendly and highly responsive organization
 - Gather basic intelligence on the business base
 - Support and encourage ongoing growth of the business base
 - Increase coordination among City departments interacting with and serving business needs
 - Development of a uniform database of information from business outreach efforts
 - Building strong and credible relationships with key businesses
 - Strengthening partnerships with community economic development organizations, including Clackamas Community College, the Wilsonville Chamber of Commerce, etc.
- **Vertical Housing Development Zone Assessment**
 - Staff assessing potential application of Vertical Housing Development Zone (VHDZ) tool in Wilsonville to encourage financial feasibility of commercial/residential mixed-use development. If a VHDZ designation is granted by City Council, projects which are constructed within the VHDZ and which meet certain criteria are eligible for partial property tax exemptions ranging from 20-80%.
- **Other Projects**
 - A local resident is assessing the viability of bringing a new charter school to Wilsonville. They are looking for an existing building 10,000 square feet of leasable space.

Engineering Division, Capital Projects

5th to Kinsman Road Extension (4196)

We recently were informed that the partial federal shutdown has delayed review/approval of our NOAA—NMFS permit. This likely will cause a backlog of permit reviews; we may or may not receive our permit in time for construction to occur this year within the Coffee Lake Creek waterway where two bridges need to be built.

124th Avenue Extension

Grahams Ferry Road, Tonquin Road, and 124th Avenue are open. City staff are coordinating with Washington County and their contractor to finish up the last few items of work to City standards.

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. Preliminary utility investigatory work is completed. 60% design is currently underway. A public open house is scheduled for February 26 to present the proposed design and to hear resident input.

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. Preliminary topographic survey work was completed in mid-January 2019. Hydraulic modeling of the drainage basin will occur over the month of February.

Coffee Creek Sewer Facilities (2101)

This project involves the preliminary design of sanitary sewer facilities required to support future development of the Coffee Creek and Basalt Creek development areas. Review of the draft sewer facilities layout is complete and comments provided to the consultant team. Planning work is anticipated to be completed by the end of February.

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. Before addressing well deficiencies, the gravity stormwater system downstream of the well house is being studied to confirm that there is available capacity in this pipe system to carry pump-to-waste flows that are discharged on a monthly basis when the well pumps are exercised. Once this capacity is confirmed, work will commence on addressing well deficiencies.

Engineering Division, Capital Projects

French Prairie Bridge (9137)

This project will determine the final location, alignment, and design type. It 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 Council affirmed the Task Force recommendation at the January 7 work session to move forward the Cable-Stayed and Suspension Bridge for further evaluation in the identification of the preferred bridge type. The project team is performing additional analysis and cost estimating of the two bridge types in preparation for selection of the preferred bridge type expected this spring.

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. Property acquisition work is underway. The consultant team is coordinating with Willamette Water Supply Program to incorporate the 66" water pipeline into the Garden Acres construction plans. Bid advertisement for construction is scheduled to occur in April 2019.

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.

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

The construction phase of this project was kicked off the week of January 21. We are working with the contractor to insure the proper RRFB materials are ordered and we are getting the area prepared for curb ramp and sidewalk construction. The initial stages of work will include tree and shrub removal on Willamette Way West where the new sidewalk will be placed.

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 is working to lift covenants and restrictions on the east bridge landing property as part of a sale agreement approved by Council in November. Design of the bridge will begin after completion of the Town Center Plan.

Memorial Park Pump Station (2065)

Our consultant team is performing additional geotechnical analysis to accommodate the unforeseen higher groundwater and soil instability. We are steadily working toward 60% design plans that will be sent out for stakeholder reviews.

Engineering Division, Capital Projects

Street Maintenance (4014/4118)

We are on track to get the street maintenance work done in the spring on Wilsonville Road and Boones Ferry Road. Our consultant team has submitted 60% plans that staff will review and provide comments on to move towards 90% design plans.

Tooze Road to Grahams Ferry Road (4146)

The project completion list has been issued to the contractor.

Water Telemetry (1114)

Brown and Caldwell is putting together the network and communication upgrade plan which will include a project list and estimates for future upgrades.

Willamette River Storm Outfalls (7053)

Staff is working with our consultant (AKS Engineering) to finalize the 100% project plans and specifications for bidding the project in January/February 2019. Construction is anticipated to start in spring/summer 2019.

WTP Surge Tank (1111)

The Notice to Proceed was issued on January 9. The contractor plans to mobilize to the site in February to start construction.

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. Staff expect to receive final review plans and specifications from WWSP for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements within the next month. Staff has sent draft IGA comments to WWSP to incorporate the WWSP 66" water line into the Garden Acres project.

Engineering Division, Private Developments

Fir Commons

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

Frog Pond—Morgan Farm Phase 1

Construction is ongoing on this 37-lot subdivision.

Frog Pond—Stafford Meadows

Public works construction is almost complete. Homebuilding is expected to start in January/February.

Villebois Mont Blanc

Public Works construction is almost complete for this 68-lot subdivision near Villebois Drive and Orleans Avenue. Now that Villebois Drive is complete and open to traffic between Barber Street and Boeckman/Tooze, we will add a four way stop to the intersection of Barber and Villebois Drive.

Natural Resources

Bee Stewards Program—Memorial Park Pollinator Habitat

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.

In November and December 2018, the City and Friends of Trees hosted two pollinator-planting events at Memorial Park. One of the sites is located directly adjacent to the new Community Garden and Dog Run parking lot and the other site is near Rose Lane. Over 150 volunteers participated in the planting events, which included the installation of native plants important to a variety of pollinators.



Pollinator habitat adjacent to new parking lot.



Pollinator habitat near Rose Lane.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- Frog Pond Meadows, 74-lot single-family development in Frog Pond West by West Hills Development
- Sign Code waivers to allow third flag pole at FLIR Systems

Administrative Land Use Decisions Issued

- 2-lot partition of industrial property at 10100 SW Commerce Circle
- 4 Class I Administrative Review
- 1 Final Plat Approval
- 2 Type A Tree Permits
- 2 Type B Tree Permits
- 1 Type C Tree Permit
- 3 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

Development Review Board Panels A and B did not meet in January.

Planning Commission

Miranda Bateschell and Kimberly Rybold presented the draft Town Center Plan at the January 9 Planning Commission work session. The Planning Commission also discussed remaining options and provided recommendations for proposed Town Center Development Code standards.

The next regular Planning Commission Meeting is scheduled for Wednesday, February 13. This will be a public hearing on the Basalt Creek Comprehensive Plan and Transportation System Plan (TSP) Amendments as well as the Citywide Signage & Wayfinding Plan.

Planning Division, Long Range



Basalt Creek Concept Plan

City staff worked on revisions to the Comprehensive Plan Text and Map Amendments as well as the Transportation System Plan (TSP) Amendments to reflect input from the Planning Commission work session. In January, City staff also met with staff from Tualatin and Washington County to review results from an updated traffic analysis to reflect the 2018 Regional Transportation Plan and discuss a transportation finding report pertaining to state and regional requirements. The project team is working to finalize these work products for upcoming hearings on the adoption of the proposed amendments at the February 13 Planning Commission meeting and April 1 City Council meeting. Finally, staff continued working with Washington County on draft amendments to the joint Urban Planning Area Agreement.

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

Citywide Signage and Wayfinding Plan

The draft plan is being finalized in preparation for public review before the Planning Commission on February 13. The project team is working on the design intent drawings, and will be working with the sign subcontractor to come up with designs to retrofit the existing monument signs at the I-5 Interchange. The draft plan will be available for review at the beginning of February.

For more information, please visit the project web page at www.ci.wilsonville.or.us/planning/page/citywide-signage-and-wayfinding-plan.

Equitable Housing Strategic Plan

Staff is working with Metro to update the grant milestones and schedule based on the final scope of work with the consultant team. Initial data is being gathered in partnership with the Clackamas County Housing Needs analysis. Initial reports will be available and public outreach activities will begin in spring after the pending adoptions of several other planning projects.

Planning Division, Long Range



The project team presented the draft Town Center Plan at the January 9 Planning Commission work session and is working on revisions to the Plan to incorporate the Planning Commission's feedback and final recommendations. An updated draft will be presented to City Council at the February 4 work session. The team is also busy composing an online version of the Plan to be released for public review and comment in early February 2019. Adoption of the Plan is scheduled for March 13 at Planning Commission and April 15 at City Council.

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

