



APRIL 2021

MONTHLY REPORT

From The Director's Office

Greetings!! Twenty-three years ago when I was pretty new in my capacity as an Assistant Planner in Wilsonville, I was eager to make things happen to engage and celebrate the community. Upon arriving to this area, I remember being amazed at the beauty of the landscape—the rivers and hills, lush fertile valley, backdrop of mountains, and the trees! Trees were everywhere and really defined the heart of the community. It was at this time that I learned of the National Arbor Day Foundation and its Tree City USA designation. I thought to myself, “We have to be one of those communities who recognizes the importance of the value of our urban trees and all of the benefits that they provide. We need to place signs at all of our points of entry to let all who live and visit here know that we care about, prioritize, and value our community trees.” I spoke to Stephan Lashbrook, the Planning Director at the time, and was given the green light to nominate the City of Wilsonville for this special designation.



I was so excited upon receipt of the City's first Tree City USA designation. Before the title could be bestowed on the community, however, there were four requirements. First, the City needed an urban forestry ordinance, which had just been passed by City Council. Second, City Council read a proclamation recognizing the first full week of April as Arbor Week as it is in the State of Oregon. Third, expenditures on tree related activities needed to equal \$2 per resident. Finally, there was a requirement for an Arbor Day tree planting event and celebration. So, I got to work.

For the very first Arbor Day celebration, I knocked on the door of local tree planting legend Frank Lockyear. Frank founded Re-Tree International, a global non-profit entity who planted trees and reforested lands across the globe. I thought a person of his stature would surely be willing to help a fellow tree hugger with his home town's first Arbor Day celebration. Frank set me up with a wide variety of tree species that were planted at the entry to Memorial Park for the City's first Arbor Day Celebration.

Today, Wilsonville is recognized as a city of trees and has earned 23 consecutive Tree City USA designations, including 11 Growth Awards resulting in a Sterling Tree City USA designation. Our community trees are a defining element of the city that residents have fostered over many years resulting in one element of the high quality of life that the residents of Wilsonville experience.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

Building Division

From a Permit Technician’s Perspective—Reports and Numbers

The Building Division provides statistical data reports to multiple agencies outside of Wilsonville on a monthly, quarterly, and annual basis. The City’s permit tracking system tracks construction related improvements for commercial and residential construction projects such as new structures, remodels, additions, or tenant improvements. Other agencies find this information useful and necessary in order to plan activities or complete their tasks.

Wilsonville provides monthly building permit data to Clackamas County and Washington County to assist in establishing property values for tax assessment purposes. Since plans are public records, staff from the Clackamas County Assessor’s office frequently request to see the approved permit records (including building plans) in order to accurately establish the building square footage and other assessment criteria. Assisting Clackamas County staff in finding the documents they need is a part of the customer service that Permit Technicians provide.

Additionally, permit data is provided through monthly and weekly reports to area school districts, Metro, and even the United States Government. We have even received a letter from the President of the United States about our reporting—this is really something! The importance of providing accurate permit data in a timely manner to all these outside parties is at the front of my mind as the first of each month rolls around.

The data collected today has evolved from when I began as a Permit Technician in 2003. At that time, the data was very simplistic. Now, the additional statistics we track have become more complex and defined as specific information is needed for budgeting, forecasting workload, projecting development activity, and many other additional needs.

—Becky White, Permit Technician

Wilsonville Building Division						
Inspections	Jan	Feb	Mar	Apr	May	Jun
2006	729	972	1,220	997	1,435	639
2007	319	361	401	250	629	804
2008	424	647	344	375	419	311
2009	344	279	312	286	258	332
2010	184	274	373	319	405	356
2011	225	211	329	321	344	430
2012	299	266	484	349	328	415
2013	337	357	467	573	638	598
2014	363	365	469	590	725	716
2015	597	648	791	919	886	855
2016	662	875	699	834	884	952
2017	642	745	999	932	1,100	1,010
2018	549	587	654	615	659	617
2019	381	401	532	419	305	576
2020	318	325	369	269	273	301
2021	372	336	467			

1&2 Family Plan Reviews	Jan	Feb	Mar	Apr	May	Jun
2006	22	23	20	25	28	24
2007	3	4	6	12	17	37
2008	1	6	2	12	10	6
2009	3	2	7	7	8	3
2010	2	5	5	9	7	6
2011	4	9	9	1	12	9
2012	2	11	4	11	19	7
2013	9	49	13	26	33	26
2014	17	13	31	50	34	33
2015	39	31	32	64	32	34
2016	18	17	19	11	62	6
2017	26	23	12	7	26	12
2018	12	8	2	8	4	2
2019	7	2	3	23	9	19
2020	13	7	2	4	5	36
2021	14	11	14			

Sample of one of the many reports the Building Division maintains. This snapshot shows the number of inspections and residential plan reviews done each month since 2006.



New residential construction in Villebois is one example of information tracked and reported for various agencies.

Engineering Division, Capital Projects

5th Street/Kinsman Road Extension (1139/2099/4196)

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 the installation of a portion of the Ice Age Tonquin Trail. Construction is underway with site clearing along the 5th Street alignment progressing (pictured right). Sewer installation is expected to begin in May. Construction will continue through January 2023.



Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Design work is continued through April 2021, with construction occurring in summer 2021.

Boeckman Dip Bridge (4212/7065)

Staff presented to City Council on April 19 to provide a project update and recommended design alternative. Work continues on the hydraulic evaluation of Boeckman Creek.



Elligsen Well Facility Rehab and Upgrades (1083)

This project addresses upgrades and repairs needed to correct deficiencies in the Elligsen well house, including piping, electrical, instrumentation and controls, and mechanical systems. Design work started in January 2021 and will continue through the summer. Construction work is tentatively scheduled to begin late summer and continue through fall 2021.

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. The WWSP 66" raw water pipeline work is complete. Roadway construction on Garden Acres Road is complete. Before and after of Ridder Road is shown below. Final corrective work is underway with final completion expected by the end of May.



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. The design team is proceeding with 60% design of the bridge and plaza based on Planning Commission and City Council feedback in March. Preliminary 60% design documents are expected in June 2021.

Memorial Park Pump Station (2065)

This project involves replacing and relocating the wastewater pump station in Memorial Park. The contract was awarded to McClure and Sons. Construction began in July and is anticipated to be completed in June 2021.

Old Farm Road Phase I (1500/2500/4500/7500)

This project includes paving, storm sewer, sanitary sewer, and water line improvements to Old Farm Road, Arbor Glen Loop, and Arbor Glen Court in the Charbonneau development. The contract was awarded to Braun Construction in April, and construction is anticipated to be completed by December 2021.

Raw Water Facility Improvements

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Onsite construction has been taking place with grading and the removal of site soils.

Rivergreen & Corral Creek Lift Stations (2105)

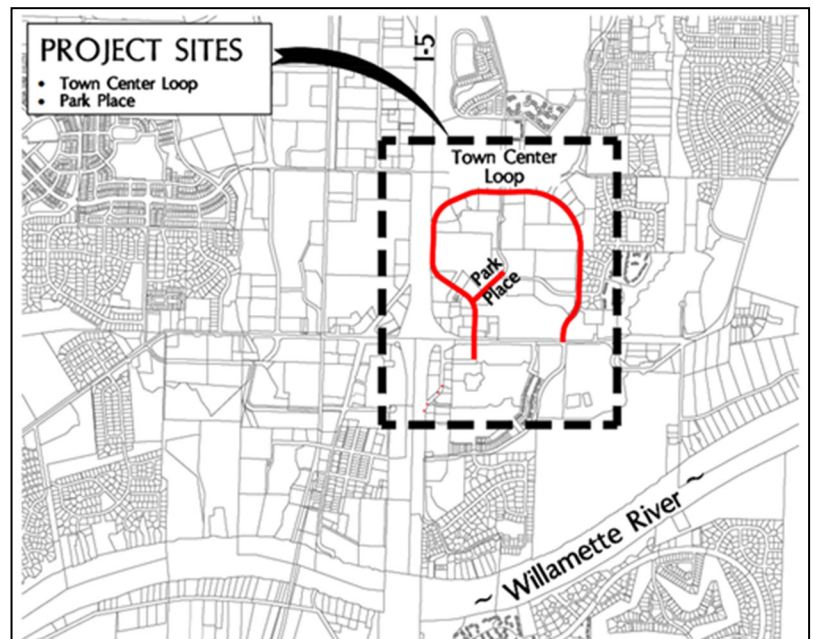
This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith. Design will be completed by December 2021, with construction anticipated for completion in 2022.

Street Maintenance Project 2021 (4014/4118/4725)

The 2021 Street Maintenance Project had its the bid opening on April 21. Staff anticipate bringing a construction contract to Council in May for authorization to award. Construction is anticipated to begin in June on Town Center Loop and Park Place (shown right).

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. A CMGC alternative contracting method was approved by City Council. An engineering contract was awarded in July. The 30% design is complete, to be followed by a CMGC solicitation process. Final design will be completed in coordination with the CMGC in 2021, followed by construction through 2022-2023.

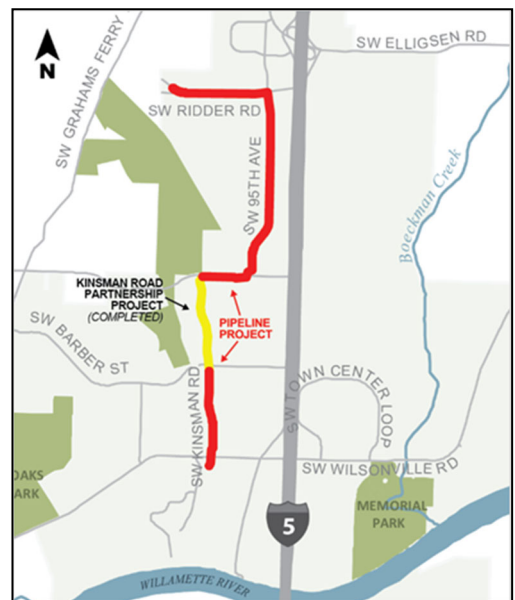
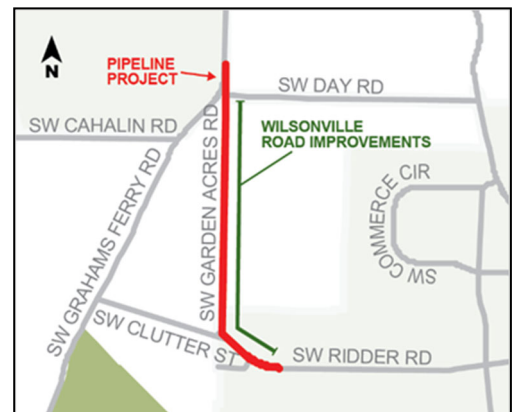


Engineering Division, Capital Projects

WWSP Coordination (1127)

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

- Phase 1, Wilsonville Road (PLM 1.1)** The Willamette Water Supply Program's (WWSP) PLM_1.1 project consists of 1,400 feet of 66-inch diameter pipeline that began construction in the fall of 2019. The pipeline starts near the Willamette River Water Treatment Plant property. It ends at Kinsman Road just south of the Kinsman Road and Wilsonville Road intersection.
 - Construction work is complete with minor corrective work to occur over the next couple of months.
- Phase 2, Garden Acres Road to 124th (PLM 1.2)** The WWSP partnered with Wilsonville to construct the PLM_1.2 pipeline with the City's Garden Acres Road Improvements Project.
 - Moore Excavation, Inc. has constructed 3,600 feet of 66-inch pipeline along Garden Acres Road from Ridder Road to just beyond Day Road. Their work included a trenchless undercrossing of Day Road.
 - Pipeline construction is complete. Final paving on Grahams Ferry Road is complete. Minor corrective work will occur over the next few months.
- Phase 3, Wilsonville Road to Garden Acres Road (PLM 1.3)** The WWSP is coordinating with the City of Wilsonville to construct 12,200 feet of a 66-inch water pipeline from just south of the Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and it follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road.
 - Construction of the PLM_1.3 pipeline is anticipated to begin in February 2022, with completion in 2024.
 - 60% design plans have been submitted and are under review.



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. The engineering contract was awarded in May 2020 and the project is anticipated to be completed by fall 2021.

Engineering Division, Private Development

Charbonneau Activities Center

The building that was originally the site of the McCormick and Schmick's restaurant has been demolished; a new two-story activity center will be built on the site. The project involves a new stormwater facility and utility connections. The project is currently under plan review.

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. The designers are finalizing bond, fee, and schedule items.

DP Nicoli

This project received its Certificate of Occupancy and has started the two year maintenance period.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town and it is nearing completion. Several items need to be addressed on the punchlist.

Frog Pond Ridge

Plans for this 69-lot subdivision north of Frog Pond Meadows are currently under review.

Grace Chapel

This 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 contractor is working on the final punchlist.

Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject under the Washington County permit. The street improvements are under the City of Wilsonville permit. The contractor has finished the right-of-way improvements and is working on the final walk-through.

Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards.

Regional Park 7&8

This is a regional park from Barber Street along Coffee Lake Drive to Villebois Drive. The pedestrian paths, storm level spreader, and open space are nearing completion.

Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. The contractor has a few items to fix before the final walk-through.

SSI Shredding

Site plans have been submitted for two additional structures on the existing site, along with sidewalk, sanitary, and water additions. The design company is finalizing bond, fee, and schedule items

Wood Middle School

Additions to Wood Middle School will require a stormwater facility. The project is currently under plan review.

Engineering Division, Natural Resources

World Water Day and Earth Day

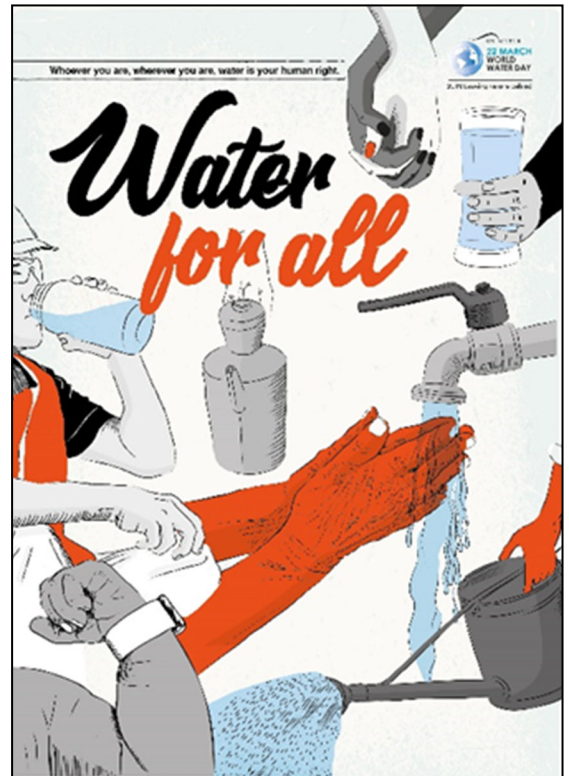
With the rush of daily routines and the other things that fill our days, it is easy to forget the delicate balance that sustains our home—planet Earth. The beauty we see every day—whether it be a blue sky, or flowers in bloom, or a hummingbird in flight—are dependent on a healthy planet. We all have 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 the following message:

“Let's raise a glass (of water, of course) to toast the Willamette River—the City's drinking water source—which flows 187 miles from Springfield north to the Columbia River.”

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

1. Pick up neighborhood trash
2. Plant a tree
3. Go car-free when you can
4. Attract pollinators by planting native blooming plants
5. Compost your food waste
6. Grow fruits and vegetables in your home garden



Planning Division, Current

Administrative Land Use Decisions Issued

- BBQ shelters at Canyon Creek Apartments
- 9 additional emergency tree permits received
- 1 Miscellaneous Administrative Reviews
- 1 Accessory Dwelling Unit
- 1 Class I Sign Permit
- 6 Type A Tree Permits (Non-Emergency)
- 2 Type B Tree Permits (Non-Emergency)
- Residential building permits

Construction Permit Review, Development Inspections, and Project Management

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

- Clermont Subdivision (Villebois Phase 5 North)
- Fir Avenue Commons in Old Town
- Grace Chapel on Parkway Avenue
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met for their regularly scheduled meeting on April 12 to consider a residential subdivision on Canyon Creek Road South. During the meeting, the panel asked many questions of staff and the applicant and heard extensive public comments. At the conclusion of the meeting, the panel continued the hearing to their next scheduled meeting on May 10 for further discussion and deliberation.

DRB Panel B did not meet in April.

DRB Projects Under Review

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

- 8-lot subdivision on Canyon Creek Road South
- Modifications to industrial building at 95th Avenue and Hillman Court
- Public Works Complex on Boberg Road
- Villebois Village Center development around Piazza Villebois
- Wilsonville High School expansion, including a new auditorium

Ice Storm Tree Damage

During April, the Planning team continued to be a key part of the City's response to extensive tree damage from the February 12-13 ice event. In particular, Assistant Planner Georgia McAlister continued to intake and review over 60 removal permits and answer many customer questions. Associate Planner Cindy Luxhoj continued to coordinate the multi-disciplinary response and replanting plan. Public Works has hired interns to inventory tree damage and the City is finalizing dates for fall replanting events.

Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In April, the project team held the second focus group with the Latinx community and did an online community survey to further guide project direction. In addition, the project team held work sessions with the Planning Commission and City Council to confirm direction on certain updates where state rules allow for local flexibility. This included direction



for compliance in Frog Pond West and Old Town, two areas where code updates may have the most impact. The team also continued to refine updated code and plans in preparation for upcoming work sessions for Planning Commission and City Council.

Planning Commission

At their regularly scheduled meeting on April 14, the Planning Commission held their fifth work session on the Middle Housing in Wilsonville Project. The Commission reviewed project team recommendations for compliance areas with local flexibility and provided additional guidance. The specific areas reviewed include: density compliance in Frog Pond West; the amount of middle housing to be built in Frog Pond West; potential design standards for different middle housing types in Frog Pond West; compliance approach in Old Town including a new zoning designation and maintaining existing design standards as much as possible; the extent of allowance of detached middle housing; and ADU's for townhouses. The Planning Commission will hold additional work sessions.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During April, the City reviewed quotes from consultants to assist staff in assessing the City's goals for TOD and conducting a Development Opportunity Study. Upon selection of a consultant, staff anticipate holding work sessions with City Council to refine project goals.

Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. During April, the City reviewed quotes from consultants to assist staff in exploring VHDZ in Town Center and the Villebois Village Center. Staff anticipate holding a work session May to gather City Council's questions about possible implementation of VHDZ, after which the selected consultant will assemble the necessary information and analysis for City Council to determine project direction.

Planning Division, Long Range

Wilsonville Town Center Plan

I-5 Pedestrian Bridge

The Town Center project team continued development of the preferred bridge and plaza designs for the I-5 Pedestrian Bridge and Town Center Gateway Plaza project, which will provide an important connection between Town Center, the Wilsonville Transit Center, and neighborhoods west of Interstate 5. During April, the project team continued work on detailed design for the bridge and gateway plaza, incorporating feedback received from the Planning Commission and City Council in March. The project team anticipates 60% design in late spring 2021.

General project information is available on the project website: www.letstalkwilsonville.com/I5-Ped-Bridge.

Streetscape Plan

During April, the project team worked on more detailed renderings of the future streetscape concept for Town Center that were in line with the recommendations from the March 10 Planning Commission work session. The more detailed renderings will be used for additional feedback, but more importantly, provide additional context and clarity for the public, Planning Commission, and City Council as they review the project.

The Planning Commission supported moving forward with a combination of the River Environment and Technological Innovation Concepts. In an April 5 work session, City Council also supported the combination and expressed support for the direction of the project. Additional feedback from the Planning Commission and City Council will be incorporated into the plan following additional work sessions in May and June. The project team also plans an additional Technical Advisory Committee meeting to ensure everything within the plan is implementable and meets the maintenance requirements of the City. The project is on track for adoption in the late summer.



WILSONVILLE TOWN CENTER PLAN