

### From The Director's Office

#### *A Decade of Graham Oaks Nature Park*

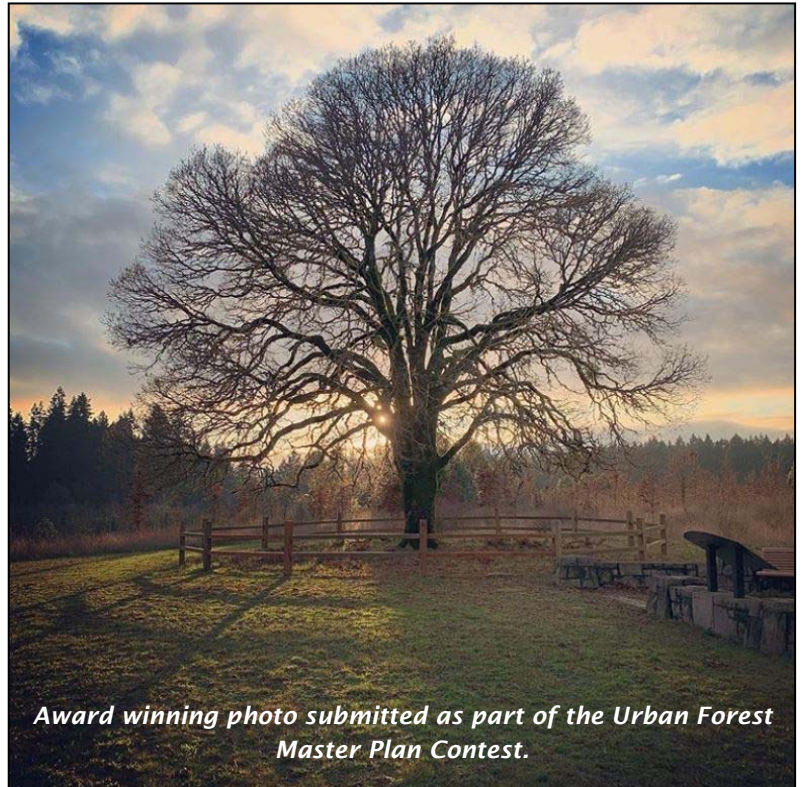
It was September 2010 and the community had just celebrated the grand opening of the 230-acre Graham Oaks Nature Park. This significant addition to our natural area and open space network brought to the community a landscape in repair. Located in the heart of the broader Tonquin Scablands Geologic Area which was largely formed by the historic Missoula floods over 10,000 years ago, the site was originally part of the Kalapuya tribe's migratory route and seasonal hunting grounds as is evidenced by the 1880 Donation Land Claim (DLC) maps of the area which identified a Native American trail through the area with "rolling hills with salal, oak, and pine."

Over much of the twentieth century the site was used as a dry land farm used to grow wheat, rye, and other grains. In 1995, Metro passed the first regional open spaces bond measure. A Blue Ribbon Committee comprised of local elected and appointed officials analyzed the region's open space holdings purchased as part of the bond and determined that there were several "crown jewels" of the region that should be restored and opened to the public. In 2004, the City—in partnership with Metro—adopted a master plan for Graham Oaks Nature Park. Formerly known as the Wilsonville Tract, the site was selected as one of the first regional parks to be opened to the public and in 2010 that dream became a reality.

As you traverse the site along the Ice Age Tonquin Trail, you will note that the park represents a microcosm of five distinct Willamette Valley habitat types—white oak savannah, white oak woodland, mixed coniferous forest, wet riparian forest, and scrub shrub wetlands. With the planting of over 50,000 native trees and shrubs, Graham Oaks is in the early stages of succession and represents a significant nod to the importance of Willamette Valley ecology and its historic vegetation types.

Respectfully submitted,

Chris Neamtzu, AICP  
Community Development Director



*Award winning photo submitted as part of the Urban Forest Master Plan Contest.*

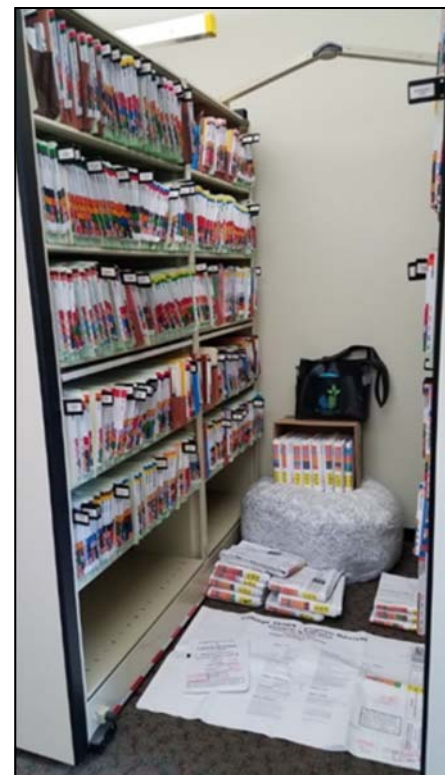
## Building Division

### Whatcha Looking At: Digital Archiving

The Building Division retains files for every address in Wilsonville that contain permit history, inspection records, approved construction plans, and more. The Oregon Records Retention Schedule determines archiving rules for Building records regarding the amount of time a record must be kept; certain documents must be retained as records permanently while others can be destroyed after a period of time. Currently, most Building records are stored in paper form, though some, such as site plans and Certificates of Occupancies are routinely scanned into digital format as well.

Recently, the City began transferring existing digital records to Laserfiche, as well as uploading new records from each department. Laserfiche also connects to [wilsonvillemaps.com](http://wilsonvillemaps.com) to make documents readily available online. Staff members representing each department, known as “Laserfiche Champions,” are responsible for records management and educating team members on the subject. This year, the Building Division began the process of digitizing all address files that are currently stored in paper form. We are continuously sending out boxes of files to a company that scans the contents of each file into electronic format and returns them to us as PDF files with searchable text, which are then uploaded to the Laserfiche search portal and [wilsonvillemaps.com](http://wilsonvillemaps.com). Once the files are transferred, City staff can access them online instead of pulling the paper file from the shelf. Though the address file scanning project is a recent undertaking, all commercial building plans, along with all residential building plans for homes built since 2015 have been regularly scanned and digitized to be available online.

In addition to ease of access for staff, digital archiving helps make records more readily available to the public. Anyone can submit a Public Records Request to the City Recorder to access Building records, and if the requested records are in paper format only, the City charges staff time for research, scanning, and copying or the requestor must come to City Hall to inspect the documents in person. With electronic records available online, the public can access residential building records through



[wilsonvillemaps.com](http://wilsonvillemaps.com) and the staff member fulfilling the request can provide commercial building records with an emailed link. This new practice is much more efficient, saving time and money for customers.

You can learn more about records management on the Staff Zone, where you will find FAQs, trainings, fun challenges, and more. As Wilsonville looks towards a paperless future, your “Laserfiche Champions” are here to help!

-Megan Munsterman, Permit Technician

**City of Wilsonville GIS**

Property Summary

29799 SW TOWN CENTER LOOP E  
WILSONVILLE, OR, 97070-9454

Taxlot ID: 31W13CC00201  
Record No: 5014155

Owner Information  
(for internal use only)

CITY OF WILSONVILLE URBN RL  
29799 SW TOWN CENTER LOOP E  
WILSONVILLE OR 97070-9454

Details

Land Value:	\$2574007
Building Value:	\$3182720
Total Value:	\$5756727
Acres:	3.55 (Assessment) 3.54842682 (GIS)
County:	C
2008 100 Year Floodplain:	No
City Limits:	Yes
SROZ:	No
UGB:	Yes
Zoning Code:	TC

Related Documents  
Total number of documents: 10

- 29799 SW TOWN CENTER LOOP E Plan Set (2).pdf  
SHELL, MECHANICAL
- 29799 SW TOWN CENTER LOOP E Plan Set (3).pdf  
SITE UTILITIES, GRADING, FOUNDATION
- 29799 SW TOWN CENTER LOOP E Plan Set

Selected property with hyper-linked documents

Wilsonville GIS Screenshot with Hyperlinks to Documents in Laserfiche

## 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 installation of a portion of the Ice Age Tonquin Trail. Land acquisition work is underway. Construction is planned to start in the first quarter of 2021.

### **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. Murraysmith, the City's engineering consultant, was brought under contract in August 2020 to start design work. Preliminary design work (60%) is happening over November and December. Design work is anticipated to continue through March 2021, with construction occurring in spring and summer 2021.

### **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. This project also includes investigative evaluation work at Charbonneau wells to determine existing conditions to help guide subsequent rehabilitation work. Well evaluation at Charbonneau wells started in early November and will continue through early December, with work at Elligsen well to follow. Rehabilitation operations will continue through March 2021.

### **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. The contract was awarded to K&E Excavating. Construction is anticipated to be completed in December 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 (WWSP) segment PLM\_1.2 of the 66" water transmission pipe.

Installation of the WWSP 66" raw water pipeline on the north side of Day Road is complete and connection to the existing pipeline on Graham's Ferry Road is underway. Roadway construction on Garden Acres Road is underway (pictured right). Project completion is anticipated for January 2021.



## 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 design of the bridge and plaza based on Council direction in October. Preliminary 30% design documents will be submitted for review in January 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 March 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 design will be completed and construction bids will be solicited in January 2021. 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.

### **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 Construction Manager/General Contractor (CMGC) alternative contracting method was approved by City Council. An

engineering contract was awarded in July. Completion of the 30% design is anticipated in early 2021, at which time a CMGC solicitation will occur. Final design will be completed in coordination with the CMGC in 2021, followed by construction in 2022-2023.

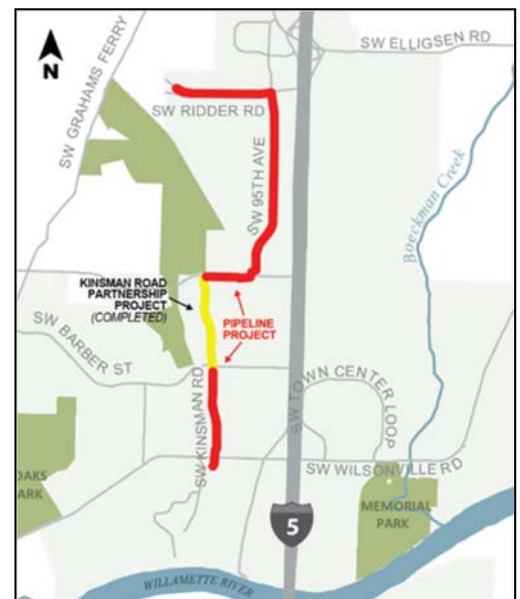
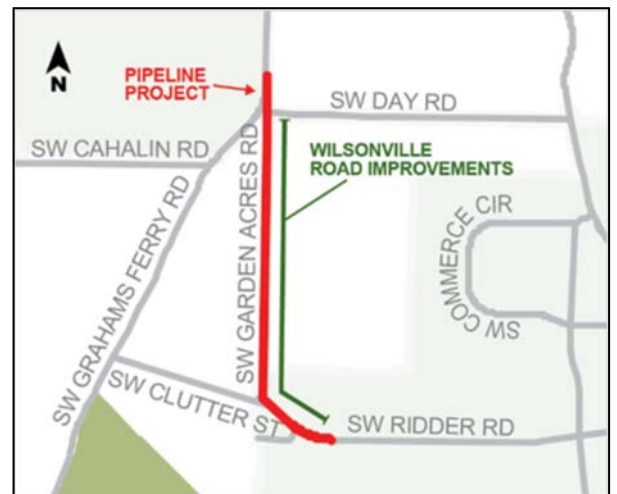
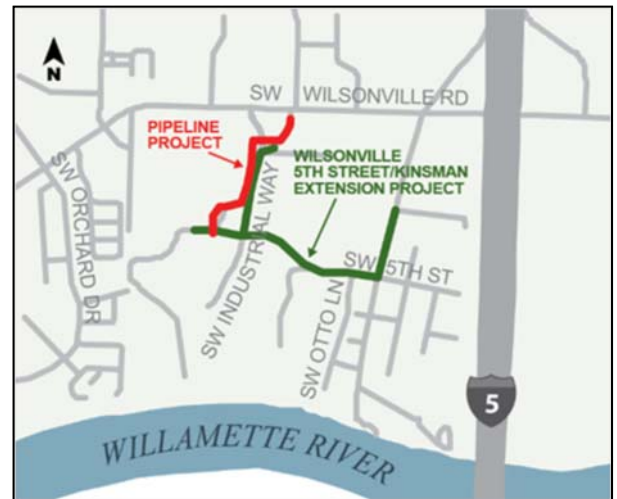


## Engineering Division, Capital Projects

### 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 in Kinsman Road just south of the Kinsman Road and Wilsonville Road intersection.
  - Construction has occurred mainly within easements on private property and has included an excavated crossing under Coffee Lake Creek.
  - JW Fowler, the construction contractor for the project, will complete their work in December 2020.
- 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.
  - The project is scheduled to be completed in early January 2021.
- 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 Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and 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.
  - Construction will occur in phases to enhance safety and minimize traffic, neighborhood, and business disruptions.



### 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 and the project is anticipated to be completed by fall 2021.

## Engineering Division, Private Development

### DP Nicoli

The contractor is working on both the onsite and offsite LID facilities.

### Dutch Bros Coffee

The contractor is working on the installation of the Rapid Flash Beacon (RFB) crosswalk on Town Center Loop West, upgrading the crosswalk on Park Place, making new storm connections, and installing a street light.

### Fir Avenue Commons

This is a ten-unit condominium development in Old Town. Fir Avenue has been paved along with the partial improvements of 4th Street. Construction continues of the new dwellings.

### 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. Work continues on site improvements. Stormwater facilities are nearing completion and a major portion of the parking lot has been paved.

### 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 curb has been poured and the road has been temporarily patched.

### Peyton Lane

This project, which added a stormwater/rain garden facility to the parking lot of an existing building at the corner of Barber Street and Boones Ferry Road, is now complete.

### 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 near completion.

### Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. Engineering final approval for street pavement, sidewalk, and LID stormwater facilities will be complete prior to issuance of final certificate of occupancy.



## Engineering Division, Natural Resources

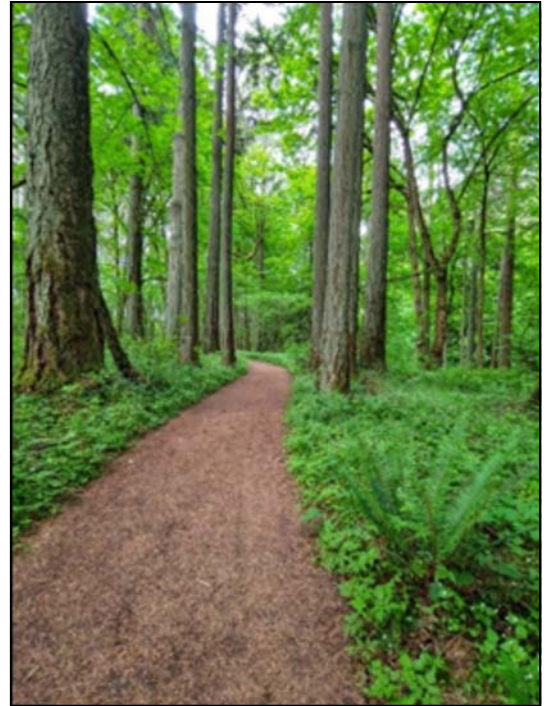
### I-5 Undercrossing Trail—Phase 2

On August 30, Banzer Construction started Phase 2 of the I-5 Undercrossing Trail. The shared-use path between Boones Ferry Park and the existing pedestrian bridge trail connection will include construction of grade modifications, a 775-foot-long, 12-foot-wide asphalt paved shared-use path, conduit for future lighting and optical fiber, signage, and striping. In November, the contractor completed the project except for striping.

### Urban Forest Management Plan

An Urban Forest Management Plan (UFMP) to guide the City's programs and actions related to the urban forest is underway. The UFMP will provide an integrated approach to preserving, sustaining, and regenerating Wilsonville's urban forest into the future. While the UFMP will cover the entire City, it will have two focus areas: Charbonneau and Town Center.

Currently, the consultant is compiling data about Wilsonville's urban forest and beginning the process of preparing goals and strategies. A second survey posted on November 16 closed on December 4, and two open houses were held on November 17. In response to a photo contest that closed on October 30, eighty-five photos were submitted by Wilsonville residents. Three prize winners were selected (shown above right and below), and many of the submitted photos will be included in the Plan.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- TVF&R Apparatus Structure in Parking Area at 8995 SW Miley Road
- 2-lot Partition at 28705 SW Canyon Creek Road South
- 4 Class I Sign Permits
- 4 Type A Tree Permits
- 3 Type B Tree Permit
- 1 Zoning Verification Letter
- Residential building permits

### Construction Permit Review, Development Inspections, and Project Management

In November, 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:

- DP Nicoli Industrial Development on Boberg Road
- Dutch Bros Coffee kiosk in Town Center
- Grace Chapel on Parkway Avenue
- Hilton Garden Inn on Parkway Avenue
- Regional Park 7&8 in Villebois
- Residential subdivisions in Frog Pond West
- Willamette Water Supply Project

### Development Review Board (DRB)

DRB Panel A did not hold a meeting in November.

During the November 23 meeting, DRB Panel B held a public hearing regarding proposed changes at Wood Middle School. The changes include an addition to the gym area, a greenhouse, window changes related to interior remodeling, and the addition of an electronic reader board to the sign on Wilsonville Road. Following the hearing the DRB approved the request by a vote of 3-1.

On November 16, the City Council considered a call-up on the record of DRB Panel B's decision from September 28 to approve a 6-unit townhouse development on Magnolia Avenue in Old Town. After thoroughly reviewing the record, the City Council unanimously affirmed DRB Panel B's decision.

### DRB Projects Under Review

During November, 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
- Wood Middle School gym addition, greenhouse, and remodeling
- New activity center for Charbonneau Country Club (shown right)





## Planning Division, Long Range

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

Planning Director Miranda Bateschell continued to support the state rulemaking process, including testifying before the Oregon Land Conservation and Development Commission (LCDC) at a November 12 hearing. Following the hearing, LCDC adopted the rules. Wilsonville is scheduled to complete the next Housing Needs Analysis in 2023 followed by their initial Housing Production Strategy consistent with these new rules.

### Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In November, the project team presented the Development Code and Comprehensive Plan audit to the Planning Commission and sought their input on key questions. The key questions pertained to attached versus detached multi-unit development, middle housing land divisions, and zoning of the Old Town Neighborhood. In addition, staff continued to stay engaged in the State rulemaking process, including listening to and participating in a Land Conservation and Development Commission (LCDC) Hearing on November 12 and Technical Advisory Committee (TAC)/Rulemaking Advisory Committee (RAC) meeting on November 24 as the state continues to work towards rule adoption. LCDC is required to adopt rules by the end of the year and final adoption is currently scheduled for December 9. In November, staff also worked to finalize the contract and agreements with Metro and Centro Cultural of Washington County for an outreach component of the project focused on the Latinx community and other communities of color.



### Planning Commission

The Planning Commission held its meeting on November 12. During the meeting, the Commission held two work sessions and had an informational presentation on the Council-adopted Wilsonville Investment Now (WIN) Program and the Commission's role in the implementation of the economic development program on individual sites. The Town Center Streetscape Plan work session focused on initial public outreach feedback and input from the Commission regarding initial design concepts and styles for the streetscapes in Town Center. The second work session item was about the Middle Housing Project. The project team discussed the audit performed on the Comprehensive Plan and Development Code and specifically sought input regarding the key issues of attached versus detached multi-unit development, middle housing land divisions, and zoning of the Old Town Neighborhood.

## Planning Division, Long Range

### Wilsonville Town Center Plan

#### *I-5 Pedestrian Bridge*



**WILSONVILLE TOWN CENTER**  
I-5 PEDESTRIAN BRIDGE

The Town Center project team continued development of 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. Based on the direction of City Council, the project team continued work on detailed design for the bridge and gateway plaza. Staff reviewed an initial concept combining elements of the Drops and Ripples and River Oxbow plaza concepts, providing feedback for the consultant team to incorporate in refined designs. The project team anticipates reviewing the 30% Design package of the bridge and plaza in early 2021.

General project information is available on the project website: [www.letstalkwilsonville.com/I5-Ped-Bridge](http://www.letstalkwilsonville.com/I5-Ped-Bridge).

#### *Streetscape Plan*



**WILSONVILLE TOWN CENTER**  
STREETSCAPE PLAN

The Town Center Streetscape Plan project team held two public forums on November 10. Ten to fifteen community members attended the online forums in addition to City staff members, Planning Commissioners, and City Councilors. The project team received valuable feedback from the public who supported additional covered gathering spaces, use of local materials, planting low maintenance native tree species, and prioritizing pedestrians. On November 12, the project returned to the Planning Commission, seeking their input and to provide a general update on the project. Commissioners supported the initial direction of the project and gave clear guidance on the three initial concepts presented during the work session. The project team will move forward to refine the concepts based on the input received with the intention of returning to Planning Commission and City Council in the Spring of 2021.

#### *Transportation System Plan*



**WILSONVILLE TOWN CENTER**  
TSP UPDATE

During November, the Town Center project team completed one of the 2019 Town Center Plan's first implementation actions with the publication and adoption of the Town Center Transportation System Plan (TSP) amendments. After receiving a recommendation for adoption from the Planning Commission in October, the City Council held a public hearing on the amendments on November 2, with adoption following on November 16. These amendments will integrate the transportation-related infrastructure projects from the Town Center Plan into the TSP, setting the stage for future funding planning efforts.

General information on Town Center implementation projects is available on the project website: [www.wilsonvilletowncenter.com](http://www.wilsonvilletowncenter.com).