

From The Director's Office

Happy New Year! This month, I want to give Wilsonville employees a shout out and recognize their generosity every year during the Family Giving program that Candi Garrett organizes with the school district; this is Candi's ninth year. This December, Wilsonville employees provided almost everything on the family's wish list **as well as** cash, gift cards (Fred Meyer, Red Robin, Target and Taco Bell), movie tickets, blankets, and two boxes of food!

Community Development, Library, and SMART staff delivered the gifts to our family of six—Mom, Dad, and four kids (9, 13, 15, and 18 years old). The 9- and 13-year old each received a new bike with a helmet and lock. The family received new clothes, housewares, and towels to help fill their small, barren apartment.

I think it is important to recognize our employees' heartfelt giving and helping to make this family's holiday special.

Looking back on 2018, a few Community Development highlights included:

- Continuing to build an extremely talented and hard-working staff
- Completing the land use and financial planning for Frog Pond West
- Kicking off the Town Center Plan
- Selecting the alignment and starting the design work for the multi-modal connector between Boones Ferry and Kinsman Road out of Old Town
- Establishing the Coffee Creek Urban Renewal District
- Updating the Road Maintenance Fee and Transportation System Development Charge so we are well-prepared financially to maintain and grow our transportation system
- Implementing an updated Planning fee structure
- Seeing the new Meridian Creek Middle School open on time in September
- Nearing completion of the new Kinsman Road segment between Barber and Boeckman Road

Cheers to 2018—another new year!

–Nancy Kraushaar, PE, Director



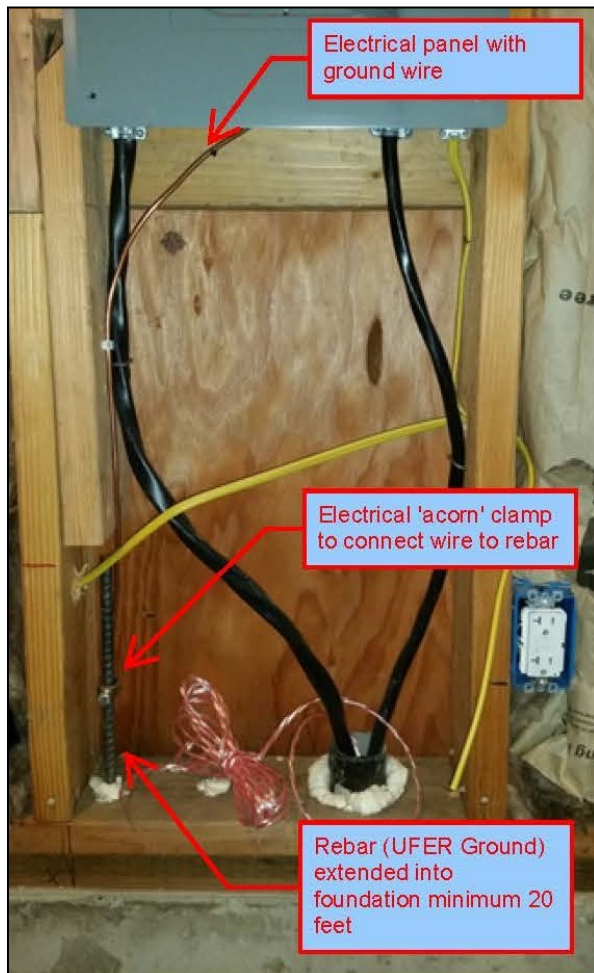
Building Division

What-cha Looking At?

Last month we highlighted the inspection of steel 'rebar' reinforcement in foundation systems. Aside from enhancing the structural strength of concrete, rebar in concrete also serves to provide an excellent electrical ground for the electrical system in a home.

The technical term for this is a "concrete encased electrode." Most tradespeople call this a "UFER" ground. That's because Mr. Herbert Ufer discovered the system back in 1942 while doing contract work for the US Army. Over the years it has become the preferred method of grounding electrical systems due to the excellent conductivity characteristics of steel and concrete.

When an electrical fault occurs in an electrical system the electricity typically follows the path of least resistance to ground. It's critical that this grounding path be installed correctly so that a person using a faulty electrical system does not become that path of least resistance. Rather, the grounding system does and thereby prevents the person from getting shocked.



So, what does the building inspector look at?

During the foundation inspection and prior concrete placement, the building safety inspector verifies that a dedicated piece of rebar, at least 20 feet in length, is installed correctly so that the electrical system can later be wired to it.

The rebar must be placed in the foundation forms so it will be completely encased in a minimum of 2" of concrete on the sides, and for the full length of the bar. While not preferred, if a splice occurs in the rebar, it must be lapped by at least 5' in contact with an adjacent bar. Once the inspector verifies the installation is correct they wrap a yellow sticker around the end of the rebar that will stick above the foundation after it is poured. The above photo shows Building Safety Inspector Brian Pascoe tagging a UFER ground rod with an approval sticker after inspection.

Later in construction, the electrician will connect the grounding system in the electrical panel to the UFER ground. The electrical inspector will verify this critical connection during the electrical rough-in inspection. The photo to the left shows a nearly completed installation prior to insulation and sheetrock cover.

And that's what we're looking at

Economic Development

- **Urban Renewal**

- **Year 2000 URA Maximum Indebtedness:**

- Staff has been meeting with the Year 2000 URA overlapping taxing jurisdictions (Clackamas County, School District, City of Wilsonville) to obtain formal concurrence that will allow the agency to increase maximum indebtedness of the Year 2000 URA to help finance the Boeckman Dip Bridge project.
 - On December 4, City Council passed a motion recommending the public review and approval for the Year 2000 URA Amendment. On December 13, the Planning Commission passed a motion confirming that the Year 2000 URA Amendment conforms to the Wilsonville Comprehensive Plan.
 - Public Hearing for adoption of Year 2000 URA Amendment is scheduled for February 22, 2018.

- **Coffee Creek Industrial Area**

- Republic Services was not awarded the Metro RFP for their SORT anaerobic bio digester project, so it appears that project may not be proceeding until further notice.
 - Precision Countertops is on track to submit a development application in January 2018 for a 60,000 square foot development project in Coffee Creek that would bring around 130 jobs at inception.

- **Recruitment**

- A Portland-based retail design manufacturer is interested in purchasing Building 83 of the Xerox campus and occupying the eastern side of the building. The relocation would bring upwards of 100 high-wage engineering + design jobs to Wilsonville. Staff is working with the potential tenant on a tax lot line adjustment and potential utility changes (currently a private water/sewer system).
 - A Coos Bay-based sourdough bread bakery is interested in relocating to Wilsonville Town Center to open a bakery and coffee shop retail space. The business owner would eventually like to relocate her gourmet food manufacturing operation that makes jams, ketchups, and sauces—called Pure Wild Oregon—to Wilsonville. Currently working with customer on site selection/real estate search and obtaining of capital for start-up/relocation costs.
 - Popular Portland-based kombucha manufacturer, Brew Dr. Kombucha, is interested in expanding to Wilsonville with a production and distillery operation. They are looking to lease 25,000-30,000 square feet.

Engineering Division, Capital Projects

5th Street / Kinsman Road Extension (4196)

City staff and the design engineer, Otak, have expended much effort to save an existing 24”-30” white oak on the south side of the 5th Street Extension. With the current idea to construct the Tonquin Trail as a boardwalk here, along with other changes, the arborist believes there is a good chance the tree will survive. National Marine Fisheries Service rejected our request to process federal permits via an expedited process. While this will delay obtaining federal and state permits by 3 or 4 months, it will allow us to redesign the bridge to have shorter spans across Coffee Lake Creek. This is estimated to save approximately \$250,000 in construction costs.

2017 Water Treatment Plant Master Plan Update (1122)

A work session with Planning Commission was held on December 13. The formal hearing is scheduled for February 14, with Council action for adoption in March.

Charbonneau High Priority Utility Repair Phase II (2500/7500)

This project continues the replacement and repair of the most deficient sewer and storm pipes within Charbonneau. This project represents the second of three planned phases to construction over three years. Construction is complete with the exception of a conflicting PGE conduit, which will be completed in spring 2018.

Charbonneau High Priority Utility Repair Phase III (7500)

This project continues the replacement and repair of the most deficient storm pipes within Charbonneau. This project represents the last of three planned phases to construction over three years. Final construction documents are complete and the project will be bid in January 2018. Construction is anticipated to begin March 2018.



Engineering Division, Capital Projects

Congestion Improvements Projects (4199)

Construction contract awards were approved by City Council for two projects on December 18, (Southbound Ramps awarded to Kerr Contractors for \$562,000, Old Town Square/Fred Meyer Intersection awarded to Brown Contracting for \$191,000). Construction is expected to begin in January.

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. Currently waiting on Federal Highway Administration direction on performance of additional archaeological work prior to selection of the preferred bridge location. Final selection of the bridge alignment is anticipated to occur in early 2018. Project completion is expected by the end of 2018.

Garden Acres Road (4201)

The project is progressing toward 60% design. An annexation hearing before DRB Panel A was held on December 11 (recommendation for approval). Council will hear this on January 18. A Condemnation Resolution for acquisitions (Right of Way and Utility Easements) will also be brought to Council on January 18.

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. City Council provided direction to fund project with local funds based on funding plan. Currently checking with Metro on options for use of grant funds. Design of the bridge will begin after completion of the Town Center Plan.

Kinsman Road Extension (4004)

This project involves construction of a new section of Kinsman Road between Barber Street and Boeckman Road and includes upsizing and relocation of 30" sanitary sewer pipe (Coffee Creek Interceptor Upsizing (CIP 2079)) and installation of 66" water line for the Willamette Water Supply Program (CIP 1127). Fence and landscape installation is underway. Construction is six months ahead of schedule and the road will be opening to traffic on January 15, 2018.

Library Improvement (8098)

Contract award to 2KG Inc. was approved by City Council on December 18. Building Permit applications were submitted by the City Project Manager on December 19. Construction will begin in January.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), the Kinsman/Wilsonville Road truck turning improvements, the 2017 WTP Master Plan effort (1122) and WWSPs Raw Water Facility projects.

Engineering Division, Private Development

Aspen Meadows Subdivision

While the Public Works permit for this 14-lot subdivision was completed several months ago, our Building Division has just recently begun issuing new single-family building permits to the developer.

Charbonneau Range Subdivision

Construction of this 40-lot subdivision is mostly complete and our Building Division has begun issuing new single-family building permits to Pahlisch Homes.

Villebois Calais East

Construction of the Villebois Calais East subdivision—68 lots adjacent to Tooze Road—is underway.

Natural Resources

Water Treatment Plant Temporary Stormwater Outfall Repair (1140)

Due to extensive erosion and slope failure at the Water Treatment Plant stormwater outfall, staff implemented an emergency response plan. Over the last couple of months, the outfall located at the top of a very steep ravine has been undermined by runoff and two trees that fell over creating an even larger cavity. Staff worked with a consultant to develop a design for the project and hired a contractor to complete the emergency repair. The repair involves placing 200 cubic yards of rock in the cavity and directing the stormwater runoff away from the slope through a pipe to the bottom of the ravine. A section of the park trail has been closed to complete the construction work, which should be finished by the end of the year. It may take four to five years, but the future expansion of the Water Treatment Plant will allow a more permanent outfall to be constructed.



Damaged slope



Slope and outfall repair

Planning Division, Current

Projects Being Prepared for DRB Hearings

- New Master Sign Plan for Wilsonville Business Center along 95th Avenue
- Memorial Park Community Garden/Dog Park Parking
- South Wilsonville 76—Convert existing fuel price sign on Parkway Avenue to digital

Administrative Land Use Decisions Issued

- New signs for remodeled Wendy's in Town Center Shopping Center
- 2 Class I Administrative Review
- 3 Type A Tree Permits
- 2 Type B Tree Permits
- 2 Type C Tree Permit
- 5 Class I Sign Permits
- New Single-family permits

Board and Commission Updates

Development Review Board (DRB)

DRB—Panel A convened on December 11 and unanimously recommended approval of the annexation of Garden Acres Road, Clutter Street, and Cahalin Road in the Coffee Creek Industrial Area in preparation for planned street improvements. City Council is scheduled to hear the annexation request at their January 4 meeting.

DRB—Panel B did not meet in December due to the Christmas holiday.

Planning Commission

The Planning Commission reviewed the Water Treatment Plan Master Plan and the Coffee Creek Industrial Form-Based Code projects during a work session on December 13. Thereafter a legislative hearing was conducted on the Year 2000 URA—Boeckman Creek Bridge project LP17-0005. Economic Development Manager Jordan Vance and consultant Scott Vanden Bos, of Elaine Howard Consulting, presented the hearing materials before the Planning Commission. Commissioner Postma made a motion that based on the Wilsonville Planning Commission findings and information provided in the staff report that the Year 2000 Urban Renewal Plan Amendment conforms to the Wilsonville Comprehensive Plan and adopts Resolution No. LP17-0005. Commissioner Millan seconded the motion, which passed unanimously.

The next regular Planning Commission meeting, scheduled for Wednesday, January 10, 2018, will be a legislative hearing session for the Coffee Creek Industrial Form-Based project.

Planning Division, Long Range



Basalt Creek Concept Plan

On Monday, December 18, the Wilsonville City Council approved Resolution No. 2657 authorizing the Mayor to execute an intergovernmental agreement between Metro, Washington County, and the cities of Tualatin and Wilsonville seeking a binding non-appealable decision from Metro concerning the Central Subarea of the Basalt Creek Planning Area. On Monday, December 11, the Tualatin City Council approved a resolution for the same purposes.

The resolutions allow for the signing of a four-party intergovernmental agreement between Tualatin, Wilsonville, Metro and Washington County. Washington County is expected to sign the IGA later this month. Once signed, Metro will provide the cities and county with information on the hearing for the decision as well as the associated briefing process and schedule.

General project information is available on the project website <http://www.basaltcreek.com/>.

Coffee Creek Industrial Form-Based Code

At the December 13 Planning Commission meeting, staff and the project consultant presented an update on modifications to the Form-Based Code based on input gathered during summer 2017. The Planning Commission provided additional feedback on the implementation process, in preparation for the public hearing scheduled for Wednesday, January 10, 2018 at 6:00 pm at City Hall.

More information on the Coffee Creek Industrial FBC is available on the project website at <http://www.ci.wilsonville.or.us/665/Coffee-Creek-Industrial-Area-Form-Based->.

Planning Division, Long Range



Town Center Plan

At the December 4 Joint City Council—Planning Commission meeting, Planning Manager Miranda Bateschell presented an update on the Town Center Plan project with Chris Beyon and Alex Dupey of MIG. They shared the results of the public feedback received through the various summer events and the community's concept for future Town Center. Staff received comments and suggestions from the Council and Commission on the draft Community Design Concept for the Wilsonville Town Center Plan. Members of the Town Center Technical Partners met on December 7 to review and discuss the draft Wilsonville Town Center Community Design Concept. Local, regional, and state partners and service providers made a few suggestions while also voicing support for the overall concept.

The project team continues to prepare for outreach opportunities and meetings in early 2018 in order to gain additional input on the draft Concept Plan from the community and key stakeholders. In January, the public will be invited to participate in an online survey and a Town Center Open House (scheduled for February 8, 2018) to provide the project team with feedback on the draft concept.

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