

From The Director's Office

Happy Summer! Welcome to our summer Engineering Intern Eidy Bambang-Sunaryo who just graduated from Oregon State University (Baseball World Series Champs) with a degree in Environmental Engineering. Eidy grew up loving outdoor and creative activities. Over the past few years, he has combined the two with photography, becoming an avid nature and adventure photographer. If people are curious, check it out on Instagram @eidysufyan. This same love led him to pursue engineering, aspiring to provide a better environment for all.

June brought the first applications for two developments in the Frog Pond West neighborhood. Looking ahead, Chris and Miranda completed their whirlwind tour informing the region about why expanding the Urban Growth Boundary to include Frog Pond East and South is the smart thing to do. Their compelling presentation was well-received by all.

On June 29-30, Mayor Knapp, Dwight Brashear, and I attended the C4 Retreat. C4 (Clackamas County Coordinating Committee) includes representatives of the County and its cities, special districts, and other organizations such as hamlets). The retreat was devoted to transportation issues. Discussion and presentation topics included: County Transportation Goals and Transit Goals; the proposed 2020 Regional Transportation Bond; County adoption of a Vehicle Registration Fee (VRF); updates on the I-205 Widening Project and Congestion/Value Pricing (tolling) Recommendation. C4 Retreat attendance was higher than ever with nearly the entire C4 membership represented. Engaged and frank discussion resulted with honest sharing of ideas and positions amongst participants – from both the urban and rural perspectives. While ideas and positions varied, there was agreement on the need for more unified and integrated countywide transit planning and a broader vision for a connected transportation system that provides a range of alternatives to get where you need to go. There was unanimous support for the County Commission to adopt a county-wide VRF.

The formal comment period for the 2018 Regional Transportation Plan (RTP) is now open. This RTP will provide the blueprint for the next 25 years of investment in the region's transportation system. Find out more at <https://www.oregonmetro.gov/public-projects/2018-regional-transportation-plan> Please let me know if you have any questions about the RTP. Happy 4th of July!

-Nancy Kraushaar, PE, Director



Coming Soon—New Ramp Meters

Building Division

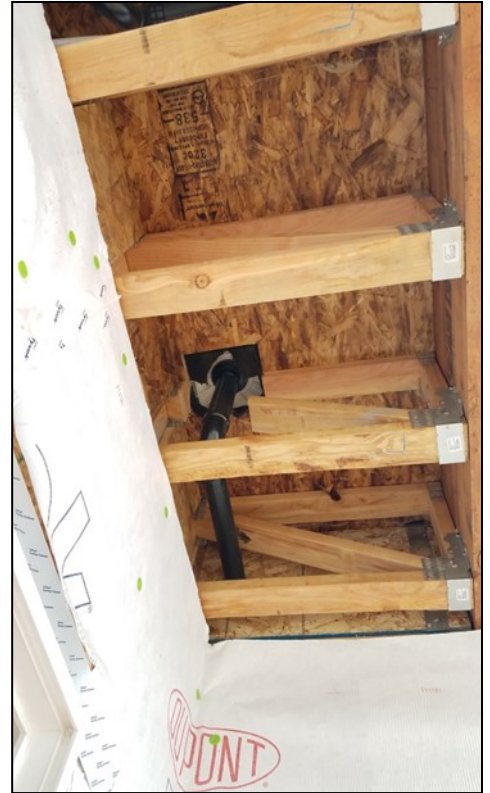
What-cha Looking A?

Building safety inspectors are trained to recognize construction defects and to ensure they are corrected before contractors are allowed to cover their work.

It's been said that the average home takes around 2,500 hours to build. While inspectors are not able to watch every nail being driven, they do inspect at critical progress points such as the framing stage. The framing inspection is one of the most difficult and time consuming inspections. There are a lot of critical elements to review and inspect and it takes a highly trained eye to recognize issues. In addition, many jobs have complex engineering to decipher and inspectors must make sure the installation matches the engineers design.

The quality of framing in a home is similar to having good bones in your body. If the bones are bad the whole house suffers. This is why it's important that building inspectors take their time, follow the plans, and provide a thorough framing inspection.

During a recent framing inspection, Building Inspector Mike Ditty discovered a major issue where a plumber cut a floor truss in order to accommodate drainage piping for a shower (shown above). Each wood member in a truss is engineered to transfer loads. Some wood members are under tension loads and others under compression loads. When one member is compromised with a cut, or notch, or is undersized, structural failure will likely occur. Cutting or notching trusses is a definite red flag. All components of a truss have to work together as a system in order to transfer loads.



In some cases structural failure is not noticed until the building is lived-in for several years and gravity gets the best of it. That's when sheetrock buckles, floors squeak, cabinets don't close, or other deficiencies occur. These symptoms can often be traced back to the quality of the framing – the bones. In other cases failure is more sudden and dramatic when the whole building system becomes overloaded and that's when it gets scary. Bridges often utilize truss systems to span great distances and bridge collapses are dramatic examples of truss failures. Fortunately these types of failures are very rare in homes as inspectors and plans examiners work with contractors to correct mistakes and ensure a safe built environment.

In the photo above, the contractor had to get an engineer to design a special fix. When completed, the fix was then reinspected to ensure the engineers design was followed.

For questions about construction inspections, Building staff are a resource and happy to answer questions. And that's what we're looking at.

Economic Development

- **Business Retention/Expansion**

- Elligsen Site

- We have information that the 32 acre, Tier-1, industrial site on SW Parkway Avenue north of Printer Parkway was sold to a local employer for a business expansion. We have not seen any development proposals and this information is confidential at this time.

- **Regional Activities**

- ODEA Summer Conference, June 7-8

- Economic Development practitioners from around the state met at the annual Oregon Economic Development Association summer conference to exchange best practices, ideas, and new ways to create more high-quality jobs and vibrant communities throughout Oregon. We heard fascinating presentations from OSU about creating a workforce for the future, Business Oregon about Regionally Significant Industrial Sites (RSIS) Program application for which we plan to apply for Coffee Creek, and HP on 3D materials and advanced applications.

- Mentor Graphics Presentation in Portland, June 20

- Interesting presentation from Wilsonville's largest employer, Mentor Graphics, to regional audience about industry trends, the future of automation, and what cities can do to create a supportive business ecosystem to fuel innovation and growth. The four requirements they noted were education infrastructure (that includes a research university), business friendly climate, risk capital ecosystem, and culture of failure.

- Regional Economic Indicators (June 2018 Report)

Tri-County Economic and Demographic Indicators

	<i>Clackamas</i>	<i>Multnomah</i>	<i>Washington</i>	<i>Oregon / U.S.</i>
Resident Population (July 1, 2017)	413,000	803,000	595,860	4,141,100
Total non-farm employment: Public and Private Sectors (May 2018)	162,300	518,600	294,200	1,915,900
Percentage of resident work force who are currently unemployed (May 2018)	3.5%	3.5%	3.3%	4.1% (Oregon) 3.8% (U.S.)
Adjusted Gross Incomes (2016 tax returns)	\$15.68 billion	\$26.22 billion	\$20.89 billion	\$125.7 billion
	(12.5% of statewide totals) (24.97% of tri-county totals)	(20.9% of statewide totals) (41.76% of tri-county totals)	(16.6% of statewide totals) (33.27% of tri-county totals)	
State Income Taxes Paid (2016 tax returns)	\$999.3 million	\$1.68 billion	\$1.32 billion	\$7.58 billion
	(13.2% of statewide totals) (24.96% of tri-county totals)	(22.2% of statewide totals) (41.96% of tri-county totals)	(17.5% of statewide totals) (33.07% of tri-county totals)	
Median Household Income (2016)	\$74,891	\$62,629	\$75,634	\$54,148 (Oregon) \$56,516 (U.S.)
Average age of county residents	41.3 years	36.8 years	36.6 years	39.2 years
Education attainment levels:				
High School Diploma or GED among residents age 25 or older	93.7%	91.2%	91.5%	90.3% (Oregon) 86.7% (U.S.)
Bachelor's degree or higher among residents age 25 or older	36.0%	45.2%	43.0%	32.7% (Oregon) 29.8% (U.S.)

Note: The figures shown here in blue represent [all-time record levels](#)

Sources:

U.S. Census Bureau

WorkSource Oregon

Updated: 6/19/18

Portland State Univ. Population Research Center

Oregon Dept. of Revenue

Engineering Division, Capital Projects

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 nearly complete with final paving and concrete work underway. Final completion is expected in July 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. Construction is nearly complete with final paving and concrete work underway. Final completion is expected in July 2018.

Exit 283 Southbound Ramps (4199)

Project is almost complete. A third lane has been added and the new ramp meter signal has been installed (see right). The signal will be energized soon.

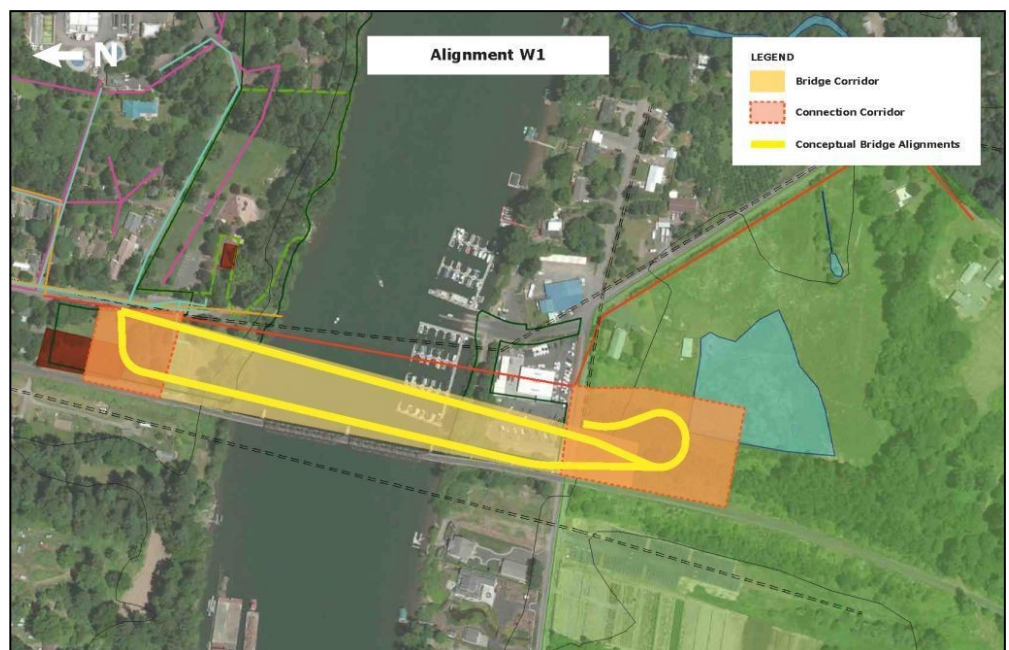
Fred Meyer Signal Improvements (4199)

Project will begin July 10. Traffic signals (see right) will be relocated and the corner nearest Wow Burger will be pulled back to allow two lanes through the intersection.

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. Staff is coordinating with ODOT to determine the

Environmental Assessment scope of work and cost. On May 24, the Clackamas Board of County Commissioners passed a resolution supporting the Task Force recommendation of Alignment W1 as the preferred bridge location. At a public hearing on June 4, City Council likewise passed a resolution selecting Alignment W1 as the preferred bridge location. Public outreach to begin the preferred bridge type process is scheduled to begin in August 2018.



Engineering Division, Capital Projects

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 kicking off with selection of appraisal and right-of-way agent firms. 90% design plans are currently under staff review.

I-5 Pedestrian Bridge (4202)

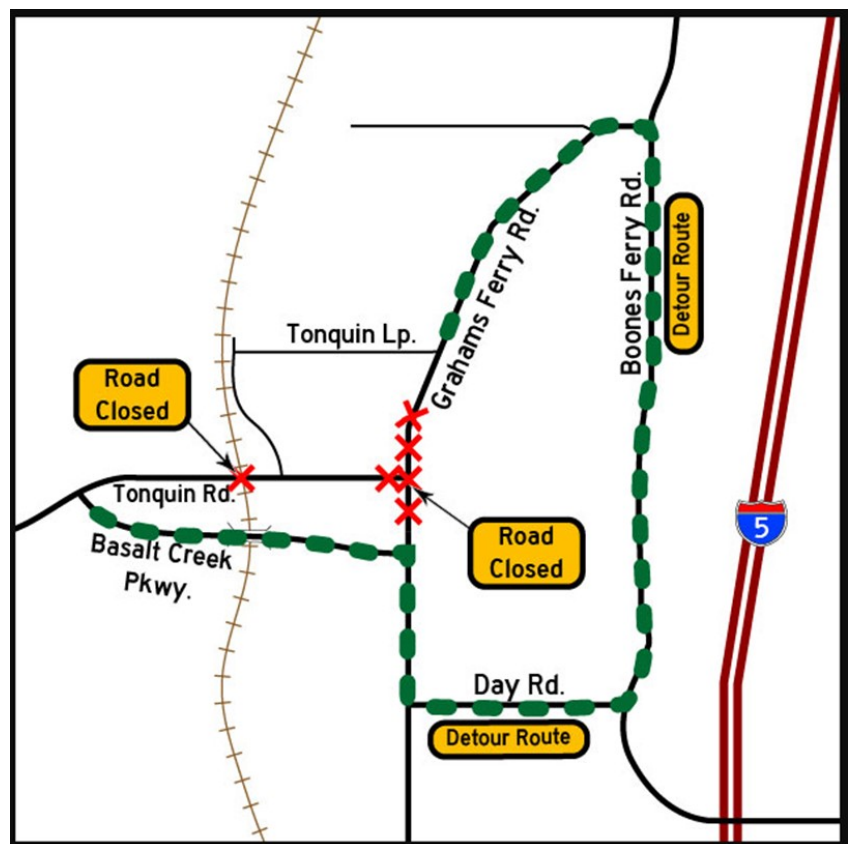
This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over Interstate 5 from Town Center Loop West to Boones Ferry/Barber Street. Working with Metro to exchange grant funds with the Kinsman Road Extension project, allowing the bridge project to be de-federalized, but the grant funds to apply to a City project. An IGA with Metro for the grant exchange is tentatively scheduled before City Council on June 16. Design of the bridge will begin after completion of the Town Center Plan.

124th Avenue Extension

Washington County continues construction of the 124th Avenue Extension project. Construction on Grahams Ferry began earlier this month at Tonquin Road and is expected to extend into early fall. The work will continue south along Grahams Ferry Road down to Day Road. Along with the roadway improvements, Willamette Water Supply will be placing their large pipeline under the roadway. We are coordinating with the County on the portions of work within the City limits.

Memorial Park Sewer Pump Station (2065)

The pump station replacement and upgrade project design continues with Murraysmith. The land use process, site design and architecture design are underway and the geotechnical investigation is wrapping up.



Engineering Division, Capital Projects (Cont.)

Tooze Road to Grahams Ferry Road (4146)

To allow for reconstruction of sections of Tooze Road and Grahams Ferry Road there were closures and detours from May 21 to June 22. Current detour route is via Malloy Way. When circumstances allow for safe passage the roads will be open during the weekends. (See photos right.)

Water Telemetry (1114)

Brown & Caldwell is helping us develop the standards that align with our water system's communication hardware and control needs. They recently completed their site visit to further evaluate our existing fiber network and assess site specific communication needs. Brown & Caldwell will also be developing a network and communication upgrade plan that will include a project list and estimates for future upgrades.

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. Submittal of 90% design plans for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements is anticipated within the next month.

WWTP Outfall Replacement (2095)

The Wilsonville Wastewater Treatment Plant is under a directive from DEQ to replace the damaged outfall pipe with a new, upsized outfall that meets current discharge compliance requirements. Site clearing and erosion control work is underway. Outfall pipe installation work is scheduled to begin the first part of July. Construction is anticipated to finish at the end of October.



Engineering Division, Private Developments

Marion's Carpets

Construction is ongoing. Includes widening of Boones Ferry Road adjacent to the development and a sidewalk expansion.



Engineering Division, Private Developments (Cont.)

Frog Pond—Stafford Meadows

Staff has reviewed the first set of plans for this 44-46 lot subdivision and are waiting on the second submittal.

Developer plans to get the project under construction in July or early August after Council approves the land annexation. See right for Conceptual Development Plan.



Regional Parks 7 & 8

Permit issued for stockpile of soils and early grading for future park at the corner of Coffee Lake and Villebois Drive. (See photo 1 below.)

Villebois Calais East

Subdivision is almost complete. Model home construction will get underway in June. Construction of the **Villebois Fir Terrace** subdivision (11 lots near Villebois Drive and Stockholm Drive) is underway. The **Villebois Mont Blanc** subdivision (68 lots near Villebois Drive and Orleans Ave) is underway. Construction of Villebois Drive North is almost complete and will soon be open to traffic. (See photo 2 below.)

Wood Middle School Sports Field

The school is installing a new turf sports field and water quality pond. (See photo 3 below.)



Natural Resources

Pollinator Week Celebration

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with a healthy habitat. One of the requirements of the Bee City USA designation is to hold an annual celebration of National Pollinator Week.

Bee City USA corresponds with many of the existing “Bee Stewards” program initiatives, such as creating pollinator habitat, developing an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.

On June 20, City staff celebrated Pollinator Week at City Hall. The event included a screening of the documentary film “The Guardians,” which tells the story of the monarchs’ migratory journey and the people fighting to protect their habitat; a brief presentation about monarchs by a staff person from the Xerces Society; informational tables; and free native plants. Other partners participating in the event included the Northwest Center for Alternatives to Pesticides and the Backyard Habitat Certification Program.

More than twenty people attended the event. The celebration allowed the public to gain a deeper appreciation of pollinators and the critical role they play on Earth.



Planning Division, Current

Projects Being Prepared for DRB Hearings

- New Bowling Center and Expansion of Family Fun Center
- Three home development on the southeast corner of Villebois Drive and Barber Street

Administrative Land Use Decisions Issued

- Addition of Silo at 26994 SW 95th Avenue for AB Mauri Baking Solutions
- Replacement of cellular antenna/equipment on BPA tower off Ridder Road
- 120-day Temporary Use Permit for Coffee Cart at Parkway Woods Business Park
- New tenant sign for Sig Sauer at 27200 SW Parkway Avenue
- 2 Class I Administrative Reviews
- 6 Type A Tree Permits
- 4 Type B Tree Permit
- 2 Class I Sign Permits
- New Single-family building permits

Board and Commission Updates

City Council

City Council heard annexation and rezoning request for the first two subdivisions in the Frog Pond West Planning Area. City Council approved the annexation and rezoning for the 44-lot Stafford Meadows subdivision with a first reading on June 4 and second reading on June 18. City Council approved on first reading the annexation and rezoning for the 82-lot Morgan Farm subdivision with direction to the applicant and staff to address concerns regarding amount of usable open space and development impacts on certain neighboring trees prior to the second reading.

Development Review Board (DRB)

The DRB Panels convened on June 11 and June 25. During the June 11 meeting the DRB approved two new developments. The first, Fir Avenue Commons, is development of ten detached condo units along with associated open space at the corner of Fir Avenue and 4th Street in Old Town. The second, EyeHealth Northwest, is an approximately 7,700 square foot optical health clinic in Town Center. During the June 25 meeting DRB approved a the development of five additional homes off Canyon Creek Road South. The June 25 action is contingent on City Council approval of a Comprehensive Plan Map Amendment and Zone Map Amendment.

Planning Commission

On June 13, the Planning Commission held a work session on three different topics: Accessory Dwelling Unit (ADU) code updates, SMART Program Enhancement Strategy, and the Basalt Creek Concept Plan. Planning staff presented information on Senate Bill 1051 and proposed edits to the Wilsonville Development Code related to reducing barriers to ADUs for compliance with new State law. SMART staff presented information on Oregon's new State Transportation Improvement Fund (STIF) and potential SMART projects to be funded with this new revenue source. City planning staff presented the draft Basalt Creek Concept Plan, prepared by the project team, for adoption later this summer by both the Cities of Tualatin and Wilsonville. The Planning Commission asked clarifying questions and provided guidance to staff for upcoming hearings on these topics.

The informational session updated Commissioners on their upcoming work program and Council Action items from the Council's last three meetings. The next regular Planning Commission meeting will be Wednesday, July 11 at 6:00 pm, which will include hearings on the Basalt Creek Concept Plan and the ADU code update, as well as a work session on the Boones Ferry Park Master Plan.

Planning Division, Long Range



Basalt Creek Concept Plan

On June 13, Planning staff presented the draft Basalt Creek Concept Plan to the Planning Commission for a work session, and they presented it on June 18 to the City Council for a work session. Staff from both the Cities of Tualatin and Wilsonville are working with the consultant team to prepare final edits and revisions to the document for adoption in August 2018. Hearings are scheduled for July 11 with the Wilsonville Planning Commission and August 8 with the Wilsonville City Council, and for July 19 for Tualatin Planning Commission and July 23 for Tualatin City Council.

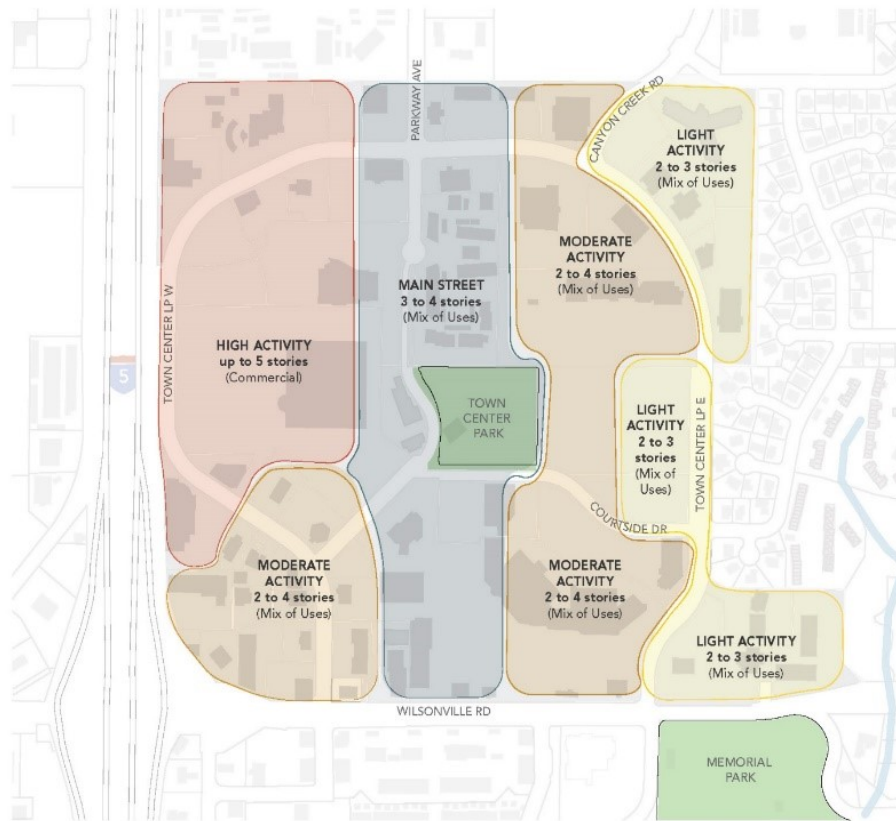
Two property owners in the Central Subarea filed a Notice of Intent to Appeal Metro's decision to the Land Use Board of Appeals. All parties to the IGA filed a Notice to Intervene the appeal. Despite the potential appeal, the project team is still preparing to fulfill the IGA and adopt the Concept Plan this summer.

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

Sign Design and Wayfinding Signage Plan

The project team prepared three design styles, with a series of sign types for each design, to be reviewed by the public. The team presented this information at the Sign and Wayfinding Open House, which was open to the public, on Tuesday, June 26 at 5:30 pm at City Hall. At the open house, attendees listened to a brief presentation about wayfinding, viewed the three different wayfinding design concepts and provided feedback about preferences. For those unable to attend the meeting, an online survey went live later in the week of June 26 to gather design feedback from the larger community. The project is anticipated to be completed over the next eight months.

Planning Division, Long Range



LEGEND

- Building Footprint
- Parcel
- Highway
- Existing Park
- LAND USE**
- Main Street (mixed use buildings with active ground floor uses, generally 3 to 4 stories)
- High Activity (mix of office, entertainment, hospitality, civic uses, generally 3 to 5 stories)
- Moderate Activity (mix of residential, retail, office, services, generally 2 to 4 stories)
- Light Activity (mix of townhomes, small-scale commercial businesses, generally 2 to 3 stories)

22ND JANUARY, 2018
 SCALE: 1" = 500'



DRAFT COMMUNITY DESIGN CONCEPT: PROPOSED LAND USE

The Town Center Task Force met June 5 at 6:00 pm at City Hall. The group reviewed community input on the Draft Community Design Concept for Town Center and discussed various development code options to achieve the desired land use and built form and the goal for harmonious design. The group also reviewed draft cross sections for the difference proposed street types. Draft design and implementation strategies will be the focus of work sessions with the Planning Commission and City Council later this summer.

In addition, the project team is planning for a Main Street Pop-up as part of the Community Block Party on August 22 to demonstrate the community’s ideas for their future Main Street. The project team is also working on a financial analysis of the desired building types for the Main Street and other areas of future Town Center. This information, paired with the market analysis, will be a topic of conversation for an event in the fall and will help finalize the implementation actions included in the plan.

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