

From The Director's Office

When the City plans and builds a new transportation connection, such as Boeckman and Kinsman Roads, there are many critically important considerations. These include environmental impacts, cost, geology, hydrology, property ownership, public works standards, and wildlife movement—among many others.

The City takes great pride in the thought and effort that goes into providing a safe and attractive transportation experience. I, for one, am particularly proud of the City's efforts to protect and accommodate the safe movement of wildlife as part of advancing our transportation planning efforts. Whether they be amphibians, large or small mammals, birds or invertebrates, the wildlife passages thoughtfully integrated under many of the new transportation connections help to ensure the long-term viability and success of the wildlife corridors.

There are a number of specialized structures to accommodate the safe movement of wildlife under Boeckman Road. There is a large bridge structure with an 8' clearance as well as 4' tall x 9' wide box culverts to accommodate the migration of deer and other large mammals. Smaller culverts accommodate the safe movement of animals such as coyotes, raccoons, and opossums. The road design not only includes passages for mammals, but there are concrete walls with ledges and smaller scale connections for amphibians such as frogs, salamanders, and newts.

Along Boeckman and Kinsman Roads are additional elements such as skylights that have been designed into the roadbed to allow for sunlight to penetrate the long, dark tunnels, making them more inviting for animals to use. Chain link fencing along the edges of the roadway funnels animals to the wildlife crossings and keeps them off the roadway, helping to prevent roadkill. All of these measures demonstrate a holistic approach to transportation planning and wildlife movement.

Recently, scientists at Portland State University who study the success of wildlife passages documented the use of wildlife passages on Kinsman Road by mink in the Coffee Lake basin. This unique find is just one of the ways that the City's Natural Resource professionals measure success. Living in a city where wildlife is abundant and has been integrally planned into the fabric of the city is yet another reason Wilsonville is a great place to call home.

Respectfully submitted,
Chris Neamtzu, AICP



Can you find the mink?



Coyotes preparing for a late evening crossing.

Building Division

Getting It Done

City offices closed for seven business days in mid-September due to severe wildfires that created prolonged and extremely hazardous air conditions across the region. In addition, when Building staff returned to work, staff had direct exposure to someone who tested positive for COVID-19. All Building staff were directed to immediately leave the office, follow CDC guidelines, and to quarantine at home for 14-days.

Our business is heavily engaged in serving the public by providing permitting, inspection, plan review, and other services. Projects depend on us for timely and predictable services as we are key players in facilitating and approving construction projects at critical points along the construction cycle. Disruptions in our service have negative ripple effects in the design and construction community that cost them time and money.

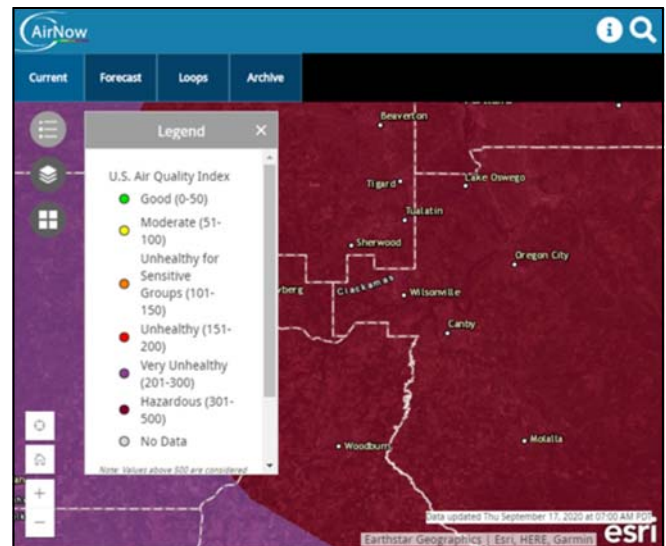
Knowing this, staff decided to dig deep and look for creative ways to continue service delivery for all functions while we were closed or out. The challenge before us was to provide services remotely, within the same time constraints, and with only the tools and resources available.

In one successful example during the wildfire closure, a homeowner was getting desperate to have their final inspections so their newly constructed home could close. Inspection staff were not able to perform the inspection in person so we decided to perform the inspection remotely. The Inspector who accepted this challenge was Melissa Gitt. Melissa contacted the contractor and, using Facetime video on an iPhone, was able to observe the critical elements through the contractor's live video feed and perform the final inspections needed. It took about twice as long as a normal final inspection, but overall the outcome was a success and the homeowner was able to close on time.

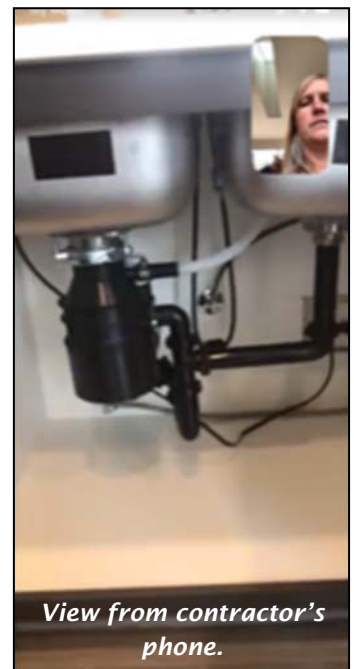
The contractor was very appreciative, stating, "The ability for jurisdictions to accommodate our uncontrolled environment is great! Thanks so much for working with us so we can take care of our customers! We appreciate it!".

In reflecting on the situation, Melissa Gitt had this to say, "I know that I have said this before, but I'll say it again since it's the one positive item that has resulted from this crazy time. This pandemic/wildfire closure and quarantine has really forced us to learn how to operate remotely and the outcome has been very positive at how our department can provide plan review, inspections, and permits remotely and virtually!".

We are very fortunate to have an incredible staff who are focused on serving well, despite whatever challenges we face.



Smoke Map, Wilsonville, September 17, 2020.



View from contractor's phone.



View of inspector's phone.

Economic Development Division

Business Recruitment

- Bay-area synthetic biology company is seeking 100,000 square feet of research/laboratory space in Wilsonville that would result in a \$20-30 million investment and 150-200 new high-wage jobs, including lab technicians and scientists. Company has indicated that Wilsonville is its first choice for location and said the proposed Wilsonville Investment Now (WIN) incentive program helped drive their decision, as preliminary evaluations show the business might qualify for a tax rebate given the large investment.
- Developer seeks 40-60 acres of industrial land in Coffee Creek Industrial Area or Westside Railroad Area for construction of 500,000 plus square foot fulfillment/distribution facility for a large Fortune 100 company.

Urban Renewal

- Wilsonville Investment Now (WIN) Program: During the September 10 City Council work session, Economic Development staff sought the City Council's input on a draft of the new Wilsonville Investment Now (WIN) program, which incorporates policy considerations recommended by the Urban Renewal Task Force. WIN provides tax rebates for development projects outside of the City's existing urban renewal areas; the program offers incentives to attract a wide range of businesses and flexible evaluation criteria that support equity and inclusion and the expansion of existing businesses. Staff are incorporating the following policy considerations into the program recommended by the Urban Renewal Task Force:
 - **Diversity, Equity, and Inclusion Considerations:**
 - Certified Minority/Women Business Enterprise (M/WBE)
 - Certified Disadvantaged Business Enterprise (DBE)
 - Certified Service Disabled Veteran (SDV)
 - Certified B Corporation
 - Procurement Plan (requires annual reporting):
 - Good faith effort to increase good/services purchased from businesses owned by people of color in specified geography, such as South Metro, Portland Metro, or Oregon.
 - Workforce Development (requires annual reporting):
 - Promote job openings to BIPOC communities, ongoing workforce training, engage Wilsonville youth
 - DEI Company Program (requires annual reporting):
 - At least one FTE committed to company program around diversity, equity, and inclusion.
 - Childcare (requires annual reporting): on-site provided childcare
 - **Local Business Expansion:**
 - Business operating in Wilsonville 1-5 years
 - Business operating in Wilsonville 5+ years

Economic Development Division

Wilsonville Town Center Plan Implementation

- Throughout the spring and summer, staff initiated a development opportunity site (DOS) analysis on a catalytic site in Town Center to evaluate feasibility conditions and estimated range of public investment that may be required in order to enhance project feasibility. The following DOS results show a dynamic mixed-use redevelopment opportunity on a 15 acre site in Town Center, with financial feasibility right away for residential and hotel products and ability to phase over time with office and commercial products.

15-Acre Mixed-Use Development Opportunity in the Heart of Wilsonville



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 in the future. Murraysmith, the City's engineering consultant, was brought under contract in August 2020 to start design work. Design work is anticipated to continue through March 2021, with construction occurring in spring and summer 2020.

Boeckman Dip Bridge Project (4212)

The Engineering Division is evaluating the existing culvert, looking into an embankment option to add to our project alternatives, and getting a preliminary look at the environmental permitting requirements for each of the alternatives.

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. Well rehabilitation was advertised in September, contract awarded in mid-October, and rehabilitation work planned to begin in early November. Also included in this contract is evaluation work at the two existing Charbonneau wells. This evaluation work will help guide subsequent rehabilitation work next fiscal year. 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 October 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 segment PLM_1.2 of the 66" water transmission pipe. Installation of the WWSP 66" raw water pipeline continues moving north along Garden Acres Road. The WWSP pipeline bore installation beneath Day Road is complete. The new concrete road installation on Ridder Road between Peters Road and Graham's Ferry Road is complete and back open to traffic (pictured above). Roadway construction on Garden Acres Road is underway. Project completion is anticipated for January 2021.



Garden Acres Road

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. Geotechnical material sampling and testing work is complete. Preparation of the project geotechnical report to guide bridge foundation and retaining wall design is underway. The design team presented the results from the public engagement to Planning Commission and City Council at their September meetings and received feedback on the bridge and plaza designs. A public hearing is scheduled before City Council on October 5 to select a preferred bridge design alternative.

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.

Street Maintenance Project (4014/4118)

Construction continues on Elligsen Road, Main Street, and Parkway Avenue. Paving will begin on Elligsen Road the week of October 5. Street maintenance work will continue on Day Road, Elligsen Road, Burns Way, Parkway Avenue, and Main Street through November.

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 late 2020, at which time a CMGC solicitation would occur. Final design would be completed in coordination with the CMGC in 2021, followed by construction in 2022-2023.

WWSP Coordination (1127)

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

- **PLM 1.1** This is the WWSP 66" raw water pipeline between Arrowhead Creek Lane and Wilsonville Road. Construction of the pipeline is underway. Completion of this segment of pipeline is expected in Fall 2020.
- **PLM 1.2** This is the WWSP 66" raw water pipeline that is included as part of the Garden Acres Road (4201) project. Construction of the WWSP pipeline is underway and will continue through October 2020.
- **PLM 1.3** This is the remainder of the WWSP 66" raw water pipeline through Wilsonville, including Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road. WWSP is progressing toward 60% design plans. Construction is scheduled to begin in the first quarter of 2021.
- **Raw Water Facility Improvements** This capital improvement project is under the management of the Willamette Water Supply Commission and the Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment, as well as the installation of a 66" raw water pipe and an 8" domestic City water pipe. Onsite construction has been taking place with grading and removal of site soils.



Engineering Division, Capital Projects

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

Onsite construction has restarted after a long break. Stormwater and water construction on Boberg Road is anticipated to start soon.

Dutch Bros Coffee

A new Dutch Bros Coffee Drive-Thru is being constructed on the vacant parcel at the southeast corner between Park Place and Town Center Loop West. As a part of the development, a new Rapid Flash Beacon (RFB) crossing will be installed on Town Center Loop West just south of Park Place. In addition to the RFB, a marked crosswalk will also be installed at the intersection on Park Place. Onsite construction has started with the irrigation and domestic water supply installed, along with the sanitary manhole connection.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town. Onsite home construction is happening. The granite curbs have arrived. The offsite street improvements have begun on 4th Street.

Frog Pond Meadows

74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road. The contractor (NEI) is completing final punch list items.

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. The sanitary sewer connection and stormwater facilities are currently under construction.

Hilton Garden Inn

Construction continues on this four-story hotel at Memorial Drive and Parkway Avenue. Final punch list items remain before this project goes into the maintenance phase.



Engineering Division, Private Development

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. Prep work is being done for a new driveway.

Peyton Lane

This project adds a stormwater/rain garden facility to the parking lot of an existing building at the corner of Barber Street and Boones Ferry Road.

Shredding Systems

This project involves adding an additional building and expanding the sanitary, water, and storm systems. A sidewalk will also be added on 95th Avenue. The project is currently under plan review.

Siena at Villebois Fire Reconstruction

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



Clay Street



Peyton Lane

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. To date, Banzer Construction has completed tree removal and rough grading. Currently, they are working on conduit installation and asphalt removal.

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.

The first online survey was posted on September 1 and overlapped with the first virtual community meeting on September 22. The meeting raised awareness, provided background on the project, and encouraged community participation in the planning process.



Planning Division, Current

Administrative Land Use Decisions Issued

- New outbuilding at Community of Hope Church at 27817 SW Stafford Rd
- New sign for Smart Foodservice in former Wilsonville Lanes building
- 2 Other Class I Administrative Reviews
- 2 Zoning Verification Letters
- 2 Class I Sign Permits
- 9 Type A Tree Permits
- 1 Type B Tree Permit
- Residential building permits

Construction Permit Review, Development Inspections, and Project Management

In September, 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
- Fir Avenue Commons residential development in Old Town
- Grace Chapel on Parkway Avenue
- Hilton Garden Inn on Parkway Avenue
- I&E Construction headquarters 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's scheduled meeting on September 14 was canceled as City Hall was closed due to the statewide wildfire emergency. The public hearing item, I&E Construction revisions, is now scheduled for the meeting on October 12.

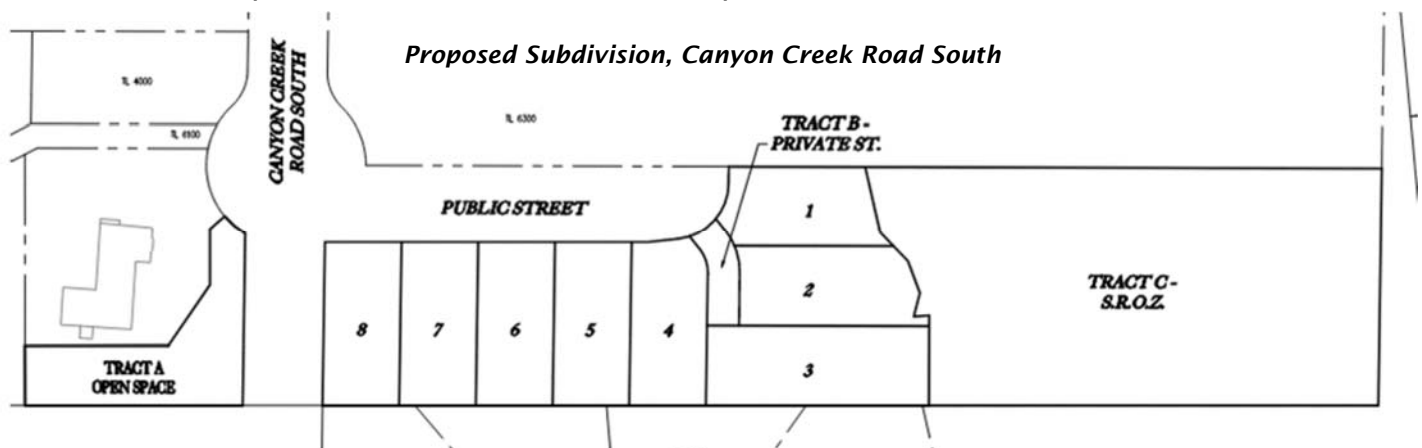
During the September 28 meeting, DRB Panel B held a continued public hearing on a proposed 6-unit residential development on the north end of Magnolia Avenue in the Old Town Neighborhood. Following the hearing, the DRB approved the project by a vote of 3 to 1. DRB Panel B also held a public hearing for a new industrial development on SW Clutter Road in the Coffee Creek Industrial Area. Following the hearing, the DRB unanimously approved the proposal.

Planning Division, Current

DRB Projects Under Review

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

- 6-unit residential development in Old Town at the north end of Magnolia Avenue
- 69-lot subdivision in Frog Pond proposed by West Hills Development
- Parkway Woods (former Xerox campus) remodel and additional parking
- Industrial Warehouse on Clutter Road in Coffee Creek Industrial Area
- Revisions to outdoor storage area for DP Nicoli on Boberg Road
- Architecture and sign changes for I&E Construction on Parkway Avenue
- 8-lot subdivision on Canyon Creek Road South
- Wood Middle School gym addition, greenhouse, and remodeling
- New activity center for Charbonneau Country Club



Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In September, Planning staff concluded the initial staff audit of the development code and forwarded the materials to Angelo Planning Group for further review. Angelo Planning Group began their formal work on the project following Council's approval of their contract at the September 21 Council Meeting. Staff worked on finding a community partner to assist with outreach to the Latino community and other communities of color.

In addition, staff continued to be heavily involved in state rulemaking. Staff put substantial effort into preparing a technical comment letter for the first hearing before the State's Land Conservation and Development Commission. Staff also supported the preparation of a comment letter Mayor Knapp submitted. Mayor Knapp and Planning Director Miranda Bateschell also testified-via videoconference in the hearing.

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

Planning staff continued involvement in rulemaking for House Bill 2003. Staff prepared and submitted a substantial technical comment letter to the State's Land Conservation and Development Commission for their Public Hearing on September 24-25. Staff will continue to be engaged during final revisions to rules before their planned adoption in November.

Planning Division, Long Range

Planning Commission

The Planning Commission postponed its meeting from September 9 to September 16 due to the statewide wildfire emergency. City Hall was closed on September 16 due to poor air quality caused by the wildfires. Rather than canceling the meeting, the Planning Commission held its first fully remote/virtual meeting. No staff, public, or commissioners were present at City Hall but a full meeting still occurred and streamed to the City's YouTube channel. Instructions for participating virtually were posted at City Hall for members of the public that may have shown up to participate in person. The meeting featured a work session on the I-5 Pedestrian Bridge and Town Center Gateway Plaza. At the conclusion of the work session the Commission expressed their preferences for design of both the bridge and the plaza.

Wilsonville Town Center Plan

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. In September, the project team presented the results of the August online survey and virtual open houses to the Planning Commission and City Council, seeking confirmation of a preferred bridge type, design element priorities, and plaza design approaches. The Planning Commission expressed an overall preference for the tied arch design and provided a variety of guidance on the Gateway Plaza. After receiving the presentation, City Council elected to delay stating a preference until a future regular session meeting scheduled for October 5. After receiving City Council direction, the project team will move forward with detailed design of the preferred bridge and a gateway plaza that includes the prioritized design elements. General project information is available on the project website: www.letstalkwilsonville.com/I5-Ped-Bridge.

Streetscape Plan

The project kicked off in September with a focus on preparing for an initial presentation to Planning Commission in October. Over the course of the project, the consultant team and city staff will seek input on various design elements that will be included in the final plan document. The Town Center Streetscape Plan is an important near-term implementation item of the Town Center Plan. The end product will create a well-designed and implementable palette of street furniture, surface materials, lighting fixtures, and landscaping elements that will reflect the community's aesthetic preferences for Town Center. The final document will provide clear guidelines for streetscapes that will be built as part of private development or capital improvement projects that will result in a cohesive appearance throughout Town Center.



Transportation System Plan

During September, the Town Center team completed the analysis and coordination necessary to update the City's Transportation System Plan (TSP) to integrate the recommended transportation-related infrastructure investments from the Town Center Plan. Based on the results of the limited additional analysis of Wilsonville Road as requested by Oregon Department of Transportation (ODOT), it was determined that no updates to the City's Interchange Area Management Plan (IAMP) will be needed to support the TSP amendments. The TSP amendments are scheduled for public hearing before the Planning Commission in October with a City Council public hearing to follow in November.

