

### From The Director's Office

When looking at the capital projects that the City's Community Development Department managed across the community this past summer, one thing is clear—connectivity is at the forefront of staff's mind when planning new urban areas as well as retrofitting existing areas of the community. The overarching goal we strive to achieve is to provide an active interconnected community with transportation choices for people at every stage of life.

When planned in unison, the various modes of transportation provide opportunities for complete community connectivity and interrelated opportunities for work, play, shopping, and exercise for residents, employees, and visitors in and between every neighborhood in the city. Providing new connections allows people to travel by different modes of transportation whether it be by foot, on a bike, in a car, or on a bus. The convenient provision of diverse options for getting where you need to go easily makes a community more equitable and livable.

I am excited to share a number of exciting new connections the City made over the summer:

**Boones Ferry Park Trail, Phase 2:** Several years ago, the City leveraged Metro Local Share funds to purchase the River Village Mobile Home Park, adding it to the Boones Ferry Park acreage. Following master planning of Boones Ferry Park, City staff initiated Phase 2 of the I-5 Undercrossing Trail. The photo on the top right shows the new trail section through the acquired property connecting to the existing trail and Boones Ferry Park.

**Tivoli Park (Regional Park 8):** Community residents soon will have improved access to the Coffee Lake Creek wetland complex through the construction of over ½ mile of the Ice Age Tonquin Trail along the east side of Coffee Lake Drive in Villebois. This new multi-use regional trail will connect to the existing greenway trail providing new opportunities to interact with nature and observe wildlife activity in the wetlands.

**Garden Acres Road Urban Upgrade:** Along with the urban upgrade to Garden Acres Road is a new multi-modal protected bike lane facility. This new off-street facility is the first of its kind in Wilsonville and provides safe access to future jobs for employees. While still under construction, the picture on the bottom right shows the new continuous stormwater planter wall that will frame the future protected bike lane connection along Garden Acres.

Respectfully submitted,

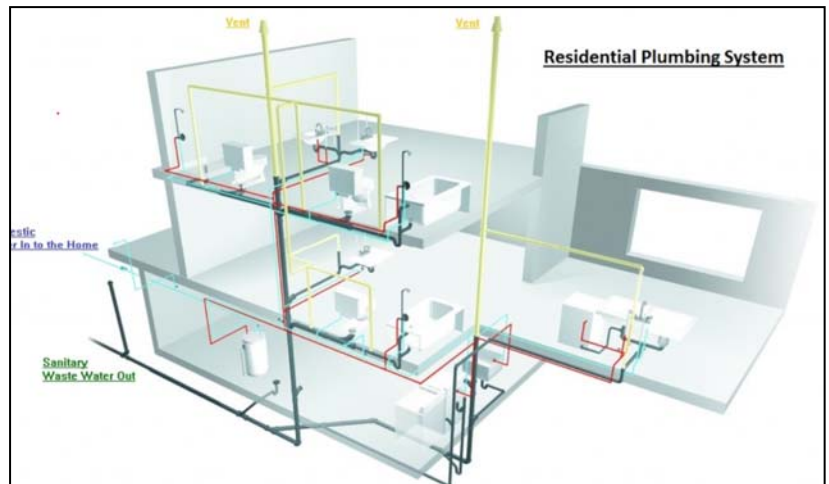
Chris Neamtzu, AICP  
Community Development Director



## Building Division

The State of Oregon Building Code Division has adopted new interim amendments to the 2017 Oregon Plumbing Specialty Code. The new amendments were part of the code adoption review for the 2021 Oregon Plumbing Specialty Code (OPSC). Since the adoption of the new code has been delayed to April 2021, the following amendments were selected because they provide cost savings to consumers while offering additional choices for code compliance. These include:

- New maximum fixture and fixture fitting flow rates. For toilets it is 1.28 gallons per minute; remote locations is 1.6 gallons per minute.
- Allowing a 1-1/2" trap and trap arm for bathtub to shower retrofits (maximum 36" x 60").
- Allowing a maximum of five water closets for 3" vertical and horizontal drainage piping.
- No longer allowing 1/8" slope for 3" drainage pipe, due to the added toilet fixtures.
- Allowing eight public lavatories to be installed on 1-1/2" pipe.

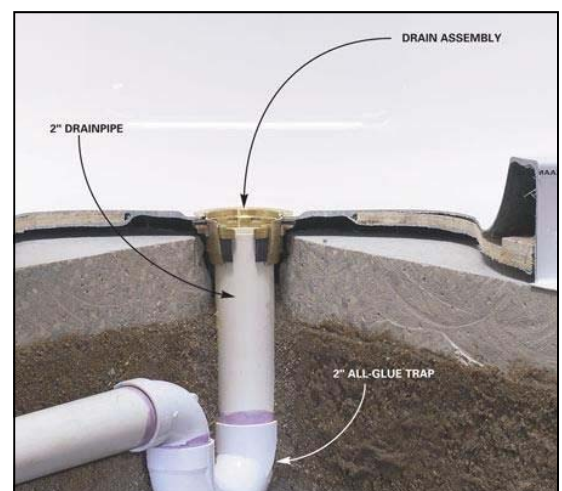


Now that we know the new interim amendments to the plumbing code, let's understand how this will affect a typical residential home and homeowner. Take a look at the residential plumbing system above and notice there are three toilets installed in this home. This is a typical installation practice and it requires a minimum 3" sewer line to carry the sewer load.

With many residential remodels in the City of Wilsonville, the Building Division receives applications requesting the installation of an additional bathroom in a typical three bathroom home. Previously, the 2017 OPSC required the homeowner to increase their sanitary sewer main to a 4" pipe when adding a fourth toilet/bathroom to the plumbing system. With the new footnote added to table 703.2 of the 2017 OPSC, homeowners will no longer incur the added expense of increasing the main sewer line size from the city main to their home. The new language in the plumbing code will accommodate up to five toilets on a 3" sanitary sewer main.

Not only do we see the addition of toilets within residential dwellings, but the Building Division receives many permit applications from homeowners requesting to change an existing bathtub to a shower. In the drainage fixture table (702.1) of the plumbing code, bathtubs are required to have 1-1/2" trap and trap arms in new construction, while showers are required to have 2" trap and trap arms in new construction. Therefore, when removing an existing bathtub the existing trap and trap arm are typically 1-1/2". In order to keep the costs of this retro fit affordable, the new interim amendment of the plumbing code allows for the retrofit shower to be installed with a 1-1/2" trap and trap arm instead of the required 2" trap and trap arm.

With the new interim amendments to the 2017 OPSC, many homeowners adding bathrooms or swapping out tubs for showers can now save time and money when tackling these new projects.



-Melissa Gitt, Building Inspector/Plans Examiner IV

## Economic Development Division

### Business Recovery Strategies

- Staff is presenting new economic recovery strategies to support the retention of Wilsonville existing small businesses that have been negatively impacted from the pandemic, including local food and beverage businesses. Proposals for discussion with Wilsonville City Council include:
  - **Wilsonville Business Recovery Center (BRC)**
    - Projected budget: \$10,000
    - Potential funding sources: Clackamas County will fund the first month (November) up front so that the Wilsonville BRC may begin operations immediately. Funding to sustain the center in 2021 could be provided by future CARES Act dollars, as well as support from State, County, and City resources.
    - Duration: November-December 2020
    - Replicate Business Recovery Center (BRC) model from Washington County and establish a new BRC in Clackamas County to serve Wilsonville-area businesses.
    - The Wilsonville Business Recovery Center will provide “one-stop” access to resources for local businesses in Clackamas County seeking to re-establish and/or stabilize operations in response to COVID-19. We will provide complimentary services to all Wilsonville area businesses in Clackamas County and partner with the other Business Recovery Center partners in the region: Canby, Mt. Hood, Oregon City, and Sandy, as well as any other BRC’s established in Clackamas County. As a collaborative, we will ensure a coordinated and professional approach and response. Every business seeking support will be treated individually and will be provided with a tailored plan for their specific needs and assistance. The centers will act as triage intake operation assessing support and assistance requirements and utilizing the expertise of partner organizations or contracted industry professionals when needed.
  - **Outdoor Dining Programs**
    - Projected budget: \$30,000-40,000. This would provide eight to twelve grants ranging from \$3,000-5,000 per restaurant.
    - Potential funding sources: Washington County CARES Act Fund (\$500,000 available for Washington County projects); City general fund (reimbursable by State CARES Act dollars).
    - Extension of Wilsonville’s Dine Out program through rainy season designed to waive fees and expedite City staff review for expanded outdoor seating requests from restaurants.
    - Dine Out,
      - Design and construction of dining parklets
      - Outdoor covered pavilion and food cart complex
      - Heat lamps, lighting, umbrellas, tents, and planter boxes

## Economic Development Division

- **Shop Small and Small Business Saturday Promotion through the Holiday Season**
  - City of Wilsonville to participate in the Small Business Saturday campaign to help recognize and promote the efforts of local Wilsonville businesses that help create jobs, boost the economy, and keep our community thriving. City participation efforts may include:
    - City Council proclamation recognizing the contributions of small businesses to the local economy and the day of November 28, 2020 as Small Business Saturday.
    - Registration as a Small Business Saturday Neighborhood Champion to receive event materials, tote bags, and posters to promote safe shopping at local businesses this holiday season.
  - Coordination with Chamber of Commerce on local small business promotional campaigns, including the Chamber's "Where's Wilson C. Bear Contest" offering weekly \$25 gift cards to local businesses.
- **Ongoing Business Recovery Content and Webinar Series**
  - The cities of Forest Grove, Sherwood, Tigard, and Wilsonville have partnered to host a six month business recovery webinar series focused on topics like small business financing, prepping restaurants for winter seating, and sales and marketing strategies during COVID-19.
  - The City of Wilsonville is offering a bi-weekly "Business Recovery" newsletter to over 600 local subscribers that updates Wilsonville businesses on local, county, state, and federal recovery programs related to training, financing, and public health policy.

### 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

- On October 19, the Wilsonville City Council adopted administrative rules for the Wilsonville Investment Now (WIN) Program, a new local economic development program that seeks to incentivize businesses to operate in Wilsonville by providing urban renewal tax rebates for qualifying development projects outside of the City's existing urban renewal areas. The first program of its kind in Oregon, WIN aims to attract high-value investments from a wide range of businesses. The program's flexible evaluation criteria provides multiple tiers of benefit, including rewards for Wilsonville-owned business and those prioritizing diversity, equity, and inclusion initiatives. The Council's action allows staff to promote the program, and to bring back site-specific applications for City Council consideration upon receipt. More information on the WIN Program can be found at <https://www.ci.wilsonville.or.us/economic/page/new-wilsonville-investment-now-win-program>.



## 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 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. 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 early November 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 is complete of the WWSP 66" raw water pipeline on Garden Acres Road and beneath Day Road. Work on the north side of Day Road to connect the pipeline to existing pipe on Graham's Ferry Road is underway. Roadway construction on Garden Acres Road (shown right) is underway. 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. City Council selected the tied arch as the preferred bridge design alternative and agreed with a plaza design approach combining the most highly rated elements of the Drops, Ripples, and River Oxbow plaza design concepts at the October 5 meeting. The design team is proceeding with development of preliminary design drawings and documents.



### 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.

### 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 Contract Management/ 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 will 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 by the end of November.
- **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 the end of 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 second 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

Dutch Bros will install a Rapid Flash Beacon (RFB) crosswalk, upgrade the crosswalk on Park Place, create new storm connections, and install a street light before the Certificate of Occupancy is issued.

### Fir Avenue Commons

This is a ten-unit condominium development in Old Town. The final building permit has been issued. Construction of the private pervious drive and internal sidewalks is underway.

### 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.

### Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit. The street improvements are under a 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.





## Engineering Division, Private Development

### Regional Park 7&8

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

### 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.



*Regional Park 7&8*



*Regional Park 7&8*

## 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 October, the contractor completed paving of the trail, installation of a retaining wall and junction boxes, and final grading.

### 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 conducting interviews with staff from Community Development, Parks and Recreation, and Public Works to receive their input about maintenance activities, policy and code requirements, and community outreach. A second survey is scheduled for November 16—December 4 and two open houses (12:00 pm and 6:30 pm) are scheduled for November 17.





## Planning Division, Current

### Administrative Land Use Decisions Issued

- 2 Class I Sign Permits
- 7 Type A Tree Permits
- 7 Type B Tree Permit
- 2 Zoning Verification Letters
- Residential building permits

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

In October, 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
- Regional Park 7&8 in Villebois
- Residential subdivisions in Frog Pond West
- Willamette Water Supply Project

### Development Review Board (DRB)

In their October 12 meeting, DRB Panel A held a continued hearing on revisions to I&E Construction on Parkway Avenue and unanimously approved the revised architecture and sign size waiver with additional conditions. The approval of revised architecture included a requirement for an additional wood paneling treatment on the northeast corner of the building and adding wood trellises with climbing plants. The approval of the sign area waiver also included an additional condition of approval that stipulated no change in material, color, or lighting from the surrounding perforated metal panel previously approved. DRB felt the additional condition did not allow the sign waiver to set precedence for other sign area waivers beyond this very specific installation.

During the October 26 meeting, DRB Panel B held two public hearings. The first was for an expanded storage yard at the DP Nicoli project currently under construction. Following the public hearing, the DRB unanimously approved the application. The second reading concerned parking area modifications and architectural changes to the former Xerox campus between Parkway Avenue and Canyon Creek Road known as Parkway Woods. The proposed parking lot changes include substantial tree removal. Following the hearing, the DRB unanimously approved the request.

During a special meeting on October 12 City Council called up the decision of DRB Panel B from September 28 approving a 6-plex residential development on Magnolia Avenue in Old Town. The City Council will consider the matter on the record during their November 2 meeting.

## Planning Division, Current

### DRB Projects Under Review

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

- Parkway Woods (former Xerox campus) remodel and additional parking
- 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 (shown below)



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## Planning Division, Long Range

### Basalt Creek Parkway

Washington County continues design work on the extension of Basalt Creek Parkway from Grahams Ferry Road to Boones Ferry Road. The County is coordinating with City staff for design input, particularly as it relates to stormwater runoff and the relationship to the future trail in the area. The County plans on finalizing the 30% design package by the end of the year.

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

Staff continued to be engaged during final revisions to rules before their planned adoption in November, including Planning Director Miranda Bateschell's participation in a Technical Advisory Committee (TAC)/Rulemaking Advisory Committee (RAC) meeting on Monday, October 12.

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

In October, the project consultant team, led by Angelo Planning Group, reviewed staff's initial code audit and prepared a memo on the topic to share with Planning Commission in the Commission's November meeting. In addition, staff continued to stay engaged in the state rulemaking including listening to and participating in a Technical Advisory Committee (TAC)/Rulemaking Advisory Committee (RAC) meeting as the state works towards rule adoption in November. Staff also worked on the contract and agreements with Centro Cultural of Washington County and Metro for an outreach component of the project focused on the Latino community and other communities of color.

## Planning Division, Long Range

### Planning Commission

The Planning Commission held its regularly scheduled meeting on October 14. During the meeting, the Commission held a public hearing on Transportation Systems Plan updates related to implementing the Wilsonville Town Center Plan. Following the hearing the Commission unanimously forwarded a recommendation to Council for adoption as presented.

### Small Wireless

The City has selected Cityscape Consultants Inc. to be the City's consultant on small wireless policy development and application review. In October, staff continued to work on the scope of services and finalizing the contract with Cityscape.

### Wilsonville Town Center Plan



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

#### *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. On October 5, City Council passed a resolution supporting the Planning Commission recommendation of the tied arch as the preferred bridge type, prioritizing lighting and custom safety fencing as the top design elements for the bridge. City Council also supported the Planning Commission recommendation of a plaza design approach that combines elements of the Drops and Ripples and River Oxbow plaza concepts. Based on this direction, the project team will move forward with detailed design of the preferred bridge and gateway plaza. General project information is available on the project website: [www.letstalkwilsonville.com/I5-Ped-Bridge](http://www.letstalkwilsonville.com/I5-Ped-Bridge).

#### *Streetscape Plan*

After kicking off the project in September with a tour of Town Center and focusing on the upcoming presentation to Planning Commission, staff and the consultant have set a date for the first public forum for November 10. The forum will seek input on general design elements and themes that will be incorporated into the three preliminary design concepts. The design concepts will be shown to the public through an additional public forum and to the Planning Commission for additional input later in the project. Staff and the consultant will present findings from the first public forum to Planning Commission on November 12.



**WILSONVILLE TOWN CENTER**  
STREETSCAPE PLAN

#### *Transportation System Plan*

During October, the Town Center team published the final draft Town Center Transportation System Plan (TSP) amendments, which will integrate the transportation-related infrastructure projects from the 2019 Town Center Plan into the TSP. The Planning Commission held a public hearing on the amendments on October 14, recommending approval to City Council. The City Council public hearing is scheduled for November 2.



**WILSONVILLE TOWN CENTER**  
TSP UPDATE

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