

From The Director's Office

Greetings!

Each Christmas for the past 13 years, Community Development staff, led by Candi Garrett of our Engineering Division, has generously sponsored a family in need for the holiday season by providing an abundance of items including food, clothes, toys, and gift cards. The parents give Candi their list of holiday wishes and the team pulls together to fulfill their dreams for what is hopefully an amazing holiday celebration. This year's gifts included four bicycles, games, dolls, toys, a guitar, a skateboard, clothes and much more for the whole family, as well as a huge feast!

The Family Giving for 2021 will surely be one of the best ever for a new family to the Wilsonville community, with four children ages 4, 7, 10, and 12. Thankfully, staff was able to fulfill every item on their wish list. Candi and the team get together to wrap the gifts then make a special trip to deliver them, joined by Santa who is a frequent rider of SMART. This event is very special and fills our hearts with warmth and love.

I am proud to be associated with this tremendous effort, and want to personally thank Candi for her leadership and organization of this annual tradition. Giving to a family that is a little less fortunate than many of us is truly a rewarding experience that fulfills us in such a positive way. We all feel lucky to be in a position to be able to help others. I only wish I could be there to see the joy and smiles on all of the children's faces!

I hope your holiday was great!

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

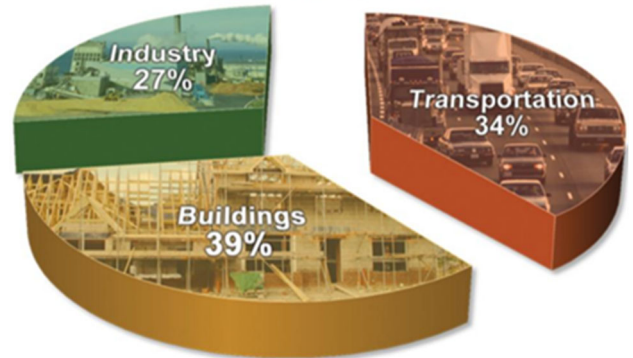


Building Division

Whatcha Lookin' At – Got Stale Air?

As highlighted in the last several articles, the State Building Codes Division adopted new more stringent energy code standards effective October 1, 2021. The built environment accounts for approximately 39% of the nation's energy consumption, according to the US Department of Energy. In order to reduce the energy consumption in new construction, the Governor signed an Executive Order (EO 17-20) which mandates that new residential construction achieve a "zero energy ready" status by October 1, 2023. A zero energy ready home is a high performance home which is so energy efficient that a renewable energy system (like solar) can offset all or most of its annual energy consumption. To achieve this status the state energy codes have been changing in dramatic ways, one of which is a new requirement for homes to be equipped with a Heat Recovery Ventilator (HRV) or Energy Recovery Ventilator (ERV).

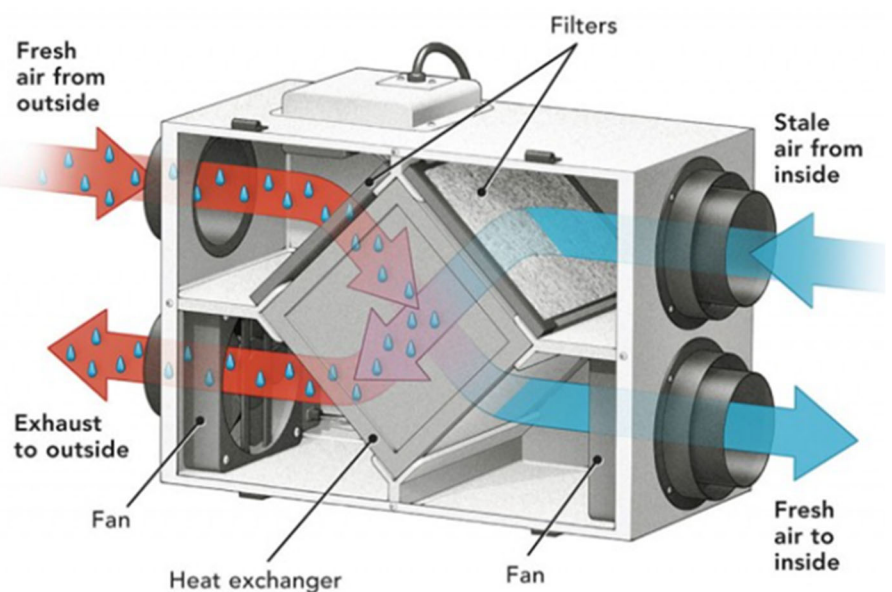
U.S. Energy Use



In residential construction this equipment is new. It is also expensive, adding roughly \$1,400 to the cost of a new home - just for the equipment. Add in the cost of labor for installation, and it quickly becomes a significant expense. The concept of a ERV is simple. Buildings have become so tight that fresh air is no longer getting inside a building through traditional methods of infiltration. Air infiltration occurs naturally in older buildings through pressure differences between the inside and outside of a home and leakage around doors, windows, ducts and other penetrations in the building envelope. This does not happen in today's modern airtight new homes. Most people don't enjoy breathing stale contaminated or recycled air, and it can be

pretty unhealthy. To avoid this, ERVs bring in air from the outdoors and exchange it with air from indoors. As this exchange of air occurs there is also an exchange of heat so the energy spent heating a home does not get lost by exhausting it to the outside.

For example, in winter, cool fresh air from outside comes into an ERV. As the cool air moves through the ERV it passes by the warm stale air from inside as the stale air is being exhausted to the outside. As the ERV moves both air sources, they pass each other within the ERV and exchange heat. Sort of like giving each other a high-five or passing a baton in a relay race. The adjacent graphic illustrates how fresh air comes into the building and stale air goes out. In winter this unit keeps the heat on the inside and cold on the outside while providing fresh air in our extremely airtight buildings. In the summer when it is hot outside, the unit does the same in reverse - keeps the hot air outside and cool air inside while supplying fresh air for occupants to enjoy. And that's what we are looking at.



Engineering Division, Capital Projects

95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipes prior to work being performed by Willamette Water Supply Program for the construction of PLM_1.3 which is scheduled for the middle of 2022. Bidding and construction of this project is currently scheduled for spring 2022.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Due to contractor delay issues, construction is being postponed to early spring 2022 when weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work.

Crosswalk Enhancement Assessment (4717)

This project originally consisted of the study of nine existing or proposed crosswalk locations throughout the City and will recommend new safety measures or enhancements for each crossing. In the beginning of September, nine additional crossing locations within the Charbonneau District were added to the contract. Because of these added crossing locations, Kittelson & Associates will be performing assessment activities through the end of January 2022.

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 2020 and was completed in December 2021.

Old Farm Road Phase I (1500/2500/4500/7500)

This project includes paving, storm sewer, sanitary sewer, and water line improvements to Old Farm Road, Arbor Glen Loop, and Arbor Glen Court in the Charbonneau development. The contract was awarded to Braun Construction in April. Construction began in June and will be completed in January 2022.

Priority 1B Water Distribution Improvements (1148)

This project constructs water distribution piping improvements to correct fire flow deficiencies identified in the Water Distribution System Master Plan. Fiscal year 2021-2022 improvements include 8-inch pipeline upgrades on Jackson Way and Evergreen Avenue and an 8-inch loop connection north of Seely Avenue. August and September work consisted of professional surveyors collecting required topographic and underground utility data needed for design. Design work will occur internally within the Engineering Division over the winter time with bidding and construction happening in late spring 2022.

Raw Water Facility Improvements

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Finishing touches are underway. The contractor is working on a punch list and expecting to be done with this phase by February 2022.

Rivergreen And Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020. Design was completed in December 2021, with construction anticipated for completion in 2022.

Engineering Division, Capital Projects (continued)

Street Maintenance Project 2021 (4014/4118/4725)

This annual street maintenance program includes the resurfacing or reconstruction of streets, placement of slurry seal on local roadways, and replacement of curb ramps that do not currently meet federal standards. Construction is substantially completed on the 2021 street maintenance work with punch list items being finalized by the prime contractor through the end of January 2022.



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. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design will be completed in coordination with the CMGC by January 2022, followed by construction through 2022-2023.

WWTP Master Plan (2104)

This project will evaluate capacity of Waste Water 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 2020, and the project is anticipated to be completed by spring of 2022.

Engineering Division, Private Development

Canyon Creek South Phase 3

This is a five lot subdivision on Canyon Creek Road South. The project is currently under review.

Charbonneau Activity Center

Construction continues on the building. Stormwater facilities are waiting for soil and plants. The contractor is continuing work on the interior and exterior of the building.

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. The pre-construction meeting occurred on May 24, 2021.

Costco ADA Improvements

Project will include erosion control inspections.

Frog Pond Ridge

This is a 69-lot subdivision north of Frog Pond Meadows. The contractor has installed majority of utilities in Phase 1.

Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. The developer has poured foundations and is working on site.

Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list items.



Magnolia 6-Plex

Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. The contractor was able to pave the southeast portion of the parking lot during a recent break in wet weather.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. The permit has been issued and work began the week of May 24, 2021.

Villebois Clermont

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois. A large portion of utilities have been installed and tested.

Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities, along with the new auditorium.

Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. Building modifications are nearing completion; the stormwater facility has not been started yet.

Engineering Division, Natural Resources

Boones Ferry Primary Stormwater Project

After a lengthy delay due to COVID 19, the Boones Ferry Primary Stormwater project has been restarted. In partnership with West Linn—Wilsonville School District, City staff worked with fifth grade students at Boones Ferry Primary School to create a new landscaping plan for an existing stormwater facility. The landscape plan emphasizes the use of native, low-maintenance plants, which provide a benefit to wildlife. Boones Ferry Primary students learned about stormwater management through their involvement in designing and interpreting the enhanced stormwater facility.

On December 4, 2019 a design charrette was held at the school. The charrette involved over 100 fifth grade students. They broke out into groups and spent time reviewing plant species and then developing a landscape plan. Each student group presented their design at the end of the charrette. The project’s landscape design firm developed a final plan based on the students’ input.

Future activities include a planting event in April 2022 with the students, who are now 7th graders at Wood Middle School, and a dedication ceremony at the end of the school year.



This landscape area contains a bioswale. It may be difficult to see the ground through the plants, but the bioswale has a bowl shape that allows it to capture and treat runoff from the surrounding sidewalks and building roofs. Bioswales improve water quality by filtering sediment and pollutants from stormwater runoff.

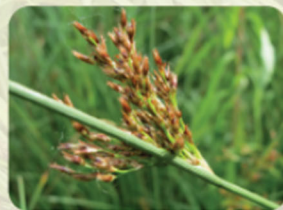
Nature Helps Clean Dirty Water

Stormwater running off roofs and pavement may contain pollutants, such as oil and grease, chemicals, and particles from roofing materials. The bioswale treats and absorbs pollutants before conveying runoff downstream to wetlands and waterways.

In 2019 – 2020, fifth grade students participated in a project to improve the bioswale in the courtyard. The students met with professionals in the field of environmental science to create a new landscape design and develop multi-media information about the project. To prepare the bioswale, existing trees and shrubs were removed to make way for plants more suitable for stormwater treatment.



Images left to right: Seth Jacobs / Boones Ferry Primary School, Slough Sedge (Carex obnupta) and Common Rush (Juncus effusus) at the bioswale, Photo by: Kristin Brown, Oregon State University



Plants like Common Rush (*Juncus effusus*) and Slough Sedge (*Carex obnupta*) are particularly useful. These dense, grass-like plants thrive in wet soils and can withstand seasonal flooding. They slow down and filter the flow of the stormwater coming into the bioswale.



Stormwater is the water coming off the roof and sidewalks when it rains. The water drains into the bioswale and slows down. As it slows down, it drops the sediment and pollutants it carries and becomes cleaner. The plant roots and soil continue to filter the water and absorb pollutants as it sinks into the ground.



In addition to choosing plants that help slow the stormwater and filter out sediment and pollutants, bioswales also feature native plants that benefit wildlife. The dwarf Oregon-grape (*Mahonia nervosa*) and Snowberry (*Symphoricarpos albus*) provide food for wildlife and pollinators.

Planning Division, Current

Administrative Land Use Decisions Issued

- Final partition plat for 9600 SW Boeckman Road to create a separate buildable industrial property at the southeast corner of Kinsman Road and Boeckman Road
- Minor parking and site design changes at 7929 SW Burns Way to allow for installation of a new industrial chiller equipment
- 2 Type A Tree Permits
- 1 Type B Tree Permit
- 1 Type C Tree Permit
- 4 Class I administrative reviews
- 1 Zoning verification letter
- 4 Class I sign permits
- 8 Residential building permit land use review
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

In December, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- Clermont Subdivision (Villebois Phase 5 North)
- Magnolia 6-Plex in Old Town
- Memorial Park Pump Station
- Panattoni Development Company warehouse on Clutter Road
- Residential subdivisions in Frog Pond West
- Wilsonville High School Performing Arts Center

Development Review Board (DRB)

Neither Development Review Board panel met in December.

DRB Projects Under Review

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

- Four subdivisions in Frog Pond West, including Frog Pond Crossing
- Land division and zone change for Frog Pond Church
- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Industrial building between Garden Acres Road and Grahams Ferry Road (pictured)



Perspective of Proposed Industrial Building between Garden Acres Road and Grahams Ferry Road

Planning Division, Current

Trees

During December, the Planning team continued work related to City's response to extensive tree damage from the February 2021 ice and snow storm. In particular, Assistant Planner Georgia McAlister continued to intake and review retroactive tree removal permits. The Planning team also supported a Tree Planting event on December 4.

During December Associate Planner Cindy Luxhoj also spearheaded the application for the annual Tree City USA recognition. In addition, an application was prepared for a Tree City USA Growth Award to acknowledge the extensive tree work done by the City during 2021.



Planning Division, Long Range

Aurora Airport

Comprehensive Plan Update related to Aurora Airport

As an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. In December, the project team held a work session with City Council following a Planning Commission work session in November. The focus of the work sessions were to provide a project summary and proposed schedule and seek input. Specific discussion items with the Council included stakeholders to engage in the project, and the impacts of the Aurora Airport to the Wilsonville community, both positive and negative, that the City should address through new policy objectives in the Comprehensive Plan.

Frog Pond East and South Master Plan

During December the Planning Commission held a work session focused on the affordable housing portion of the project. The project team also continued their work on an affordable housing needs analysis, outreach planning and coordination, and prepared for the upcoming land use planning work.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Inclusive Outreach Framework Refinement

Building upon outreach efforts during the Town Center and Middle Housing projects the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division. The City team is calling the framework "Stories to Policies." The basic notion is taking stories reflecting lived experiences taken from diverse community members, particularly those historically marginalized, and translating them into specific policies. During December the City team further discussed the framework with the Diversity, Equity, Inclusion Committee at their December 14 meeting. The City team also worked on refining the scope of work for a consultant to help further refine and solidify the framework.

Planning Division, Long Range

Planning Commission

At their regularly scheduled meeting on December 8, the Planning Commission held a work session regarding the Frog Pond East and South Master Plan. The discussion focused on the housing affordability efforts and the types of housing to consider including to help meeting housing affordability needs. The Commission also heard an update on the upcoming outreach schedule. At the end of the meeting, City Staff and Commissioners honored Commissioner Jerry Greenfield as his time on Planning Commission ends after eight years of service.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During December, the project team refined the preferred site design alternatives based on City Council feedback and began development of a Request for Qualifications (RFQ) as the first step in developer solicitation process. The RFQ will generate Statements of Qualifications from interested project developers. The project team expects to release the RFQ in early 2022, with a Request for Proposal (RFP) to follow.

Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. During December, the project team began development of local criteria related to the definition and design of eligible non-residential spaces based on the input received from City Council. The project team will establish a VHDZ program in early 2022.

Wilsonville Town Center Plan

Infrastructure Funding Plan and Urban Renewal Analysis

The Town Center Plan identifies an Infrastructure Funding Plan and Urban Renewal Analysis as two important economic development strategies to support Plan implementation. This work will guide the City in determining how infrastructure investments in Town Center will be funded and will assess if Urban Renewal is a desirable tool to use. During December, the City finalized the scope of work with the selected project consultant, FCS Group, to assist staff in developing this plan and conducting this analysis.



WILSONVILLE TOWN CENTER PLAN

I-5 Pedestrian Bridge

The Town Center project team neared completion of the preferred 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. During December, the project team worked to integrate feedback on refined retaining wall options from the Planning Commission and City Council into the 90% Design package, which was submitted to the City for review and comment. Once complete, the project team will share the final 90% Design package with the Planning Commission and City Council in early 2022.

General project information is available on the project website: <https://www.ci.wilsonville.or.us/engineering/page/i-5-bikeped-bridge-project>.