



# SEPTEMBER 2021 MONTHLY REPORT

## From The Director's Office

The pandemic has been challenging for all of us in so many different ways, impacting our daily lives and creating challenges never before imagined. One outcome I had not anticipated has been the tremendous number of people retiring, shifting to new jobs with different opportunities for growth, or moving to new jobs in other states. For over a year and a half, people have been largely isolated while working from home and not engaging in social activities. Perhaps this has given people additional time to think about and execute career changes, determine what their priorities really are, and live for the moment.

In Community Development, we are seeing the trend unfold locally with five team members making moves to different positions over the past six months. Rebuilding our professional team is an incredibly time consuming and important task. The Building Division recently recruited two new employees—a new commercial plans examiner as well as a new residential plans examiner. We are very pleased to welcome Mariah Lemen and Jon Scott to our team of building and code professionals. They are both currently getting up to speed on local conditions and projects and have already made immediate impacts.

Currently, we are recruiting for a number of important positions including City Engineer, Development Engineering Manager, and Economic Development Manager. We are hopeful that our quality reputation in the region will serve us well as we rebuild our Community Development management team. Of course, on top of this labor shortage is possibly the busiest time the department has seen in many years. It is truly amazing to have so many exciting projects going, both in private development and on the capital side of the City's projects. We all look forward to being fully staffed again. This amazing team pulls together in times like these to support each other while continuing to meet our service expectation of continually serving the community with pride!



Respectfully submitted,

Chris Neamtzu, AICP  
Community Development Director

## Building Division

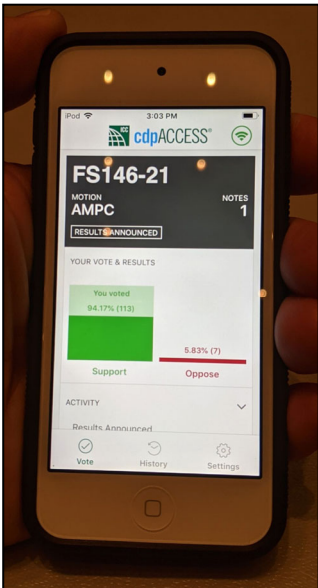
### Welcome to the Team

The Building Division is once again fully staffed! Mariah Lemen has joined the team as Building Inspector/Plans Examiner II. Mariah is originally from Newberg, Oregon and previously held the position of Building Inspector/Plans Examiner II for the City of Independence before joining the Wilsonville team. In her free time, she enjoys spending time with family, friends, and dog Daisy, as well as outdoor activities such as hiking, fishing, and camping. Mariah was a student of Wilsonville's Building Official, Dan Carlson, in Chemeketa Community College's Building Inspection Technology Program and decided to come to work for Wilsonville to be closer to home. She holds multiple certifications, including Plan Review and Inspector for both residential and commercial, and Fire Life Safety. Mariah has been getting to know the team, shadowing our Inspectors in the field, and completing plan reviews to get permits issued and keep construction moving in the City. Welcome to Wilsonville, Mariah!



### Whatcha Lookin' At: ICC Code Change Hearings

This month Building Official Dan Carlson participated in the International Code Council (ICC) building code change hearings in Pittsburgh, PA. Every year, code professionals and industry representatives from all over the world come together to hear code change proposals and vote on acceptability. This year over 1,400 code change proposals were brought forward and heard. While anyone can propose a code change, only governmental members can vote to approve code changes. Each governmental voting delegate is assigned an iPod voting device (shown left) that allows voting to occur quickly and accurately while providing nearly instant results. Code changes that are approved will be incorporated into the next edition of the ICC building codes.



## 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 the installation of a portion of the Ice Age Tonquin Trail. Utility casing installation beneath the railroad track is underway. Sewer, storm, and water utility installation continues. Construction of the Tonquin Trail boardwalk and 5th Street Bridge over Coffee Creek (pictured right) is underway. Construction will continue through January 2023.



### **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 early 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. Once started, construction will last approximately two weeks and is expected to happen sometime between the beginning of September and the end of October.

### **Boeckman Road Corridor Project (4212/4206/4205/2102/7065)**

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road to Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The owner's representative proposals are due on September 30 with the contract award planned for November. Preliminary hydraulic analysis work for Boeckman Creek continues and is to be completed by the end of the year.

### **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 November 2021.

### **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. The design team is continuing to prepare 90% design documents and are incorporating comments received from staff, Planning Commission, and City Council.

## Engineering Division, Capital Projects

### 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 is anticipated to be completed in September 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 is anticipated to be completed by December 2021.

### 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 early 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.

### Rivergreen & Corral Creek Lift Stations (2105)

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

### Street Maintenance Project 2021 (4014/4118/4725)

This project involves the rehabilitation of the asphalt driving surface on Town Center Loop and Park Place and includes ADA improvements to pedestrian curb ramps and pedestrian signals, new vehicle signal detection at signalized intersections and bike safety improvements along Town Center Loop. Paving is nearly complete with final striping planned for early October.



## Engineering Division, Capital Projects

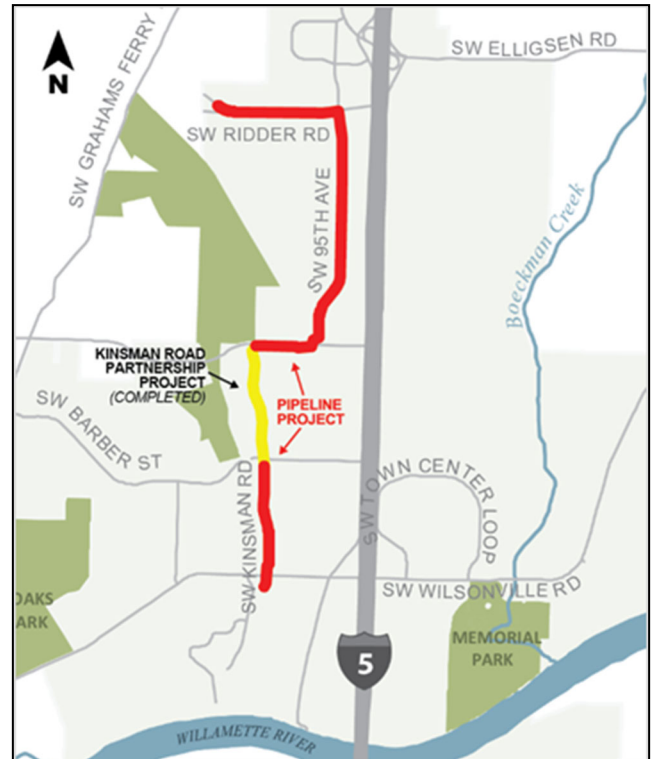
### WTP Expansion to 20 MGD (1144)

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. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design will be completed in coordination with the CMGC by December 2021, followed by construction through 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:

- **Phase 1, Wilsonville Road (PLM\_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM 1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM 1.3)** The WWSP is coordinating with the City of Wilsonville to construct 12,200 feet of a 66-inch water pipeline from just south of the Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and it follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road.
  - Construction of the PLM\_1.3 pipeline is anticipated to begin in February 2022, with completion in 2024.
  - 90% design plans are expected to be submitted to the City for review in September 2021.



### 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 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

This project involves a new building, stormwater facility, and utility connections in the Village Center area of Charbonneau. The contractor is working on private utilities and the foundation.

### 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.

### Costco ADA Improvements

Project will include erosion control inspections.

### Fir Avenue Commons

This is a ten-unit condominium development in Old Town. The project punch list is complete and this project is moving to the two year maintenance period.

### Frog Pond Ridge

This is a 69-lot subdivision north of Frog Pond Meadows. The contractor is grading before utilities are to be connected.

### Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. The contractor is removing trees and clearing debris.

### 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. The contractor is working on final items before a final walk-through for punch list items.

### 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 is removing trees and starting to remove asphalt and sidewalks.

### 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.

### Villebois Clermont

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois.

### Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. The project is currently under review.

### Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. The contractor worked on the interior modifications while school was out. The storm facility will be constructed in the fall.

## Engineering Division, Natural Resources

### Temperature Data Loggers

Over the summer months, staff deployed temperature data loggers within Coffee Lake Creek and Boeckman Creek, which are subsequently removed in the fall with the arrival of cooler temperatures. The small, inexpensive loggers capture daily temperature measurements, which are retrievable with a mobile device. In the past, temperature data was only collected on a periodic basis. The data informs the City's efforts to address stream temperature, as required by the Oregon Department of Environmental Quality. The City is responsible for implementing a Temperature Management Plan, which includes measures to protect and increase stream shading.

With climate change, Northwest rivers are warming earlier and staying warm longer; that sometimes causes adult salmon and steelhead migrating from the ocean to die in rivers before they can spawn, often before they can even reach their spawning grounds.

In addition, City staff worked collaboratively with the U.S. Geological Survey (USGS) to research cold-water refuges in local tributaries (i.e., Boeckman Creek and Coffee Lake Creek) to the Willamette River. The research was part of a larger USGS study that looked at these cold-water areas in the Willamette River Basin. Cold-water refuges—small pockets of cooler water, most located where tributaries meet mainstem rivers—provide the respite fish need to cool down and prepare for the remainder of their journey.

The USGS surveyed temperature and dissolved oxygen to capture the spatial variability in these conditions at tributary mouths, potential groundwater seeps, and along the shoreline in Wilsonville. The USGS conducted the survey in May-July 2018 to coincide when migrating salmonids may be using cold-water refuges



Image: Shutterstock/Kevin Cass

## Planning Division, Current

### Administrative Land Use Decisions Issued

- Change of Use to Equipment Rental Company on Ridder Road
- Penske Truck rental new fuel canopy and building remodel on Ridder Road at 95th Avenue
- Modification to tree removal plan for Clermont at Villebois subdivision due to ice storm
- 1 Class I sign permits
- 8 Type A Tree Permits
- 5 Type B Tree Permits
- 5 Residential building permit land use reviews
- Other building permits

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

In September, 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
- New Charbonneau Activity Center
- Panattoni Development Company warehouse
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West

### Development Review Board (DRB)

DRB Panel A did not meet in September.

During their regular meeting on September 27, DRB Panel B approved a Zone Map amendment and other component applications for development of mixed-use apartments and associated parking around the Piazza at Villebois. Following a public hearing, the Board recommended approval of the Zone Map Amendment to City Council by a vote of 3-1, and continued the hearing on the other component applications until their next meeting on October 25.

### 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:

- Approval of vehicle storage area at Mercedes-Benz of Wilsonville
- Frog Pond Crossing subdivision, located at the northwest corner of Frog Pond Lane and Stafford Road
- Land division and zone change for Frog Pond Church
- Modifications to industrial building at 95th Avenue and Hillman Court for Oregon Department of Administrative Services
- Public Works Complex on Boberg Road (shown above)
- Temporary Use Permit for Model Home Complex—Clermont at Villebois
- Villebois Village Center development around Piazza Villebois





## Planning Division, Current

### Ice Storm Tree Damage and Response

During September, the Planning team continued work related to the City's response to extensive tree damage from the February 2021 ice storm. In particular, Assistant Planner Georgia McAlister continued to intake and review tree removal permits and answer questions, and coordinate pre-planting stump grinding assistance using funds from a Metro community enhancement grant. Associate Planner Cindy Luxhoj continued to coordinate the multi-disciplinary response.

## Planning Division, Long Range

### Frog Pond East and South Master Plan

September began the public kick-off of the project with two community meetings with residents and property owners in Frog Pond East, South, and West. The kick-off will continue in October with an additional community meeting and work sessions with Planning Commission and City Council. During September, the consultant team also continued work on an affordable housing needs analysis.



## FROG POND EAST & SOUTH MASTER PLAN

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

On September 8, the Planning Commission held a public hearing regarding the proposed updates to the Comprehensive Plan, Frog Pond West and Villebois Master Plans, Old Town Neighborhood Plan, and Development Code. Considering the information from the hearing and the information gained over eight work sessions, the Planning Commission unanimously recommended approval of the proposal to City Council with minor edits. At a September 20 work session, staff updated the City Council on the Planning Commission recommendation. The City Council is scheduled to hold a public hearing on October 4 for final adoption of the proposal.



*Middle housing on Chestnut Lane in the Frog Pond Neighborhood*

### Planning Commission

At their regularly scheduled meeting on September 8, the Planning Commission held two public hearings. One on the Town Center Streetscape Plan and the Middle Housing in Wilsonville Project. The Planning Commission previously held multiple work sessions on both proposal and felt comfortable with their understanding of the proposals. Following each public hearing, the Planning Commission unanimously recommended approval of the proposals to City Council. Following the public hearings, the Planning Commission held a work session receiving an update on the work completed to date on the Urban Forest Management Plan.

### 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. On September 9, the project team shared an assessment of opportunities and constraints on the project site with City Council and gathered input on a vision, goals, and priorities for future development on the site. The project team will use this feedback, including ideas for site amenities, desired unit types, and affordability levels, to develop site design alternatives that illustrate options for development on this site. These alternatives will be shared with City Council at a work session in November.

## Planning Division, Long Range

### 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 September, the project team conducted additional research on options for criteria related to the definition and design of eligible non-residential spaces. The project team also began to develop boundary options for where VHDZ could be applied in Town Center. The project team will share options for these criteria, along with Town Center boundary options, at a work session in November.



## WILSONVILLE TOWN CENTER PLAN

### Wilsonville Town Center Plan

#### *I-5 Pedestrian Bridge*

The Town Center project team continued development 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 September, the project team reviewed Planning Commission and City Council comments on the 60% design documents for the bridge and gateway plaza and began development of the final 90% design documents. Based on this feedback, the project team will continue to look at refined retaining wall options and specialty paving treatments for inclusion in the final 90% design package, which will be finalized later this fall.

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

#### *Streetscape Plan*

The City is developing a streetscape plan that establishes design guidelines for sidewalks and streets in Town Center, including items such as street furniture, lighting fixtures, landscaping, public art placement, and pavement design. The completed plan will create a distinct look and feel for Town Center streets. During August, the Planning Commission held a public hearing and unanimously recommended approval of the plan to City Council. The City Council is scheduled to hold a public hearing on October 4.