

From The Director's Office

We welcomed Patty Nelson as our new City Engineer. She began her career at ODOT, continued it in consulting and then at the City of Portland Bureau of Environment Services.

We reached very exciting milestones on two Council goals:

- City-Wide Wayfinding—Chris Neamtzu brought the plan to the Planning Commission in a work session this month. They will continue to review the plan over the next two months to prepare for Council consideration in early 2019.
- Coffee Creek Industrial Area—The funding strategy is shaping up for Garden Acres Road. If a state loan becomes a reality, it will be possible to start construction next year. We consider the project to be the primary catalyst to attract the development of new jobs in the area.

The Engineering Division put the finishing touches on the last of the three Wilsonville Road interchange congestion improvements—the lanes have been reconfigured at the signalized Fred Meyer entrance.

Next, drum roll, please. The American Planning Association—Oregon Chapter honored our Planning Division with the Public Involvement and Participation Award at their fall conference in Bend. The award recognizes the outstanding public involvement the project team undertook for the Town Center Plan.

To top off the month, CD enjoyed lots of Halloween fun. Thanks to our HR department for organizing the costume contest!

–Nancy Kraushaar, PE,
Director



Building Division

A Change in Building Codes



The International Code Council (ICC) is a non-profit organization with over 58,000 members. ICC develops consensus based building codes that are widely adopted in the US and across the world.

ICC publishes a family of 15 construction code books that are based on construction disciplines such as Building, Mechanical, Plumbing, etc. These codes are on a three-year rotation or code change cycle. They are also the backbone or base model codes that are eventually adopted here in Oregon by the State Building Codes Division. The process of changing the ICC codes can be boiled down to the following key steps:

1. **Submit a Code Change:** Anyone can propose a code change by completing a code change proposal and providing supporting documents through ICC's website.
2. **Committee Action:** Each code change is assigned to a technical committee made up of industry experts and government code officials. The committee reviews the proposal and recommends a "committee action".
3. **Public Hearings:** Each code change that receives a committee action goes to a public hearing. This hearing is free and open to the public and anyone can testify in support or opposition to the committee's action for approval or disapproval of the code change. At the hearing, only government ICC members in attendance can vote to send proposed code changes to the "final vote". The photo below shows the public hearings attended October 24-27 by Building Official Dan Carlson and Building Lead Worker Melissa Gitt in Richmond, Virginia.



4. **Final Governmental Vote:** Shortly after the public hearings, online voting begins from November 15-30, 2018. Online voting can only be done by government members to avoid industry influences and stacking code changes. The number of votes each jurisdiction receives is based on population. Wilsonville has 4 votes possible. A large city like Portland has 12 votes.

During the public hearings, hundreds of industry experts and code officials from across the US weigh in on various proposals. It's fascinating to see how our building codes are created and to hear the reasons for their necessity. Back home, this helps our staff have an in-depth perspective when working with customers to find creative solutions that meet the intent of the code, while still providing a high degree of building safety. Exposure to the code change process also provides an incredible opportunity to network with top-tier experts and enhances our own expertise at a local level.

Building Division

Dan and Melissa had the opportunity to vote on roughly 345 code changes using iPods that were loaded with ICC's voting app. Each vote was open for 15 seconds, after which, the voting closed and results were immediately broadcast. In the screen shot below you can see how Dan voted on a particular code change related to Cross Laminated Timbers.



Speaking of which, perhaps the most notable and spirited code changes centered on Cross Laminated Timbers (CLT's) and new codes that allow high-rises (up to 18 stories) to be built from them. CLT's are basically 2"x 6" or larger boards, glued and sandwiched together in an alternating cross-hatch pattern. CLT's look like plywood on steroids and they come in all different sizes. A 12 inch thick by 8 foot wide by 60 foot long CLT beam is ultra-strong and can make up the floors, walls, and ceilings of a structure. There are numerous advantages to using CLT's. Aside from their strength, they present significant advantages in speeding up the construction cycle and are environmentally friendly. There are also numerous concerns with allowing this material which include fire resistance, structural connections, firefighting challenges, long-term durability, insect infestation, and others.

At the hearings, the debates for and against CLT codes went on for hours. Ultimately CLT's received a recommendation for approval. A final governmental member vote in November will decide if they become part of our future 2021 International Building Code. The good news for Oregon is we don't have to wait. Oregon has been on the cutting edge of this technology for several years and already has statewide alternative codes in place to allow the use of CLT's.

In conclusion, it's important for staff to stay involved and engaged in the national and state code development processes so we can facilitate the development of projects that wish to utilize the latest in technology, new materials, and methods of construction. Our goal is to ensure the buildings in Wilsonville are constructed to minimum building safety and energy efficiency standards through a timely and predictable approval process. And that's what we're looking at.



Economic Development

- **Coffee Creek Industrial Area Outreach**
 - **TIF Zones**
 - Council passed resolution on October 15 extending the termination date of the TIF Zone incentive package for three sites in Wilsonville by one year to allow for further analysis of potential changes to facilitate high-value development. The incentive program is designed to convert under-utilized industrial warehouses into higher-value manufacturing facilities.
 - **Coffee Creek Industrial Area**
 - Development: Industrial developer seeks to acquire 40 acres of land west of Garden Acres in Coffee Creek Industrial Area for a 700,000 square foot speculative industrial development. City met with State and developer on October 29 to discuss terms for financing construction to the Garden Acres Road project.
- **Business Recruitment**
 - Local senior living real estate company looking for 3-4 acres in Wilsonville for expansion of their HQ offices which could support up to 200 professional jobs.
- **Town Center Plan**
 - The Town Center team hosted a successful Economic Summit Panel on October 11 to provide an update to the business community on financial feasibility and future development options in Town Center. We had participation from over 50 businesses and a lot of great energy and buzz in the room!
 - Panel Moderator: Alex Dupey, Northwest Director of Planning Services, MIG
 - Panelist: Fred Bruning, CEO, CenterCal Properties
 - Panelist: Leila Aman, Development Manager, City of Milwaukie
 - Panelist: Lloyd Purdy, VP of Regional Competitiveness, Greater Portland Inc.
 - Panelist: Rebecca Kennedy, Long Range Planning Manager, City of Vancouver
 - Panelist: Chris Zahas, Managing Principal, Leland Consulting



Panelist discuss Town Center development scenarios during the October 11 Economic Summit Panel event.



Mayor addresses business community at Regal Cinemas during the Economic Summit Panel event.

Engineering Division, Capital Projects

5th to Kinsman Road Extension (4196)

With the approval of the acquisition resolution general information letters from both the City and the consultant have been sent to the property owners. Construction anticipated to start in spring/summer 2019.

124th Avenue Extension

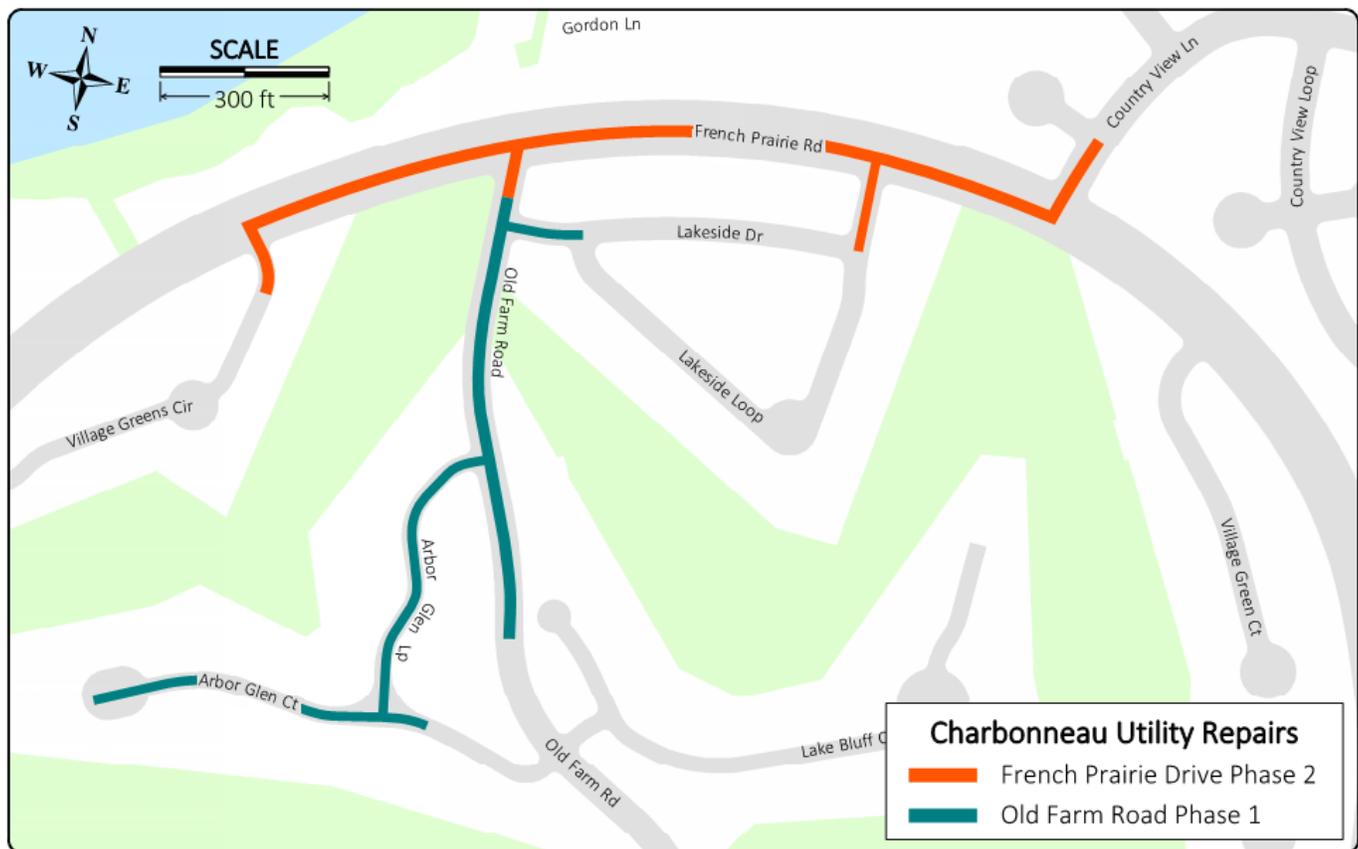
Washington County’s contractor continues construction of the 124th Avenue Extension project. They have extended the closure of Grahams Ferry Road until November 30. Outstanding items of work include signal head installation, waterline filling and testing, pavement residue cleanup, striping, and completion of work behind the curb. Washington County is working with their contractor to complete this work as quickly as possible. The new section of 124th will not be open until the first of the year.

Boones Ferry Road / Fred Meyer Improvements (4199)

Project is almost complete, final striping is scheduled but is weather dependent.

Charbonneau Utility Repairs – French Prairie Drive Phase II and Old Farm Road Phase I (1500/2500/4500/7500):

This project involves repair and replacement of deficient storm, sewer, and water pipe lines in the Charbonneau District, as identified in the Charbonneau Consolidated Improvement Plan. Design work will begin in November. Public outreach with the neighborhood is planned for early 2019 for resident input. See picture below for planned project construction extents for both phases.



Engineering Division, Capital Projects

Coffee Creek Sewer Facilities (2101)

This project involves the preliminary design of sanitary sewer facilities required to support future development of the Coffee Creek and Basalt Creek development areas. Draft concept layouts are expected for review mid-November. Planning work is currently underway and is anticipated to be complete by the end of the year.

French Prairie Bridge (9137)

This project will determine the final location, alignment, and design type and includes preparation of preliminary construction and environmental documents for a new pedestrian, bike, and emergency vehicle bridge over the Willamette River in the vicinity of Boones Ferry Road. The Consultant team has identified five bridge types for evaluation at the preferred bridge location. The Technical Advisory Committee (TAC) performed a technical analysis of the bridge types in October. Also in October, an in-person and online public open house was held to gather feedback on the proposed bridge designs. The results of the TAC and public open houses will be shared with the Task Force at their meeting on December 5, where it is expected the Task Force will identify the top two bridge designs for City County and Clackamas Board of County Commissioners consideration in January.



Garden Acres Road (4201)

The project involves the design and construction of Garden Acres Road from a rural local access road to an urban industrial roadway as part of the Coffee Creek Industrial Area plan. Property acquisition work is underway. The consultant team is coordinating with Willamette Water Supply Program to incorporate the 66" water pipeline into the Garden Acres construction plans.

Graham Oaks Pedestrian Enhancements (0012)

95% plans are being revised to provide the final construction plan set. Construction bids will be pursued in November.

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. Design of the bridge will begin after completion of the Town Center Plan.

Memorial Park Sewer Pump Station (2065)

Site layout was re-evaluated to place all components of the pump station out of the floodplain. Preliminary layout being reviewed.

Street Maintenance (4014/4118)

Pavement coring was performed on Wilsonville Road the week of October 22. ADA recommendations were provided to the City for review. Survey complete.

Surge Tank (1111)

The design was finalized for the surge tank at the Water Treatment Plant and the bid was advertised. The bid award is scheduled for November 19.

Tooze Road to Grahams Ferry Road (4146)

Top lift of asphalt has been installed; final striping is scheduled but is weather dependent. Signal poles and street lights are being installed; note that contractor ordered and installed silver street light luminaires and arms, these will be replaced with the specified black. Contractor's schedule anticipates completion in mid-November.

Water Telemetry (1114)

Brown and Caldwell is putting together the network and communication upgrade plan that will include a project list and estimates for future upgrades.

Willamette River Storm Outfalls (7053)

City review comments on the 95% design plans have been returned to AKS Engineering. Construction anticipated in spring/summer 2019.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), and the Kinsman/Wilsonville Road truck turning improvements. Staff expects to receive final review plans and specifications from WWSP for the 5th/Kinsman project and Kinsman/Wilsonville Road truck turning improvements within the next month. Staff is reviewing a draft IGA to incorporate the WWSP 66" water line into the Garden Acres project.

WWTP Outfall Replacement (2095)

The Wilsonville Wastewater Treatment Plant is under a directive from DEQ to replace the damaged outfall pipe with a new, upsized outfall that meets current discharge compliance requirements. Project is substantially complete with the outfall back in active operation. Final inspection is scheduled in the next couple of weeks with all project work anticipated to finish in mid-November. The I-5 Undercrossing Trail is now open at all hours.

Engineering Division, Private Developments

Aspen Meadows 2

Plans are under review for this 6-lot subdivision on Canyon Creek Road South.

Frog Pond—Morgan Farm Phase 1

Public Works Permit issued and construction is underway on this 37-lot subdivision. Associated with this project we will be installing a new sanitary sewer line within and across Boeckman that will impact traffic in the area.

Frog Pond—Stafford Meadows

Public Works Permit has been issued and construction is underway on this 44-lot subdivision.

Hilton Garden Inn

Public Works Permit issued for revisions to the sanitary sewer, stormwater, and water infrastructure associated with the construction of this new 118-unit hotel at Memorial Drive and Parkway Avenue.

Villebois Mont Blanc

Public Works Permit issued for this 68-lot subdivision near Villebois Drive and Orleans Avenue.



Stafford Meadows under construction.

Natural Resources

Monthly Report – NPDES Annual Report

An annual report is prepared every fall for the City's NPDES stormwater program. The report is submitted to the Oregon Department of Environmental Quality and documents stormwater management practices, land use changes and new development activities, program expenditures, and water quality monitoring.

Highlights from this year's report include:

- **Bacteria—E. coli** is a pollutant of concern in our local waterways. The Willamette River does not meet water quality standards due to the presence of bacteria. E.coli counts are a measurement of bacteria. The overall E.coli counts in Boeckman Creek reduced significantly over the past year. Wet weather E.coli counts averaged 159 MPN/a100 ml in 2018 compared to 796 MPN/100ml in 2017. This is especially interesting because of the recent development in Frog Pond. The area that is currently being developed as Morgan Farm previously consisted of a horse farm that stored horse manure above Boeckman Creek. Is it possible that the removal of the horse farm reduced the high E.coli counts? Testing over the next year will offer a better indicator.
- **Catch basins**—At the time of the 2012 NPDES Permit, the City committed to cleaning 25% of all catch basins annually. Due to the growth of Wilsonville, hundreds of new catch basins are added every year. However, Public Works staff exceeded the 25% goal and cleaned 27% of the catch basins from July 1, 2017 to June 30, 2018. This effort resulted in the removal of 94 cubic yards of debris. Way to go Public Works Roads and Utilities crews!!
- **Another Shout Out to Public Works**—55 cubic yards of organic debris and construction materials were pulled from the City's stormwater conveyance system over the last fiscal year.



An example of what is removed from the stormwater conveyance system. This "root monster" was pulled out of the storm line on Town Center Loop West by Public Works.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- Phase 5 North of Villebois, 89-lot single-family development on the south side of Tooze Road by Polygon NW
- New Hotel Adjacent to Holiday Inn
- Frog Pond Meadows, 74-lot single-family development in Frog Pond West by West Hills Development

Administrative Land Use Decisions Issued

- Class II Administrative Review of Stafford Meadows Subdivision (Frog Pond West) to remove one of four pathways connecting to Boeckman Road in the subdivision
- Class II Administrative Relief (Variance) to allow 168 square foot addition at 29440 SW Teton Way
- 2 Zoning Verification Letter
- 1 Final Plat Approval
- 7 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Class I Sign Permits
- 1 Class II Sign Permit
- 2 Zoning Verification Letter
- New Single-family building permits

Board and Commission Updates

Development Review Board (DRB)

Development Review Board Panel A did not meet in October. Development Review Board Panel B met October 22 and, after conducting a public hearing, unanimously approved the remodel of and an addition to the building at 27501 SW Parkway Avenue for Grace Chapel.

Planning Commission

On October 10, the Planning Commission met and continued the Boones Ferry Park Master Plan Resolution LP18-0006 hearing to a date certain of November 14.

Directly following, Planning Manager Miranda Bateschell and Alex Dupey of MIG provided a Town Center Plan project update. They shared the comprehensive plan, development code, and design guidelines, the feasibility analysis, and the draft implementation measures related to the Town Center area. Scott Mansur, Principal of DKS, walked through the traffic impact analysis and what that means to the Town Center Plan.

Thereafter, Planning Director Chris Neamtzu and Mary Stewart from Alta Planning+Design presented the Citywide Signage & Wayfinding project. They discussed the intricacies of the project goals which are to provide a friendly wayfinding system that provides logical and safe connections between key destinations and commercial districts. The Commission offered thoughtful input on the wayfinding destinations as well as the preferred design. There is a new ledgestone veneer base to the corten signs that was well received by the Commission.

The next regular Planning Commission meeting will be Wednesday, November 14 at 6:00 pm, which will include a hearing on the Boones Ferry Park Master Plan (LP18-0008) which was carried over from October 10. A work session on the Town Center Plan is also on the agenda.

Planning Division, Long Range



Basalt Creek Concept Plan

City staff set up a series of upcoming meetings with City of Tualatin and Washington County staff to begin work on amending the City's Urban Planning Area Agreement with Washington County and complete Transportation Planning Rule findings as part of the update to the City's Comprehensive Plan, which is scheduled for spring 2019.

General project information is available on the City's project website <https://www.ci.wilsonville.or.us/planning/page/basalt-creek>.

Citywide Signage and Wayfinding Plan

The Planning Commission reviewed the first draft of the Signage and Wayfinding Plan at a work session on October 10. The draft plan contains chapters on background, wayfinding sign strategy, design and implementation. City Council is scheduled to review the draft plan at the November 5 work session.

For more information, please visit the project web page at www.ci.wilsonville.or.us/planning/page/citywide-signage-and-wayfinding-plan.

Equitable Housing Strategic Plan

In October, staff reviewed four proposals submitted to the City following a three-week open Request For Proposals process. The RFP is for services related to developing a Wilsonville Equitable Housing Strategic Plan and fulfilling the requirements of the Metro grant work program. After reviewing the proposals and qualifications of the teams, the staff selected ECONorthwest to lead this effort with the City. ECONorthwest is also assisting Clackamas County with a countywide housing needs study and completed the City of Wilsonville's 2014 Housing Needs Analysis. Staff is working with them to solidify a final scope of work and contract with work expected to begin shortly thereafter.

Planning Division, Long Range



The project team and the Wilsonville Chamber of Commerce jointly hosted the **Town Center Plan Economic Summit Panel** on the evening of October 11 at the Wilsonville Regal Cinemas. The panel provided an update to the community on the Town Center Plan's development feasibility analysis, and how the results can support the Town Center vision. This event featured a panel discussion between development experts, who offered their insight and experience in the development of mixed-use commercial centers and modern main streets throughout the region. Attendees provided input on potential economic implementation strategies.

The project team drafted and updated various components of the Draft Town Center Plan, for further review and refinement by the Task Force (October 23), technical partners (October 16), Planning Commission (October 10), and City Council (November 5). Staff also attended the statewide American Planning Association (OAPA) conference, presenting on a panel about engaging youth in the Town Center Plan. Staff also accepted the 2018 OAPA Public Involvement and Participation Award on behalf of the City of Wilsonville for the Wilsonville Town Center Plan.

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

