

From The Director's Office

What a busy month in Community Development— construction all over town, designing the 5th Street and Kinsman Road extensions, sending the I-5 congestion mitigation projects out to bid, putting finishing touches on Form-Based Code and the Old Town Single-Family Design Standards, laying the ground work for the future Garden Acres Road, and completing the draft Year 2000 Urban Renewal Plan amendment, etc. We ended the month with some good old-fashioned fun with the Planning Division hosting the Mad Hatter Tea Party—of course, the costume theme was Alice in Wonderland!



Jordan Vance, Kim Rybold, and Eric Mende hosted a Coffee Creek Industrial Area Open House at Republic Services on October 5 where we enjoyed a good turn out and shared plans for Form-Based Code, the Urban Renewal District, and Garden Acres Road construction.

On October 25, Chris Neamtzu, accompanied by Mayor Knapp, made a special presentation to MPAC (Metro Policy Advisory Committee) about housing in Wilsonville. Chris did a great job sharing our housing story and its unique qualities. He focused on our diverse housing types and creative approaches to neighborhood planning—which led to good questions from the committee and engaged discussion. He shared our latest Housing Report—one that provides an excellent model for other Oregon agencies.



I attended the kickoff meeting for ODOT's I-5 Facility Plan: Wilsonville Road to Canby/Hubbard Interchange. The City is tasked with providing the public involvement for the project. Data collection will be followed by modeling to determine the benefits of a southbound auxiliary lane on the Boone Bridge. We will brief the Planning Commission at their November meeting followed by stakeholder group meetings, an open house early next year, and ultimately City Council consideration of support by resolution. The Facility Plan must be adopted by the Oregon Transportation Commission to include an auxiliary lane project in the 2018 Regional Transportation Plan project lists.



Be safe and be seen! This is so important—especially during the next few months with shorter and darker, rainy days. Bright, reflective clothing can make a world of difference.

—Nancy Kraushaar, PE, Director

Building Division

What-cha Looking At?

This is an air gap and yes, it is a plumbing code requirement to have an air gap on plumbing fixtures. What is it and why is it important?

An air gap provides a physical air separation between a drainage basin such as a bathtub or sink, and the water supply piping.

This required “gap” between a drainage basin and the water supply prevents back-siphoning of potentially yucky, contaminated water into our drinking water.

If this gap is eliminated and the water supply is below the flood level rim of the fixture, back-siphoning can occur under the right conditions whenever there is a lower pressure in the water supply system. This would siphon or suck the dirty water into the clean water and disperse throughout the plumbing system. Since we like our clean water to stay clean, there is a code required gap to maintain separation.



To the left is a photo of building safety inspector Mike Ditty confirming the 1-inch code required air gap on a bathtub spout during the final plumbing inspection for a new home. While not nearly as obvious to spot, air gaps are also commonly present on toilets, dishwashers, water heaters and other fixtures.

For questions about plumbing safety, plumbing codes, and other construction topics, Building staff are a resource and are happy to answer questions. And that's what we're looking at.

Economic Development

Wilsonville Economic Development Updates

- **Coffee Creek Industrial Area Outreach**
 - The City held an open house at Republic Services on October 5 with over 35 Coffee Creek-area property owners to discuss the future vision for the area, proposed zoning changes to guide the vision, and planned roadway improvements.
 - The open house was a successful event—there was a great turnout, the audience was engaged, and they gave largely positive feedback on the Coffee Creek Industrial Area project. After the meeting, Economic Development Manager Jordan Vance met with over three Coffee Creek property owners to discuss economic development opportunities.

- **Regional Solutions Infrastructure Grant**
 - The Governor’s Regional Solutions teams sent out an RFI to better understand capital project needs to support job retention/creation efforts throughout the state. Responses to the RFI will be used to inform the funding application process in Spring 2018.
 - We submitted a response for a \$200K sanitary sewer service project on Garden Acres Road in the Coffee Creek Industrial Area, which will help enable future growth and economic development in that area.

- **October Conferences**
 - **Estacada Downtown Revitalization Tour, October 4**
 - This was a very impressive tour of Estacada’s Main Street/downtown area. Jordan Vance said he left inspired and impressed by what has been accomplished there.
 - **OEDA Annual Conference & Training, October 22-25**
 - Economic development practitioners from around the state met at the annual Oregon Economic Development Association conference to exchange best practices, ideas, and new ways to create more high-quality jobs and vibrant communities throughout Oregon. The state-wide advocacy organization also announced the creation of an Oregon Certified Economic Developer program to offer professional development on the most current and relevant topics pertaining to economic development in Oregon. Jordan Vance participated in the first session and thought it was very interesting.

Engineering Division, Capital Projects

5th Street / Kinsman Road Extension (4196)

50% design plans for the overall project and 30% plans for Boones Ferry Road have been received and are under review. Federal permitting will be delayed—NOAA will not accept the project under the simplified submittal process. The Joint Permit Application should be ready for submittal by early December; federal review may take around four to six months. Our third public meeting is scheduled for November 14 from 5:30 to 7:00 p.m. at City Hall. Staff continues to work with the Willamette Water Supply Project design engineer in coordinating the design and location of their raw-water pipe with the new City street and utilities.

2017 Water Treatment Plant Master Plan Update (1122)

The draft report is in progress, with the chapter of cost estimates due the first week of November. Contingency task 7 for final surge tank design was authorized, and final design work for the surge tanks is in progress.

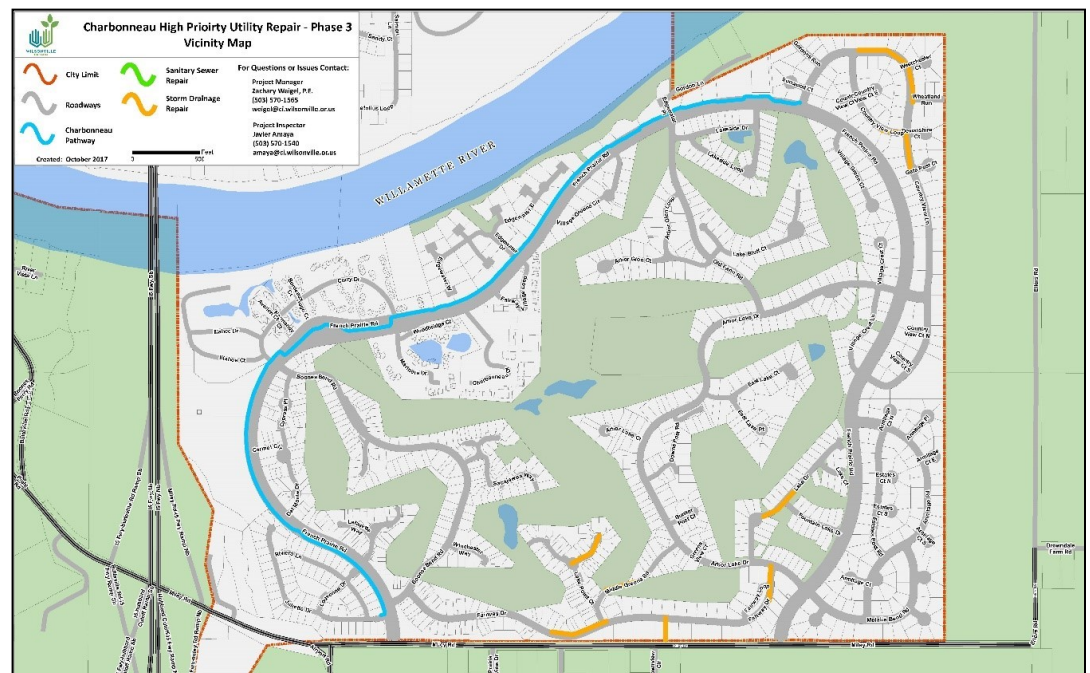
Charbonneau High Priority Utility Repair Phase II (2500/7500)

This project continues the replacement and repair of the most deficient sewer and storm pipes within Charbonneau. This project represents the second of three planned phases to construction over three years. Construction is approximately 80% complete with mainline pipe installation completed. Due to the number of utility conflicts, the construction completion date has been extended into November 2017. Weekly project updates can be found at the Charbonneau Country Club Facebook page and the project website <http://www.ci.wilsonville.or.us/651/Charbonneau-High-Priority-Utility-Repair>.



Charbonneau High Priority Utility Repair Phase III (500)

This project continues the replacement and repair of the most deficient storm pipes within Charbonneau. This project represents the last of three planned phases to construction over three years. The project consultant, Wallis Engineering, is preparing final construction drawings and specifications. Construction is anticipated to begin March 2018.



Engineering Division, Capital Projects

Congestion Improvements Projects (4199)

An IGA with ODOT for the Southbound Ramp Widening project was approved by Council on October 16. Bid documents for this project, as well as the Fred Meyer south exit are being prepared, with expected bid advertisement dates the week of November 6.

French Prairie Bridge (9137)

This project will determine the final location, alignment, and design type; it also includes the 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. Currently waiting to obtain right-of-entry approval to perform additional archaeological work prior to the selection of the preferred bridge location. Final selection of the bridge alignment is anticipated to occur in early 2018. Project completion is expected by the end of 2018.

Garden Acres Road (4201)

An open house with local neighbors was held at Republic Services on October 5. 30% design is nearing completion. Annexation of the existing road from Washington County is in progress.

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. Preparation of project prospectus and draft project scoping is complete. The scheduling of the kickoff meeting with ODOT and Metro to begin IGA process and expenditure of federal grant funds is underway.

Kinsman Road Extension (4004)

This project involves construction of a new section of Kinsman Road between Barber Street and Boeckman Road and includes upsizing and relocation of 30" sanitary sewer pipe (Coffee Creek Interceptor Upsizing (CIP 2079) and installation of 66" water line for the Willamette Water Supply Program (CIP 1127). Kinsman Road concrete paving and sidewalk is complete (pictured right). Final topsoil placement and landscaping is underway. Construction is three months ahead of schedule and is anticipated to be complete in March 2018.



Library Improvement (8098)

Bids are due for the Library Improvements Project on November 16. The estimated cost is \$800K to \$1M.

Wilsonville Road

New through-arrows were applied on the pavement on eastbound Wilsonville Road near the I-5 southbound off-ramp and on-ramp. Police will enforce the no right turn at the pork chop/pedestrian island.

WWSP Coordination (1127)

Ongoing coordination efforts are occurring for the Garden Acres Road project (4201), the 5th/Kinsman project (4196), the 2017 WTP Master Plan effort (1122), and the WWSPs Raw Water Facility projects. A Council work session briefing is scheduled for November 20.

Natural Resources

Bee Stewards Wilsonville: Natural Resources Manager Honored

Kerry Rappold, the City's Natural Resources Manager, was recently honored with the "Rachel Carson Award" for his work on the "Bee Stewards Wilsonville" pollinator habitat-improvement project. The award was presented by Sharon Selvaggio of the Northwest Coalition for Alternatives to Pesticides (NCAP). Rappold was instrumental in implementing the "Bee Stewards" program in Wilsonville, which was a 2016 Wilsonville-Metro Community Enhancement Program project. Over the course of two years, 300 volunteers have been involved with the program, and have planted 1,700 trees and shrubs that will improve the habitat of pollinators in both Memorial and Water Treatment Plan parks.

Read more about the award in the latest edition of The Boones Ferry Messenger here: <http://www.ci.wilsonville.or.us/DocumentCenter/View/12416>



Certified Stormwater Inspector

In October, Sarah Sand, the City's Stormwater Management Coordinator, became a Certified Stormwater Inspector. The training, offered by the National Stormwater Center, focuses on stormwater permit (i.e. NPDES MS4) compliance as the key to restore and maintain water resources. The National Stormwater Center serves the needs of MS4, Industrial, and Construction stormwater permittees through stormwater inspector training and compliance services and products. The course, developed by former Federal and State stormwater enforcement officials, includes instruction in the law (federal, state, local), illicit discharge detection and elimination, pollution prevention, post construction, public involvement and education, inspector protocols, and other important topics.



Annual Report for Municipal Storm Sewer System

The City's Annual Stormwater report was submitted to DEQ on November 1 after a public comment period. The annual report is a requirement of the City's NPDES (National Pollution Discharge Elimination System) Municipal Separate Storm Sewer System (MS4) permit. The City's stormwater is regulated under a NPDES MS4 Permit issued to Wilsonville and other Clackamas County co-permittees. The reporting format underwent a makeover this year, feel free to check it out on the City's website: <http://www.ci.wilsonville.or.us/279/NPDES-Stormwater-Permit-Information>.

Planning Division, Current

Projects Being Prepared for DRB Hearings

- New Master Sign Plan for Wilsonville Business Center along 95th Avenue

Administrative Land Use Decisions Issued

- New Canopy over Glass Recycling at Republic Services
- Additional signs for Kiss Car Wash on Wilsonville Road
- Additional sign for Ace Hardware
- 2 Final Subdivision Plat Approvals
- 1 Final Partition Plat Approval
- 13 Type A Tree Permits
- 2 Type B Tree Permits
- 1 Type C Tree Permit
- 2 Class I Sign Permits
- New Single-family permits
- New Villebois Village Center row home permits

Board and Commission Updates

Development Review Board (DRB)

DRB Panel A did not meet in October.

DRB PANEL B — At their October 23 meeting DRB Panel B held an additional public hearing for parking and site modifications for DW Fritz at 9600 SW Boeckman Road. Following the hearing, including a presentation from the applicant and their architect, the panel unanimously approved the proposal. Panel B also heard, and unanimously approved, a request from Republic Services for a three-year temporary use permit for a graveled storage area at Ridder Road and Garden Acres Road.

Planning Commission

On October 11, the Planning Commission held a legislative hearing regarding the Old Town Single-Family Development Code. Dan Pauly, Senior Planner, and Zoe Anton, consultant, presented Old Town Single-Family Design Standards that prompted discussion between staff, consultants, commissioners and citizens in the audience. The Planning Commission moved to adopt Resolution LP17-0004 Old Town Single-Family Design Standards including recommended amendments. This project will be presented at the November 6 City Council meeting. The next regular Planning Commission meeting, scheduled for Wednesday, November 8, will be a regular work session.

Planning Division, Long Range



Basalt Creek Concept Plan

In October, staff from the cities of Wilsonville and Tualatin drafted an IGA outlining a decision-making process with Metro to complete the Basalt Creek Concept Plan. County and Metro officials are now reviewing the draft IGA, and at this time, staff expect that the IGA will proceed to City Council in November. Staff of both cities also reviewed the Basalt Creek Concept Plan Scope of Work and remaining deliverables in preparation for a discussion with the project consultants in November to set a final schedule for completion of the concept plan.

General project information is available on the project website <http://www.basaltcreek.com/>.

Coffee Creek Industrial Form-Based Code

During October, staff held an informational meeting and open house to share information with property owners about the future vision of Coffee Creek and the Form-Based Code project, along with information on planned infrastructure improvements. Staff continued to work with the consultant team to develop a schedule for final edits to the draft Form-Based Code and Pattern Book to be completed this fall. An additional work session will be scheduled with the Planning Commission in December, with public hearings to follow in early 2018.

Information on the status and timing of the Coffee Creek Industrial FBC is available on the project website at <http://www.ci.wilsonville.or.us/665/Coffee-Creek-Industrial-Area-Form-Based->.

Old Town Single-Family Design Standards

Following two previous work sessions, the Planning Commission held a public hearing and forwarded a recommendation for approval to the City Council. A City Council public hearing is scheduled for November 6. The project will adopt revised development code and a new design standards book to enable administrative review of most single family homes in the Old Town neighborhood at the time of building permit issuance.



Planning Division, Long Range



Town Center Plan

In October, the project team transitioned from visioning into the alternatives analysis phase of the project. As part of the city's effort to encourage participation in the planning process and gain input about preferred design alternatives, staff held a workshop at the Wilsonville OIT Campus, posted "Question of the Month" posters around the City, and invited small business owners to meet and discuss the initial concepts around land use, transportation, and open space, as they have emerged from the public input received thus far.

At the Town Center Task Force Meeting on October 23, the results of public comments from the Town Center Design Survey and recent summer events were shared. This prompted an activity using the preliminary design alternatives derived from the public input, and the Task Force provided initial input on land use, transportation, and open space. This feedback will be presented to the Planning Commission at their upcoming meeting on November 8.

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