



# MARCH 2019 MONTHLY REPORT

## From The Director's Office

Happy Spring!! The City of Wilsonville and its citizens take great pride in the community trees that comprise the urban forest. Whether they be park trees, street trees, or a large preserved Oregon white oak in one of our many neighborhoods, the trees in the community are a source of pride, give Wilsonville its unique look and feel, and add to a high quality of life.

In Oregon, the entire month of April is celebrated as Arbor Month. This year, there are a number of exciting activities that commemorate this event. On Friday, April 26 at 2:00 PM citizens can celebrate the inclusion of two historic "cable" trees in Memorial Park for being added to the State Heritage Tree Program. These two trees exhibit cable scars from the days when large log rafts were floated down the Willamette River to saw mills. This will surely be a fun event filled with the rich history of this area.

This year, the City achieved recognition by the National Arbor Day Foundation for the 21st consecutive year as a Tree City USA. Even more impressively, the Foundation granted the City a "Sterling Tree City USA" award for achieving ten Growth Awards in addition to Tree City USA status. Tree City USA Growth Awards are granted to a community for demonstrating innovative urban forestry programs and projects that go beyond the required Tree City USA standards.



In other tree news, I want to congratulate Natural Resources Manager Kerry Rappold for receiving a 2019 Oregon Urban & Community Forestry Award from Oregon Community Trees for stellar work promoting urban and community forestry in Wilsonville. Great job, Kerry.

With spring in the air, completion of the Memorial Park East parking lot is reaching substantial completion just in time for the community garden growers to sow their seeds. This important improvement provides for organized and aesthetically pleasing parking in an area that had previously been a small gravel pad providing accessible parking/sidewalks, stormwater management, and circulation into and around the community garden.



*Memorial Park East Dog Run and Community Garden  
Parking Lot Project*

Respectfully submitted,

Chris Neamtzu, AICP  
Community Development Director

## Building Division

### What-cha Looking At?

**Building Codes**—Some say that if it weren't for Hammurabi, who was King of the Babylonian Empire around 2,000 B.C., written building codes might not be what they are today.

While the Code of Hammurabi was quite harsh by today's standards, we have come a long way in developing codes (rules if you will) around building construction and building safety.

By answering the following questions, we can start to see the importance of building codes and the role they play in our built environment.

**What are Building Codes?** They are a collection of laws and regulations pertaining to building construction, and adopted by a government authority. The Oregon Building Codes start with the national codes as their base document and incorporate local Oregon changes adopted by a state committee.

**Why are Building Codes important?** Building Codes ensure owners, builders, developers, and/or businesses provide at least the minimum level of building integrity to protect the health, safety, and general welfare of the occupants and the public in new and existing structures. Building Codes can also provide a basis for uniform building practice, providing contractors with a commonly understood and unbiased standard for quality of construction.

Another important contribution is the provisions for accessibility (think ADA) by making public buildings accessible to all users in spite any disabilities the user might have. Some even say that building codes make the community a more desirable place to live and work. While some may think "the building code", refers to a specific code, the term has come to mean the collection of codes pertaining to all parts of a structure. The core family of codes generally consists of:

- Oregon Structural Specialty Code (OSSC)
- Oregon Residential Specialty Code (ORSC)
- Oregon Plumbing Specialty Code (OPSC)
- Oregon Mechanical Specialty Code (OMSC)
- Oregon Electrical Specialty Code (OESC)

Collectively, these codes support the rules, requirements and standards that every structure in our city is built on...and that's what the Building Staff is looking at.

-Melissa Gitt, Lead Building Inspector/Plans Examiner

### The Building Code Of Hammurabi

Babylonian Empire  
"2000 B.C."



#### Code Section 229

*If a builder has built a house for a man and his work is not strong, and if the house he has built falls in and kills the householder, that builder shall be slain.*

#### Code Section 230

*If the child of the householder be killed, the child of that builder shall be slain.*

#### Code Section 231

*If the slave of the householder be killed, he shall give slave for slave to the householder.*

#### Code Section 232

*If goods have been destroyed, he shall replace all that has been destroyed; and because he house was not made strong, and it has fallen in, he shall restore the fallen house out of his own material.*

#### Code Section 233

*If a builder has built a house for a man, and his work is not done properly and a shifts, then that builder shall make that wall good with his own silver.*



## Economic Development

### • Coffee Creek Industrial Area

- Development: Acquisition efforts appear to be progressing for an industrial developer seeking to develop 40 acres of land east of Garden Acres Road in the Coffee Creek Industrial Area for a 700,000 square foot speculative industrial development.
- Financing: City Council approved the \$3.8 million bond to finance Garden Acres Road at the March 18 meeting, to be repaid with TIF revenue over time. Tentatively, the project will go out to bid end of April, and construction will commence in summer.

### • Business Recruitment

- Ongoing conversations with an Arizona-based co-working/small business incubator company considering expansion to Wilsonville to support growing startup ecosystem in the city. Co-working company has met with the Chamber of Commerce and is already collaborating with a large local employer.
- On March 20, the City and Chamber of Commerce welcomed new business Marion's Carpet Warehouse to Wilsonville with a ribbon cutting ceremony. Marion's Carpet Warehouse is a 30,000 square foot building located at 28819 SW Boones Ferry Road that offers rugs, flooring, and carpet.



### • Vertical Housing Development Zone Assessment

- City Council gave staff direction to continue assessment of potential Vertical Housing Development Zone (VHDZ) tool to encourage mixed-use development in Villebois Village Center. Developer is proposing a 143 residential unit development with 3,800 square feet of ground floor commercial space in Villebois Village Center.

## Engineering Division, Capital Projects

### **5th to Kinsman Road Extension (4196)**

A request for qualifications was posted in the DJC on March 22 and 29; this is to both ensure that we pre-qualify those contractors who can bid on the project, and get the word out that we will be soliciting bids for this large project. 100% design plans are under review. With the acquisition process, staff is working on review of the appraisals as they are received. We have been in contact with both NOAA and NMFS regarding federal permitting; their staff has indicated that they will work on "expediting" permit review, but no firm dates were provided.

### **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. The City's consultant submitted the 60% plans for the French Prairie Phase 2 project in March, which are currently under review. The design will be finalized in mid-May with construction beginning in summer 2019 (for French Prairie). Old Farm Road Phase 1 project will be designed later in 2019 and early 2020, with construction in spring/summer 2020.

### **Coffee Creek Industrial Area Regional Stormwater Facility Project (7060)**

This project involves modeling of current and buildout stormwater runoff conditions within portions of the Coffee Creek and Basalt Creek basins and will design and construct improvements to alleviate existing seasonal flooding to allow for future development within both the Coffee Creek Industrial Area and the Basalt Creek Concept Area. Hydraulic modeling of the drainage basin well is underway in February and March with Facility Siting Alternatives being prepared in April for City review.

### **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. Capacity analysis of the stormwater system downstream of the well house is complete as of the end of March. Work will commence on identifying and quantifying well deficiencies through spring 2019. Improvements to the well casing, redevelopment of well capacity, and other improvements will occur in fiscal year 2019-2020.

### **Gesellschaft Well Facility and Upgrade (1083)**

This project addresses upgrades and repairs needed to correct deficiencies in the Gesellschaft well house, including piping, electrical, and mechanical systems. Design will be finalized in spring 2019 and will be constructed in summer 2019.

### **Graham Oaks Pedestrian Enhancements/Willamette Way Intersection (0012/0013/4717)**

Utility potholing and directional boring of conduit under Wilsonville Road is occurring this week.

## Engineering Division, Capital Projects

### **Memorial Drive Splitter Manhole Replacement (2085)**

This project involves the replacement of an existing sanitary sewer manhole at the intersection of Parkway Avenue and Memorial Drive with a new flow diversion manhole. The purpose of the project is to maintain equalized flows between two parallel sewer lines under I-5 and to avoid potential overflows. The project was solicited for competitive quotes in early March. Quotes were due late March. Construction is scheduled to be completed by the end of June 2019.

### **Memorial Park Pump Station (2065)**

60% design plans are under review.

### **Street Maintenance (4014/4118)**

90% design plans are under review.

### **Willamette River Storm Outfalls (7053)**

A request for qualifications was posted in the DJC on March 13 and March 15 to pre-qualify those contractors who can bid on the project. 100% design plans have been reviewed and approved. We anticipate soliciting for bids on April 3 and April 5, with construction anticipated to start in June 2019.

### **WTP Surge Tank (1111)**

Construction for the new meter vault at the entrance of the plant is underway (right).

### **WWSP Coordination (1127)**

90% documents have been reviewed and final revisions are being prepared for a joint project with WWSP for their PLM 1.2 and Garden Acres Road project. The IGA has been negotiated and went before Council on April 1. Continued coordination has been taking place with the WWSP Raw Water Facility project. A value engineering workshop will be held mid-April with the land use application coming in late April. An IGA for this project will be negotiated in the upcoming months.



## **Engineering Division, Private Developments**

### **Fir Commons**

Construction expected to start in April for this nine home condominium development near Fir Avenue and 4th Street in Old Town.

### **Frog Pond Meadows**

Plans have been submitted and are under review for this 74-lot subdivision located north of Stafford Meadows and adjacent to Stafford Road.

### **Frog Pond—Morgan Farm Phase 1**

Construction is almost complete on this 36-lot subdivision.

### **Frog Pond—Morgan Farm Phase 2**

Plans have been submitted and are under review for this 42-lot subdivision located north of Morgan Farm Phase 1.

### **Frog Pond—Stafford Meadows**

Public works construction is almost complete. Initial homebuilding permits have been issued for the Street of Dreams.

### **Northstar Contractor Establishment—Day Road**

Plans have been submitted and are under review for street frontage improvements for this project.

### **Villebois Mont Blanc**

Public Works construction is almost complete for this 68-lot subdivision near Villebois Drive and Orleans Avenue. Now that Villebois Drive is complete and open to traffic between Barber Street and Boeckman/Tooze, we will add a four way stop to the intersection of Barber and Villebois Drive.

## Natural Resources

### **Bee Stewards Program—Wildlife Garden Workshop**

The City and a partner organization of the “Bee Stewards” pollinator-improvement program sponsored a workshop on how urban residents can attract and sustain pollinators and wildlife on their property. The event took place on Saturday, March 9 at the Wilsonville Library. Twelve people attended the workshop and others stopped by to check out the informational tables.

At the workshop, residents learned the basics about creating a wildlife and pollinator garden, how to identify common native pollinators, and the value and importance of native plants. Participants received a copy of the City of Wilsonville’s Pollinator Toolkit and free native plants.

Over the last few years, the “Bee Stewards” pollinator-improvement program has engaged Friends of Trees, the Xerces Society, and the school district to create pollinator habitat on City and school district properties, develop a City Integrated Pest Management (IPM) plan for parks and public spaces, and provide education and tools for local residents to create pollinator habitat in their own yards. In 2017, the City Council adopted a resolution committing Wilsonville to the principles of being a “Bee City USA,” which involves actively improving pollinator habitat and educating the public.

For more information, visit the “Bee Stewards” webpage: <https://or-wilsonville.civicplus.com/909/Bee-Stewards>



## Planning Division, Current

### **Administrative Land Use Decisions Issued**

- Second one-year Extension of Approvals for Universal Health hospital at Day Road and Boones Ferry Road.
- 2 Class I Administrative Review
- 1 Zoning Verification Letter
- 2 Type A Tree Permits
- 3 Type B Tree Permits
- 2 Class I Sign Permits
- New Single-family and row house building permits

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## Board and Commission Updates

### **Development Review Board (DRB)**

Development Review Board Panel A did not meet in March 2019.

Development Review Board Panel B did not meet in March 2019.

### **Planning Commission**

On March 13, the Planning Commission held a legislative hearing regarding the Town Center Plan project. Planning Commission approved Resolution LP 19-0003 recommending approval of the Wilsonville Town Center Plan and associated Comprehensive Plan Text and Map, Zoning Map, and Development Code Amendments, including a revision to the waiver language.

The next regular Planning Commission Meeting is Wednesday, April 10. The agenda calls for a work session on density inconsistency issues in the Development Code and a 2018 Housing Report presentation.

## Planning Division, Long Range

### Basalt Creek Concept Plan

City Council approved a resolution on March 4 to amend the Urban Planning Area Agreement with Washington County. The City Council public hearing regarding the Comprehensive Plan and TSP Amendments was held on April 1. The Tualatin City Council will also consider Basalt Creek Concept Plan related Comprehensive Plan and TSP amendments at a public hearing scheduled for April 8.



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

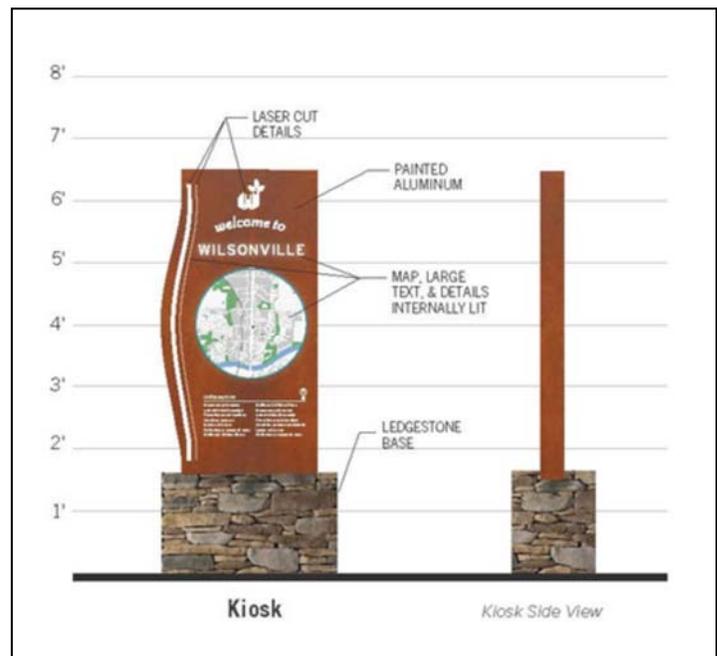
### Citywide Planning & Wayfinding

On March 18 the City Council conducted a public hearing on the Citywide Signage and Wayfinding Plan. Following deliberation, the Council unanimously adopted the Plan via resolution. The adoption results in the completion of a City Council goal.

Over the summer of 2019, a demonstration plan will be unveiled, which includes fabrication and installation of the six kiosk signs citywide, in addition to upgrades to the existing monuments at I-5 where new logos and fonts will be installed on the existing structures.

### Equitable Housing Strategic Plan

Staff is working with Metro to update the grant milestones and schedule based on the final scope of work with the consultant team. Initial data is being gathered in partnership with the Clackamas County Housing Needs analysis. Initial reports will be available and public outreach activities will begin in spring after the pending adoptions of several other planning projects.



### Wilsonville Town Center Plan

Planning staff and MIG consultants presented the draft Town Center Plan at the March 13 Planning Commission Legislative Hearing. Planning Commission approved Resolution LP 19-0003 recommending approval of the Wilsonville Town Center Plan and associated Comprehensive Plan Text and Map, Zoning Map, and Development Code Amendments, including a revision to the waiver language. Staff will present the Town Center Plan project at the April 15 City Council Public Hearing.

For additional information about the Town Center Plan project, visit the project website [www.wilsonvilletowncenter.com](http://www.wilsonvilletowncenter.com).

