



AUGUST 2021

MONTHLY

REPORT

From The Director's Office

In August, City Council approved the Twist Bioscience Wilsonville Investment Now (WIN) Zone, a site specific urban renewal area established for economic development purposes. This sets the stage for a planned \$70 million dollar investment to create the “factory of the future” in an existing, mostly vacant building where 200 new family-wage jobs will be created in the first year of operation. As we all know, a good quality of life begins with a well-paying job.

It is important to note that the WIN Zone tool provided the financial incentive for Twist to bring their investment to Wilsonville instead of other communities that were under consideration. Due to our ineligibility to offer Enterprise Zones, this tool puts Wilsonville on comparable footing with those communities who offer Enterprise Zones. This investment has been described by local economic development professionals as the largest in the Metro area in 2021.

Twist's cutting edge synthetic DNA technology has the potential to change the world for the better through their innovative advancements. Synthetic DNA is identical to natural DNA but is manufactured in a lab, and is not associated with a living organism. It can be used to discover new medicines, store digital data, identify disease genes, create new biomaterials for clothing, or develop beneficial traits for crops. This partnership has the potential to be catalytic for the future of the community in hopes that other bioscience firms choose to locate close to Twist, providing a cluster of industry, innovation, and technology together to strengthen our local economy.

With tenant improvement permits already coming into the Building Division, and exterior modifications underway by the owner, the site is very active with construction activities. I am personally very excited by the opportunities that this business expansion will bring to the Wilsonville community, and look forward to touring the new facility in 2022.

Respectfully submitted,

Chris Neamtzu, AICP
Community Development Director

T W I S T
BIOSCIENCE

Wilsonville, OR

Building Division

Welcome to the Team

The newest addition to the Building Division is Jon Scott, filling the position of Building Inspector/Plans Examiner I. Jon is originally from Keizer, Oregon and spent 19 years working in the Maintenance and Custodial Department of the Salem-Keizer School district before coming to the City of Wilsonville. In his free time, he enjoys hiking, riding his motorcycle, and spending time with his kids. Jon decided to join the City's Community Development team after advancing through Chemeketa Community College's Building Inspection Technology Program with Wilsonville Building Official Dan Carlson as one of his instructors. Jon has acquired Plan Review and Inspector certifications for both residential and commercial, and is currently studying for his Fire Plans Examiner certification. He has been shadowing Building Inspector/Plans Examiners Carl Brown and Mike Ditty in the field and office and has already proven to be a valuable member of the team. Welcome to Wilsonville, Jon!



Whatcha Lookin' At: Tilt-Up Construction

Tilt-up construction is much like the name sounds. It's a rapid construction technique where concrete walls are tilted into place with a crane.

The first step is to pour the building floor slab. Once the slab is cured, construction workers take advantage of the flat surface to form up wall sections. These sections are poured flat over the top of the floor slab and left to cure for about 30 days. When the walls are fully cured they get tilted-up by a crane and placed in line with the remaining wall sections. Temporary steel pole braces (as shown in the photos below) are installed to hold the wall panels upright until the roof and permanent bracing is installed.

Each panel has specially designed rebar steel layouts with "pick points" at strategic locations which allow the heavy walls to be lifted by a crane. Once the panels are installed they are bolted and/or welded together by bolts or steel plates that are embedded in the concrete. Prior to pouring concrete, inspectors verify the size and layout of the steel rebar and location of pick points. The main advantage of tilt-up construction is the speed and low cost at which a building can be built, particularly for warehouses.

There are two projects in Wilsonville right now utilizing tilt-up construction: Coffee Creek Logistics and SSI Shredding.



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. Sewer, storm, and water utility installation continues. Construction of the Tonquin Trail boardwalk and 5th Street Bridge over Coffee Creek is underway. Construction will continue through January 2023.

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. Three bids were received by the June 2 deadline with Pleasant Hill Development Company submitting the lowest responsive bid. The contract was awarded internally by the Engineering Division due to its lower amount. Construction will last approximately two weeks and began in July but will not extend past the end of September 2021.

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. City Council authorized the use of Progressive Design Build (PDB) alternative contracting method at the August 2 public hearing. Staff are preparing a Request for Proposals (RFP) for an Owner's Representative to support the PDB contracting to be advertised September 8 and 13. 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 studies nine existing or proposed crosswalk locations throughout the city and will recommend new safety measures or enhancements for each crossing. Kittelson & Associates will be performing assessment activities that began in June and will continue to the end of September 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. Preliminary 60% design documents have been reviewed by staff and comments submitted to the design team. Project updates to Planning Commission and City Council were held in August. The design team is preparing 90% design documents, which incorporate comments received from staff, Planning Commission, and City Council. Proposed design shown right.



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. Improvements in the 2021-2022 fiscal year include 8-inch pipeline upgrades on Jackson Way and Evergreen Avenue and an 8-inch loop connection north of Seely Avenue. August 2021 work consisted of getting professional surveyors under contract to perform required survey work needed for design. Design work will occur internally within Engineering 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. Construction is underway with paving on Town Center Loop East (pictured) nearly complete. Paving work on Town Center Loop West and Park Place will continue through the end of September.



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 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 FY 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

Urban Forest Management Plan

In 2020, the City began the Urban Forest Management Plan (UFMP) to guide the City's programs and actions related to the urban forest. Active management of the community's urban forest is becoming more critical as it ages and changes. This will be the City's first comprehensive Urban Forest Management Plan. With the initial timeline for the project, the draft plan was scheduled for the Planning Commission and City Council in late spring, but due to delays in finalizing the draft plan and the opportunity to incorporate new data from an updated street tree inventory that resulted from the winter storm, the draft plan is tentatively scheduled for the Planning Commission in October 2021.

Subsequently, the draft plan will be presented to the City Council this fall.

The UFMP provides an integrated approach to preserving, sustaining, and regenerating Wilsonville's urban forest into the future. While the UFMP covers the entire City, it has two focus areas: Charbonneau and Town Center. In Charbonneau, the focus was primarily on the Red Oak population along French Prairie Road, and in Town Center an inventory was conducted identifying trees that would be good candidates for retention as part of future redevelopment scenarios. Recommendations in the plan address issues and topics specific to the urban forest in these areas. An important foundational component of the UFMP is the City's street tree inventory completed in 2018. Over 24,000 trees were inventoried and entered into Cartegraph, the City's asset management system. The inventory provided a critical starting point for developing the UFMP as it relates to the management of publically-owned trees.

An interdisciplinary team, comprised of staff from Community Development, Public Works, and Parks and Recreation, have participated with the consultant (PlanIt Geo) and the public in the development of the UFMP. The team members have provided their expertise about Wilsonville's urban forest and identified key issues to be addressed within the UFMP.

In the fall of 2020, the public participated in online surveys and virtual meetings, available on *Let's Talk, Wilsonville!*, to discuss the planning process, UFMP framework, and focus areas. Nearly 100 people took the surveys and participated in the virtual meetings. In addition, more than 80 tree photos were submitted by residents as part of a project photo contest. Ultimately, three prize winners were chosen.



Planning Division, Current

Administrative Land Use Decisions Issued

- New bus shelter at Graham Oaks Nature Park
- 3 Modifications to wireless communication towers
- Modification to tree removal plan for Clermont at Villebois subdivision due to ice storm
- Entry directional signs for DP Nicoli on Boberg Road
- 3 Class I sign permits
- 1 New ADU
- 13 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Type C Tree Permit
- 8 Residential building permit land use reviews
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

In August, 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)
- Fir Avenue Commons development in Old Town
- 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)

Neither DRB Panel A or Panel B met in August.

DRB Projects Under Review

During August, 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
- Villebois Village Center development around Piazza Villebois (shown above)

Ice Storm Tree Damage and Response

During August, 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-replanting stump grinding assistance using funds from a Metro community enhancement grant. Associate Planner Cindy Luxhoj continued to coordinate the multi-disciplinary response, particularly preparing for replanting events in the fall.

Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In August, the project team held work sessions with the Planning Commission and the City Council to continue to refine the proposed updates to the Comprehensive Plan, Frog Pond West and Villebois Master Plans, Old Town

Neighborhood Plan, and Development Code. Following the work sessions the project team worked on preparing the final package of recommended updates for public hearings as well as sent out public hearing notices. The Planning Commission held a public hearing on September 8. The City Council is scheduled to hold a public hearing on October 4 following an additional work session on September 20.

Planning Commission

At their regularly scheduled meeting on August 11, the Planning Commission held three work sessions. The first work session was concerning the Town Center Streetscape Plan during which staff answered questions and received feedback on the streetscape investment levels, lighting, and street trees. The second work session topic was the I-5 Pedestrian Bridge. Following a project update, the Planning Commission provided feedback on several design elements of the bridge and land plaza in Town Center. The final work session concerned the Middle Housing in Wilsonville project. This was the eighth and final work session on the project. During the work session staff answered questions and received input on recent updates including an updated approach for encouraging middle housing in Frog Pond West.

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 August, the project team finalized an assessment of opportunities and constraints on the project site. The project team also held a stakeholder interview with TriMet's TOD Manager to gather information on TriMet's approach to TOD projects and to discuss opportunities for a shared parking arrangement. This information was shared with City Council to assist with the development of a vision, goals, and priorities for the site at a work session September 9.

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 August, the project team presented a memorandum to City Council to respond to the questions and suggestions raised during a work session in May about potential VHDZ implementation in vertical, mixed-use areas of the City. Council provided direction to move forward with implementation of VHDZ and expressed interest in developing criteria for how to define eligible non-residential spaces. The project team will work to develop these criteria, along with Town Center boundary options for consideration at a future work session this fall.



Planning Division, Long Range



WILSONVILLE TOWN CENTER PLAN

Wilsonville Town Center Plan

I-5 Pedestrian Bridge

During August, the project team presented 60% Design documents for the bridge and gateway plaza to the Planning Commission and City Council for their feedback. These documents included more detailed information on design elements for the plaza including seating, landscaping materials, shade structures, and pavement materials. The project team will incorporate the feedback received at these work sessions into the 90% design documents, which will be finalized 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 project team continued to refine the plan in preparation for upcoming public hearings. The Planning Commission held a public hearing on September 8. The City Council is scheduled to hold a public hearing on October 4 following an additional work session on September 20.