



## Building Division

### Emergency Preparedness

In the past year, Oregon has been hit with a pandemic, wildfires, and major winter storms. State, county, and local municipalities have done their best to be prepared for such events. They stock emergency supplies and work to keep infrastructure operational during these times. Governmental preparation is only one part of your survival during a major event. Individually, we all have a responsibility to prepare ourselves for food and gasoline shortages, electrical power and natural gas outages, and water supply disruptions.

Many households experienced the loss of electricity during the recent ice storm. Electricity helps us in many ways. We use it for heating and cooling the home, water heating, lighting, refrigeration, and powering small appliances, computers, and chargers. A small 2200 watt generator can supply power to temporary lighting and small heaters, TVs and radios, computers and modems, and will allow you to recharge your devices. Increase the generator rating to 4000 watts and you can run a freezer or refrigerator, microwave for cooking, and even a blow dryer. A 20,000 watt (20kW) generator will run all of the appliances in a 2,500-3,000 square foot home. There are many generator manufacturers on the market that can get you set up safely.

Having the ability to generate electrical power is a game changer for you when you cannot get service from your local power company. Even the smallest of generators can help with your basic needs to heat a room, provide light, cook food, or maintain communications.

-Brian Pascoe, Building Inspector/Plans Examiner



*A 20kW generator sits ready to respond to an interruption of power from your local power company. It can run off propane or natural gas for your convenience.*



*Portable generators like the two shown above must operate outdoors to prevent the dangerous build-up of carbon monoxide gas. They run on unleaded gasoline and require the use of extension cords to get electricity where you need it.*

## 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 installation of a portion of the Ice Age Tonquin Trail. Land acquisition work is nearly complete. The construction bid award is scheduled for the March 1 City Council meeting. Construction is planned to start at the end of March 2021 and it is estimated that it will take two years to complete.

### **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. Design work is anticipated to continue through April 2021, with construction occurring in summer 2021.

### **Boeckman Dip Bridge (4212/7065)**

The hydraulic/hydrologic study is under way to better understand the creek and stormwater system today and what potential impacts our various project alternatives might have.

### **Elligsen Well Facility Rehab and Upgrades (1083)**

This project addresses upgrades and repairs needed to correct deficiencies in the Elligsen well house, including piping, electrical, instrumentation and controls, and mechanical systems. Design work started in January 2021 and will continue through the summer. Construction work is tentatively scheduled to begin late summer and continue through fall 2021.

### **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. This project also includes investigative evaluation work at Charbonneau wells to determine existing conditions to help guide subsequent rehabilitation work. Well evaluation at Charbonneau wells started in early November and continued through the end of December, with work at the Elligsen well to follow. Rehabilitation operations will continue through March 2021.

### **Garden Acres Road (4201)**

This 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 and includes Willamette Water Supply Program (WWSP) segment PLM\_1.2 of the 66" water transmission pipe. The WWSP 66" raw water pipeline work is complete. Roadway construction on Garden Acres Road is underway. Final asphalt paving on Graham's Ferry Road will occur on the next dry, 50 degree day. Project completion is anticipated for March 2021 (weather dependent).

### **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 proceeding with design of the bridge and plaza based on Council direction in October. Preliminary 30% design documents have been reviewed and have been submitted to the design team. Updates and feedback on the preliminary design is scheduled to go before the Planning Commission and City Council in March.



## 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 and is anticipated to be completed in June 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. Construction bids were solicited in February 2021. Construction is anticipated to be completed by December 2021.

### **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. Onsite construction has been taking place with grading and the removal of site soils.

### **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)**

Design is nearly complete for the 2021 Street Maintenance Project. Bids will be sought in March. Work this summer will be performed on Town Center Loop East and West.

### **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, including Life Safety Upgrades (1137), Seismic Retrofits (1145), and Repair and Replacement (1146) projects. A Construction Manager/General Contractor (CMGC) alternative contracting method was approved by City Council. An engineering contract was awarded in July. Completion of the 30% design is anticipated in early 2021, at which time a CMGC solicitation will occur. Final design will be completed in coordination with the CMGC in 2021, followed by construction in 2022-2023.

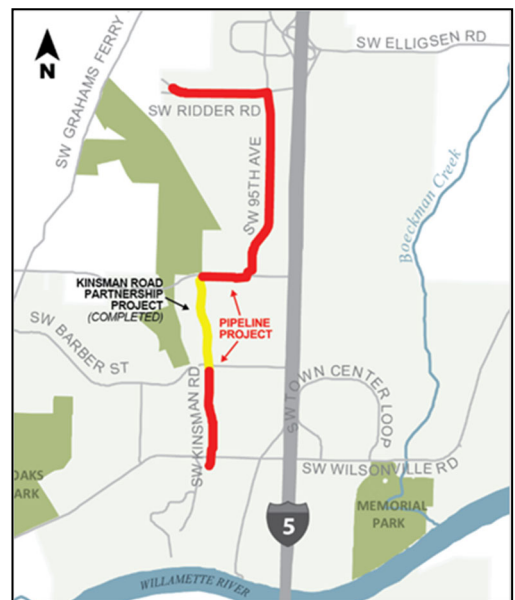
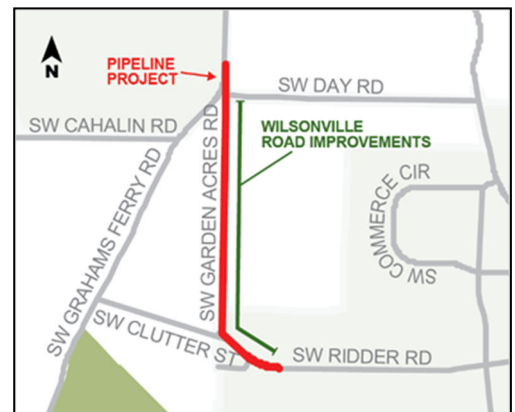


## Engineering Division, Capital Projects

### WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program. Here are the updates on major elements within Wilsonville:

- Phase 1 Wilsonville Road (PLM 1.1)** The Willamette Water Supply Program's (WWSP) PLM\_1.1 project consists of 1,400 feet of 66-inch diameter pipeline that began construction in the fall of 2019. The pipeline starts near the Willamette River Water Treatment Plant property. It ends at Kinsman Road just south of the Kinsman Road and Wilsonville Road intersection.
  - Minor corrective work is underway and is anticipated to be completed in March.
- Phase 2, Garden Acres Road to 124th (PLM 1.2)** The WWSP partnered with Wilsonville to construct the PLM\_1.2 pipeline with the City's Garden Acres Road Improvements Project.
  - Moore Excavation, Inc. has constructed 3,600 feet of 66-inch pipeline along Garden Acres Road from Ridder Road to just beyond Day Road. Their work included a trenchless undercrossing of Day Road.
  - Pipeline construction is complete. Final paving on Graham's Ferry Road will occur in March 2021.
- 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.
  - Construction will occur in phases to enhance safety and minimize traffic, neighborhood, and business disruptions.
  - 60% design plans will be submitted for review in March 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 and the project is anticipated to be completed by fall 2021.

## Engineering Division, Private Development

### Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. It is currently under plan review.

### DP Nicoli

This project has made a lot of progress in the last month. All utility pipes are being tested and scoped for verification. Street paving will take place this month on Boberg Road adjacent to the project.

### Fir Avenue Commons

This is a ten-unit condominium development in Old Town and it is nearing completion. The sidewalks and driveways are in, as is the pervious private drive. The above-ground communication lines still need to be relocated on 4th Street.

### Frog Pond Ridge

Plans for this 69-lot subdivision north of Frog Pond Meadows are currently under review.

### Grace Chapel

This project involves the remodel and expansion of the south building of the former Pioneer Pacific College, along with the rerouting of a major storm drain line. Work continues on site improvements.

### 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 curb has been poured and the road has been temporarily patched.

### Regional Park 7&8

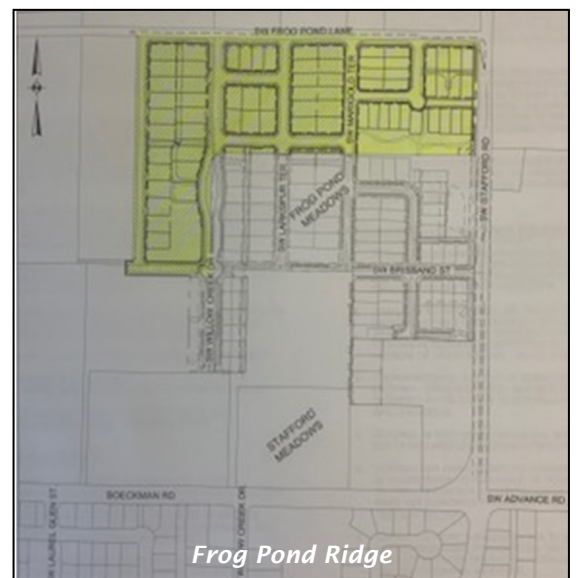
This is a regional park from Barber Street along Coffee Lake Drive to Villebois Drive. The pedestrian paths, storm level spreader, and open space are nearing completion.

### Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. Engineering final approval for street pavement, sidewalk, and LID stormwater facilities will be complete prior to issuance of final Certificate of Occupancy.

### SSI Shredding

Site plans have been submitted for two additional structures on the existing site, along with sidewalk, sanitary, and water additions. The plans are currently under plan review.





## Engineering Division, Natural Resources

The recent snow and ice storm had a significant impact on Wilsonville's urban forest. Street trees and other trees in the community succumbed to the ice, and the corresponding debris presented a challenge for City staff and residents. The following projects present an opportunity to consider the future of Wilsonville's urban forest and offer a path forward for taking proactive and meaningful steps to ensure its resiliency and long-term health.

### Urban Forest Management Plan

An Urban Forest Management Plan (UFMP) to guide the City's programs and actions related to the urban forest is underway. The UFMP will provide an integrated approach to preserving, sustaining, and regenerating Wilsonville's urban forest into the future. While the UFMP will cover the entire City, it will have two focus areas: Charbonneau and Town Center.

The consultant has analyzed the data about Wilsonville's urban forest and has prepared goals and strategies, which are being reviewed by City staff. The draft plan should be completed in March, and work sessions have been scheduled for the Planning Commission and City Council in April and May, respectively.

### "Free" Native Tree Program

To help reduce stream temperature and pollutants, the City offers up to five native tree seedlings for any resident or business, within the City Limits, to install on their property. Residents or businesses receive a tree coupon, which allows them to redeem the native plants at Bosky Dell Natives nursery. Plantings along streams, riparian corridors, or other water bodies are encouraged, but regardless of the location, tree plantings enhance the City's urban forest and contribute to a healthier environment. The incentive program is part of the strategy to address the City's NPDES stormwater permit requirements.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 40 emergency tree permits received and are being processed
- New signs and security fence for Bedmart warehouse on Commerce Circle
- Partition of industrial property at 9600 SW Boeckman Road
- 3 Accessory Dwelling Units (ADUs)
- 1 Temporary Use Permit
- 2 Type A Tree Permits
- 1 Type B Tree Permit
- 2 Zoning Verification Letters
- Residential building permits

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

In February, Planning staff actively worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- DP Nicoli Industrial Development on Boberg Road
- Grace Chapel on Parkway Avenue
- I&E Construction headquarters on Parkway Avenue
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West

### Development Review Board (DRB)

Both DRB Panels met at their regularly scheduled times (February 8 for Panel A, February 22 for Panel B) for additional training. The training included working through example scenarios about traffic, trees, resident input, and waivers.

### DRB Projects Under Review

During February, Planning staff actively worked on the following major projects in preparation for potential public hearings before the Development Review Board:

- 8-lot subdivision on Canyon Creek Road South
- Wilsonville High School expansion, including a new auditorium (shown right)
- New industrial security fence at Canyon Creek Road and Burns Way
- Villebois Village Center development around Piazza Villebois
- Site changes at Rite Aid Distribution Center
- Temporary sales office for Richmond American Homes in Frog Pond West



### Ice Storm Tree Damage

The Planning team was a key part of the City's response to extensive tree damage from the February 12-13 ice event. The Planning team coordinated public information about tree permitting and replacements, as well as processed numerous tree removal requests and inquiries.



## Planning Division, Long Range

### **Housing and Land Use at the Oregon Legislature**

In February, the Planning team working with public affairs staff, our lobbyist, and other partners on housing and land use bills and legislative concepts under consideration during the current legislative sessions. Topics included land divisions for middle housing, siting of certain child care uses, and siting of and land use for affordable housing.

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

In February, the project team focused on outreach. This included launching the project on [Let's Talk, Wilsonville!](#) and holding a number of virtual stakeholder and community meetings. In addition, the Planning Commission held an extensive work session that covered compliance details for Frog Pond West, status of existing planned developments, siting and design examples to be used in outreach, and the projects outreach plan.

### **Planning Commission**

At their regularly scheduled meeting on February 10, the Planning Commission held their third work session regarding the City's Middle Housing Project. The work session covered additional discussion of compliance in Frog Pond West, continued discussion of potential Development Code changes, review of cut sheets to help with a community discussion around siting and design standards, and the project outreach plan. Following the work session the Planning Commission received a report and asked questions regarding the City's Transportation Performance Evaluation.

### **Wilsonville Town Center Plan**

#### *I-5 Pedestrian Bridge*

The Town Center project team continued development of 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 February, City staff reviewed 30% design documents for the bridge and plaza, which are a further refinement of the tied arch bridge and drops and ripples/river oxbow plaza concepts previously reviewed and prioritized by the community. The project team discussed opportunities for future public input on elements of the 30% design, and plans to provide an update to the Planning Commission and City Council on these plans in the next couple of months.

General project information is available on the project website: [www.letstalkwilsonville.com/I5-Ped-Bridge](http://www.letstalkwilsonville.com/I5-Ped-Bridge).

#### *Streetscape Plan*

The Town Center Streetscape Plan was introduced to City Council at their February 1 work session. Council provided feedback on the three refined design concepts and asked questions regarding cost and maintenance of the elements shown in each concept. The project team then presented the three concepts to the public at the second Public Forum on February 9. In a community survey, the public was generally supportive of all three concepts, with an overall preference for the River Environment and Technological Innovation concepts. Staff and the consultant team are continuing to schedule stakeholder interviews with interested parties to gain additional input on each design concept and overall project direction. The project will return before the Planning Commission in March where the team will present the initial work on a draft version of the final concept for the Streetscape Plan.