

RESOLUTION NO. 393

A RESOLUTION ADOPTING A REVISED PROJECT SCHEDULE FOR THE CITY'S CAPITAL IMPROVEMENTS PLAN, AS ADOPTED UNDER RESOLUTION NO. 217, IN 1982.

WHEREAS, the City staff has prepared a report on the above-captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A" with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the revised schedule.

- A. Planning Department Summary Staff Report, dated April 9, 1984.
- B. Wilsonville Capital Improvements Plan, Project Status Report Fy 83-84 and revised Project Schedule, April 9, 1984.
- C. 1983 Year-end Report and 1984 Forecasts, prepared by the Planning Director, dated March 8, 1984, together with supporting documentation, attached thereto as Appendices A-I.

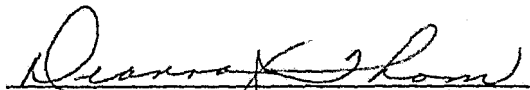
D. Wilsonville Comprehensive Plan.

ADOPTED by the City Council of the City of Wilsonville
at a regular meeting thereof this 16th day of April,
1984, and filed with the Wilsonville City Recorder this same day.



WILLIAM G. LOWRIE, Mayor

ATTEST:



DEANNA J. THOM, City Recorder

PLANNING DEPARTMENT**SUMMARY STAFF REPORT****TO:** City Council**DATE:** April 9, 1984**SUBJECT:** Adoption of 1984 updated Project Schedule for Capital Improvements Plan**MEETING DATE:** April 16, 1984**ACTION REQUIRED:** Adoption of attached Resolution to establish new Capital Improvements Plan project list and scheduling priority.**PREVIOUS ACTION TAKEN:**

- The current CIP was adopted in 1982 by Resolution No. 217.
- A joint Workshop was held (City Council, Budget Committee and Planning Commission) on March 12, 1984, to review the new project list prepared by staff.

CONCLUSIONARY FINDINGS:

1. Based on the growth patterns and projected development activities, an extended list of projects was jointly prepared by the Planning and Public Works Directors. The project list was reviewed and approved by the Planning Commission at the March 12, 1984 Workshop.
2. Construction of a new reservoir was added to the project list based on the discussions at the Joint Workshop. This project will be listed as #4-8 in Fy 85-86. The preliminary estimate of construction cost is \$1.5 million.
3. The proposed CIP schedule is attached hereto as Exhibit B.

RECOMMENDATION:

Adopt the attached Resolution, thereby

1. Adopting the revised project list and schedule, and
2. Authorizing staff to administer construction of the projects as set forth in said schedule.

WILSONVILLE CAPITAL IMPROVEMENTS PLAN

PROJECT STATUS REPORT - FY 83-84

AND REVISED PROJECT SCHEDULE

April 9, 1984

Original Schedule

Project Description

Project Status

Fy 82-83

- | | | |
|-----|--|---|
| 1-1 | Relocate bike path curb with buttons, to widen travel lane west of Montebello Drive. | Completed prior to CIP adoption |
| 1-2 | LID no. 4 - Kinsman Road and utilities. | Project complete, except railroad crossing controls and street lights. \$476,000 - project cost. |
| 1-3 | LID no. 6 - Wilsonville Road realignment, Boeckman Creek Bridge | Bridge near complet, access approaches and landscaping scheduled for completion in August, 1984. \$1.2 million project cost, including \$440,000 Federal FAS Funds. |
| 1-4 | Wilsonville Road water line extension, 2,430 feed of 12", from Town Center Loop West to Rose Lane | Line installed from Town Center Loop West to Town Center Loop East. Extension to Rose Lane is under construction, scheduled for completion this month. \$85,000 project cost. |
| 1-5 | 800 feet 12" water line extension on Wilsonville Road under I-5 overpass, to interconnect east and west systems. | This project was coordinated with project 1-4 and has been completed - \$34,000. This project was also expanded to include street widening, storm drainage and signalization of the I-5 interchange, project cost \$300,000. State funded with our 8% local match. Scheduled for August, 1984 construction. |
| 1-6 | New well (Gesellschaft)
See also 3-6 | Property secured and well has been drilled and tested, providing an estimated 1200 GPM of the high quality water of any of the City wells. \$120,000 - project cost. |

Original Schedule

Fy 82-83

Project Description

Project Status

1-7

Engineering study - Boeckman Interchange
See also 3-10.

The study has been completed and submitted to Metro and ODOT for review as part of the Regional Transportation Plan Review (RTP) for the Southwest corridor. \$22,000 project cost.

1-8

Phase I realignment of Parkway Avenue through Parkway Center. LID no. 9.

Project expanded to include full realignment in one phase, instead of (1-802-4). LID no. 9 has been formed and preliminary plans developed, some utility work is being done by Parkway Center developers, but the LID has been stalled in negotiating right-of-way acquisition. Negotiations are near agreement which should allow for late spring construction this year. Project cost - \$1.05 million, including \$93,970 City SDC funds and \$51,055 from Washington County.

1-9

LID no. 5 - Town Center Loop completion

This project has been stalled pending right-of-way acquisition and solution of access issues to various properties from the proposed alignment. Right-of-way dedication has been completed for the west leg and the "T" intersection with Parkway Avenue. Rescheduled to late 84-85. Construction may occur in two phases - one on the west leg and the other on the east leg.

1-10

Connect River Village Mobile Home Park to City sewer.

Project completed fall of 1983 at \$73,000 with \$20,000 from property owner.

1-11

Automatic reservoir pump controls to Fire station

Original project dropped - replace with radio control pressure activated system, completion date May, 1984 at \$12,000.

1-12
and

1-13

Replace 30" storm culvert, Barber Street
Build 800 foot storm ditch - Metalcrafts to Layton Sales

Rescheduled to Spring 1984 - project cost - \$14,438.

Original Schedule

Project Description

Project Status

Fy 82-83

1-14

Coordinate facility Master Plans for Parkway Center and Tektronix

Completed, Spring 1983

1-15

Coordinate 24 foot road improvements to Wilsonville Road west of Seely Ditch, with Clackamas County.

Transfer Agreement negotiated with Clackamas County for \$50,000, plus the County installed a 2" overlay west of Brown Road, Spring, 1983, as well as a 3" overlay east of Boeckman Creek to City limits. Final street section designs are now being prepared by CRS Engineers. Final improvements will be rescheduled pending decisions of final street section designs this spring.

Fy 83-84

2-1

Coordinate with ODOT for Stafford Interchange improvements.

Project expended to include I-5 ramp signalization, ramp widening and restriping. The project is being coordinated with LID no. 9, and will be State funded at \$250,000 with an 8% local match. Scheduled for construction August, 1984. Interim flashing red signals have been installed to improve left turn movement from the I-5 off ramp. Funding provided by Tektronix.

2-2

Coordinate with Washington County for widening and overlay of Elligsen Road

Project combined with 1-8 (LID no. 9). Transfer Agreement for Elligsen Road has been executed with \$51,055 from the County. Also coordinated with Project 2-1.

2-3

Coordinate with Clackamas County for full street improvements to Parkway Avenue north of Town Center to Boeckman Road.

Preliminary negotiations completed with County for \$51,000, but County lacks current funds to execute transfer. To be renegotiated and rescheduled for Fy 85-86, unless funds can be obtained earlier. \$270,000 is the estimated cost.

Original Schedule

Project Description

Project Status

Fy 83-84

- | | | |
|------|--|--|
| 2-4 | Phase II Parkway Avenue realignment and full street improvements north of Boeckman Road. | Phase II realignment was combined under project 1-8. Full street improvements will be rescheduled pending County funding agreement. State transfer executed for \$15,000 north of Print Right. |
| 2-5 | 18" water line - 2,750 feet on Boeckman Road and 12" - 1,820 feet through Ash Meadows. | Rescheduled to 84-85. Project cost - \$194,735 with Ash Meadows participating. |
| 2-6 | Barber Street and utility improvements estimated cost - \$110,639. | Project was combined with Boberg Road improvements under LID no. 7, which was initiated by Payless, but tabled. Staff is currently working on reinstating the LID. |
| 2-7 | Replace 15" storm culvert at Boberg and Boeckman Road. | Combined with LID no. 7 - \$5,899 estimated cost. |
| 2-8 | Parallel 12" storm line on Boones Ferry Road connection 18" under I-5 at Wilsonville Road - 1,250 feet | Project combined with Interchange signalization project (1-5). Also 18" under I-5 will be replaced with 24". Project also expanded to include widening, rechannelization of Wilsonville Road east of I-5 to Town Center Loop West. \$69,772 estimated cost. Coordinate with 1-5. |
| 2-9 | Analyze median control on Wilsonville Road and access to Wilsonville Square. | Traffic analysis completed by CRS Engineers, scheduled for Planning Commission review April, 1984. |
| 2-10 | Added to schedule - Nike well site. | Site located and procurement of easements in process. Drilling scheduled for summer 1984 at \$48,000. |

Original Schedule

Project Description

Project Status

Fy 84-85

3-1	Widen lane on Wilsonville Road from railroad to Industrial Way.		Preliminary design work is in process. Project may be rescheduled to 85-86, with a priority shift to widening east of I-5 to Loop Road coordinated with interchange signalization project (I-5) See also 1-15. Estimated cost - \$108,000.
3-2	Overlay and widen Boones Ferry Road Wilsonville Road to Boeckman Road		Project to be rescheduled and coordinated with maintenance program, probably 85-86, depending on Clackamas County funding. Transfer Agreement has been executed with ODOT for \$60,500.
3-3	Expand Boeckman lift station and build 4,370 foot sewer force main.		Preliminary design to be done 84-85. Construction scheduled for 85-86. Project 4-7. Project deleted because of River Village lift station and force main (1-10). Project cost - \$250,000.
3-4	Construct an 8" water line from Evergreen	\$ 45,000	
3-5	Coordinate with (1-9) - LID no. 5 to include 15" sewer extension to Canyon Creek and 12" water line connecting Parkway and line in City Center - preliminary design and construct if necessary	380,366 68,681	City to participate in oversizing
3-6	Gesellschaft pump station	79,000	
	12" line extension from pump to Wilsonville Rd.	102,000	
3-7	12" water line intertie from Boeckman Road to Ridder Road	156,000	
3-8	Build 12" 3,225 feet, 15% 4,500 feet sewer Barber Road trunk to Parkway bypass (interim option 12" 1,750 feet to Edwards 15" at developer's expense)	674,974	City to participate in oversizing
3-9	Construct 6,850 feet 20" water line south from reservoir to Boeckman Rd. and sewer from LID no. 9, street extension to Canyon Creek and Boeckman Rd.	501,454	City to participate in oversizing

Original ScheduleProject DescriptionEstimated Project CostFy 84-85

3-10	Boeckman Interchange A. Amend Metro RTP to include project B. Obtain Federal Interstate Access Permit (see also 4-2)	Work program - Fall of 1984 Work program - Spring of 1985
3-11	Montgomery Way and high school sewer and water extension - may be LID	\$ 176,000
3-12	Preliminary design of Nike pump station (construction 85-86)	8,000
3-13	New reservoir design and acquisition	35,000
3-14	Old Town Street Improvements - Phase II Two-phase project (see also 4-1)	321,000 Maintenance Funds 199,000 Systems Development
3-15	Update traffic counts and signal warrant analysis	
3-16	Analyze sewer treatment plant upgrading and sludge processing, etc.	
3-17	Annual water quality analysis	5,000
3-18	North Seely Ditch sewer pump station and 10" main bypass to 30" at Barber Street - preliminary design and needs assessment.	

Fy 85-86

4-1	Phase II Old Town Street Improvements	
4-2	Boeckman Interchange A. Conduct E.I.S. B. Preliminary funding proposal and right-of-way acquisition	

Original ScheduleProject DescriptionEstimated Project CostFy 85-86

4-3	Preliminary design for widening Seely Ditch to Grahams Ferry Road	\$ 27,000
4-4	14" water extension from Kinsman to Ridder Road	176,000
4-5	14" water extension preliminary design - from Fox Chase to Boones Ferry Road	8,000
4-6	Preliminary design riverfront sewer pump station	8,000
4-7	Construct 10,950 feet 12" water line loop on Wilsonville Road and Boeckman Road (may be LID) Complete preliminary design and construct if necessary	355,252
4-8	Construct new reservoir and booster pumps	1,500,000

CITY OF



Wilsonville

P.O. Box 220 / Wilsonville, Oregon 97070
503 / 682-1011

MEMORANDUM

TO: CITY COUNCIL, PLANNING COMMISSION, BUDGET COMMITTEE
AND MANAGERS

FROM: BEN ALTMAN, PLANNING DIRECTOR

DATE: MARCH 8, 1984

RE: 1983 YEAR-END REPORT AND 1984 FORECASTS

The following is a recap of planning permit and business activities in Wilsonville during the 1983 calendar year. This information is useful in evaluating development activities and the Capital Improvement Plan schedule relative to budget considerations for fiscal year 1984-85. This information also serves as a basis for anticipating activities.

<u>Type of Activity</u>	<u>Quantity or Extent of Activity</u>	
	(1982 comparisons)	
1. Planning Commission	(22)	35 plan reviews
2. Design Review	(12)	26 plan reviews
3. Building and construction Permits	<u>Issued '83</u>	<u>Currently Active Permits</u>
A. Building Permits	(56) 117	51 single-family
B. Mechanical Permits	(34) 48	19 commercial
C. Plumbing Permits	(39) 67	70 Total
D. Public Works		
1. Type A - minor projects	(8) 22	10
2. Type B - major projects	(17) 29	8
		18 Total
4. Planning/Public Works Workprogram (CIP)		
A. Projects from Fy 83-84 schedule	(15)	41, includes 6 LIDs
B. Projects on Fy 84-85 schedule		26
5. Business Licenses Employment	(222 & 103)	252 in City, 115 located outside of City 4753
6. Population		3320 P.S.U. certified July 1, 1983 3713 Calculated by City Staff 3-1-84 (See Appendix E)

Type of Activity

Quantity or Extent of Activity

7. Total Assessed Valuation

Washington County	(\$ 41,473,500)	\$ 45,744,600	Tax rate
Clackamas County	(\$260,106,070)	<u>\$278,400,290</u>	\$2.01/\$1,000
	(\$301,579,523)	\$324,144,890	Consolidated rate
			\$18.23/1,000

NOTE: Appendix E indicates that Wilsonville ranks 9th out of the 10 cities listed by population. However, it is 7th by total assessed valuation and 9th by tax rate. The City also has the highest per capita valuation of all 10 cities, at more than triple the average per capita rate of the other nine.

Summary

Planning, Building and Public Works activities increased substantially over the past year. The increase in Planning and Public Works projects was partly due to the City's pro-active role in capital improvements. This internal activity was further complimented by a resurgence in building activities, as part of the general economic recovery being experienced statewide. The most dramatic increase in building activities has been in residential construction, which has been next to nothing over the past two years. There are currently 20 single-family homes and 20 townhouse units under construction. We have also experienced a substantial number of both residential and non-residential remodeling projects during 1983. In addition, there are presently 19 commercial projects in various stages of construction throughout the City.

1984 Forecasts

Attached appendices include various forecasts and economic indicators for 1984. Generally, the forecasts are encouraging relative to continued economic recovery. While they are positive, they also tend to carry caviats about continued high interest rates resulting from increased federal deficits and governmental borrowing.

Summary of Economic Indicators

In January of 1984 the Metro Home Builders Association sponsored a conference on 1984 Forecasts (See Appendices A and I). Dr. Fred Weber, Economist, presented the following conclusions:

- There is a high pent-up demand for single-family housing and little or no demand for condos.
- He anticipates 10% prime interest rates in 1984, coupled with an improved income ratio (housing cost to income) for average new home prices, at 31-33% of income for 1984, down from 43% in 1981 and 34% last year.

-Vacancy rates are declining (Note - Wilsonville's is only 2.7%) and immigration to Oregon has resumed.

-A 35% increase in housing starts is anticipated for 1984 and 1985.

-Increased housing starts throughout the West Coast will benefit Oregon's lagging lumber industry.

-Relative to national trends, Oregon was late to enter the recession, late to recover and should be late in entering the late-to-enter another recessionary period.

Dr. Brian Motley, Economist for the Federal Reserve Bank of San Francisco, also spoke. His forecasts were as follows:

-4 years ago inflation was over 10%, now the annualized rate has reduced to 4%.

-A strong economic recovery is evidenced by a 6.5% increase in the GNP.

-Unemployment is down from 10.8% in 1982 to 8.2% at the end of 1983. A 7.5% rate is forecast for 1984.

-Income has increased and outstanding debts have decreased.

-Annual investments in plant and equipment expansion and/or replacement is up 20%.

-Investor confidence is up and will maintain if interest rates decline or stabilize around 10%.

-The major liability for stable interest rates and the availability of loan monies is the staggering, projected Federal deficit of over \$180 million.

Anticipated Development

Development activities are expected to accelerate through 1984 and continue into 1985. We have experienced a considerable increase in Permit activity in the last six months and all indications point towards more development.

Strong residential construction in existing subdivisions is anticipated given recent contacts with realtors and builders. Also, the up-coming Street of Dreams in Charbonneau should help stimulate housing development and sales throughout the City.

Based on a March 1, 1984 inventory, we found that the City's current vacancy rate has dropped from 15% two years ago to only 2.7%. Given this, as noted in Appendix E, the Planning staff calculates that the City's population is approximately 3,700. Therefore, we have gained people rather than losing them as indicated by the Portland State University figures for July, 1983.

This increase in population, combined with recent development activity in the Town Center is expected to begin to generate further commercial development. A resurgence in industrial development can also be assumed. These assumptions are supported by preliminary discussions between the Planning staff and industrial developers. In addition, public facilities projects like Kinsman Road and the Parkway Avenue realignment coupled with other pending LIDs will tend to promote industrial development.

In short, a significant increase in Planning and Permit activities is being forecast over what we have seen in the past two to three years. Forecasting is far from an exact science. In fact, it could be likened to predicting the weather. The forecasts are based on certain indicators, any of which can change almost overnight. Nevertheless, we are experiencing a recovery in the lagging economy of recent years. This is also an election year which tends to stabilize or strengthen economic conditions, at least for the short term. Although the extent and length of the recovery is unknown, staff is fairly confident that 1984-85 will be a strong development period.

Appendices

- A. (Tan) Excerpts from Charts and Graphs - updated "Community Development and Land Use Survey" - March 1, 1984.
- B. (Ivory) Regional Development Trends-1983 from Metro.
- C. (Coral) Proposed Revisions to CIP and Project Status Report.
- D. (Blue) Growth Management Summary Report - Ordinance No. 211.
- E. (Tan) 1983 Year-End Summary, Population, Tax Rates and Assessed Values.
- F. (white) 1982 Capital Improvements Plan.
- G. (Yellow) Oregon Economic Indicators - First Interstate Bank, February, 1984.
- H. (Gold) Quarterly Press Release on Portland, Dr. Fred I. Weber, Jr., Economics Division, National Association of Home Builders, December 30, 1983.
- I. (Green) Industrial Forecast 1984, Michael P. Duyn, Coldwell-Banker Commercial Real Estate Services.