



JULY 2024

MONTHLY REPORT

From The Director's Office

Greetings,

On June 27, I had the pleasure to represent the City of Wilsonville by participating on a panel of experts regarding tree preservation during development as part of the larger day long "More Housing, More Trees: Giving Oregonians Both" conference. The annual urban and community tree conference is sponsored by Oregon Community Trees, which is the state's non-profit urban forestry advisory council, a group that I was a member of for over a decade and led as its president for two years.

The conference contained compelling presentations from a wide variety of subject matter experts including staff from the Department of Land Conservation and Development (DLCD), university faculty, the mayor-elect of Eugene and local planning and arboricultural experts who all demonstrated the need to balance both increased housing production and density with tree preservation, resulting in the kind of communities that Oregonians want. Wilsonville is recognized at the state level as being one of the most innovative communities in Oregon in producing housing and preserving trees, particularly large trees, as part of the fabric of our community. Projects throughout the City demonstrate this delicate balance of preservation and development resulting in the high quality of life that our citizens enjoy.

Keys to success for our community include planning for trees at every point in the process, having the codes in place to put tree preservation in the center of the conversation, utilizing planned development zoning, and creating flexible design standards that result in the meaningful incorporation and protection of trees throughout all phases of the development process. Preserved mature trees are a defining element of our community creating an immediate sense of place adding to Wilsonville's livability.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Oregon Community Trees



Preserving Trees During Development

Chris Neamtzu, AICP
Community Development Director
June 27, 2024



Building Division

The City of Wilsonville's Building Division is dedicated to ensuring the safety and well-being of its residents through effective building regulations and inspections. As we enjoy the beautiful Oregon summer, the Building Division encourages residents to take advantage of the warm weather to enhance their homes and properties.

One popular summer project is adding or upgrading outdoor living spaces. Whether it's building a new deck, installing a patio cover, or creating an outdoor kitchen, these improvements can provide a great space for family gatherings and relaxation. Before starting any construction, it's important to check with the Building Division to ensure that your project complies with local codes and regulations. This will help avoid any potential issues and ensure that your new space is safe and durable.

Another summer suggestion is to consider energy-efficient upgrades. With the longer days and increased sunlight, it's a perfect time to install solar panels or upgrade your windows and insulation. These improvements not only help reduce energy costs but also contribute to a more sustainable environment. The Building Division can provide guidance on the necessary permits and inspections for these projects.

For those looking to enhance their landscaping, summer is an ideal time to install new irrigation systems or build garden structures like pergolas and greenhouses. These additions can improve the aesthetic appeal of your property and provide a functional space for gardening and outdoor activities. Again, it's crucial to consult with the Building Division to ensure that your plans meet all necessary requirements and to acquire permits if needed.

Lastly, summer is a great time to perform routine maintenance on your home. This includes checking for any structural issues, repairing or replacing damaged siding, and ensuring that your roof is in good condition. Regular maintenance can prevent more significant problems down the line and keep your home in top shape.

The Building Division is here to support residents with their summer projects, providing the necessary information and assistance to ensure that all work is done safely and in compliance with local regulations. Enjoy your summer improvements and make the most of the beautiful weather in Wilsonville!



Economic Development Division

Local Business Newsletter

This month's local business newsletter (<https://mailchi.mp/ci.wilsonville.or.us/local-biz-news-0724>) was sent out on July 3, 2024, to 1,317 recipients. 1,190 were delivered successfully. 54.5% of recipients opened the email, and 5.7% of recipients clicked one of the links in the email.

Grahams Ferry Industrial Center

The Grahams Ferry Industrial Center (GFIC) was completed nearly a year ago and is still unoccupied. (<https://grahamsferry.com/>) There are some special building characteristics that have precluded a speedy lease-up, but it's just a matter of finding the right fit. To that end, staff has been coordinating with the listing broker and our partners at Greater Portland Inc (GPI) to make sure this opportunity is getting in front of the right companies who may be looking for new real estate.



Village At Main

About 6 months ago, the commercial properties at Village at Main were sold to a new owner. Since the sale, Wow and Flutterville, the child care center, went out of business. Staff has been attempting to contact the new property ownership, but the closure of Wow and Flutterville made the matter a bit more urgent. Fortunately, after no small effort, staff connected with the new property manager and introduced them to another child care operator that may be interested in the vacated space—a participant on our Child Care Provider Consortium.



Additionally, the new property manager shared that they are looking for other investments, and they like the Wilsonville market. They have a very interesting project in Salem, called the 45th Parallel Building (<https://45thparallelbuilding.com>), and a number of food cart pods throughout SW Washington and the Portland Metro area. Staff will continue to nurture this relationship and see what fruit it may bear in the future.

IEDC – Excellence In Economic Development Awards

In 2023, Economic Development Manager, Matt Lorenzen earned the Certified Economic Developer (CEd) credential from the International Economic Development Council (IEDC). To retain this credential, a person must complete other professional development activities, including coursework and seminars, as well as service opportunities that require economic development expertise. One such opportunity is available when the IEDC calls for applications for the annual excellence in economic development awards. They call upon CEds to act as judges for the awards competition. This year Matt acted as a judge and earned professional development credit. Award winners will be announced at the IEDC Annual Conference in September.

Economic Development Division

Staff Meets with PGE Business Development

Portland General Electric (PGE) relies upon their Business Development staff to meet with local jurisdictions in order to understand their growth and associated power needs into the future. In July, staff met with PGE and provided them information about our urban growth areas, including Frog Pond, Coffee Creek, Basalt Creek, and other potential infill development sites, such as Town Center. PGE is a critical partner as we seek to attract manufacturers and other heavy power users which tend to have high levels of capital investment and assessed value. Power availability, especially for industrial development, is a critical item as companies make site selection decisions.



Elka Bee's

Several months ago, staff met with ROIC, the owner and manager of the Safeway area property, and learned that Corner Coffee Shoppe would be replaced by a new operator called Elka Bee's, which already has a successful location in Happy Valley. This month, staff visited the owner of Elka Bee's and the Happy Valley café. The food was excellent, as was the customer service and ambiance. Elka Bee's will open in Wilsonville in October. They are completing renovations right now. This bakery, café, coffee shop, and catering option will be a welcome addition in the City and in Town Center specifically.



CIS Breaks Ground

The Mayor and staff were in attendance on July 24 when City/County Insurance Services (CIS) broke ground on their new facility on Wilsonville Road. The Mayor provided remarks and even turned a spade of dirt with the development/project team as she welcomed CIS to the City in a permanent home. CIS provides tailored insurance solutions for government entities and municipal organizations. They specialize in risk management, offering comprehensive coverage options and expert support to help local governments effectively manage their insurance needs and mitigate potential liabilities.



Staff leads OEDA class on Economic Development Marketing & Branding

The Oregon Economic Development Association (OEDA) invited Wilsonville staff to instruct a class on economic development marketing and branding as a part of their Oregon-specific professional development and certification program: Oregon Certified Economic Developer (OCED).

The 45-minute presentation and discussion was well-received by program participants and provided an opportunity to showcase Wilsonville as a leader in the state.



Engineering Division, Capital Projects

2024 Street Maintenance (4014/4717)

Bid opening was held on May 21 and Council awarded on June 3, this project aims to:

Boones Ferry Road (Wilsonville Road to Bailey Street)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps
- Pedestrian signal improvements at Boones Ferry Road at the entrance to Fred Meyer
- Updating of the mid-block pedestrian crossing near Killer Burger

Bailey Street (Boones Ferry Road to cul-de-sac near Subaru Dealership)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps

Boberg Road (Boeckman Road to Barber Road)

- Reconstruction of entire road section

The construction of this project is expected to occur between June-August of 2024.

Boberg (Sewer) Manhole Replacement (2100)

This project just completed replacement of a sewer manhole and installation of an internal diversion structure adjacent to the new Public Works campus. This diversion structure will send flows from one sewage basin that sees high stormwater flows through inflow and infiltration (I&I) during rain events, to be diverted to a lower flow sewage basin. This diversion will reduce the potential of any sewage backups in the higher flow basin.

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Two main project sites exist, one between Parkway Avenue and Ash Meadows Road, and the other is on the Siemens campus. Surveying, geotechnical exploration, wetland delineations, and archeological investigations have been complete on both sites, ahead of schedule. Engineering modeling of the system is underway, with deliverables planned to come to the City in August. The team is gearing up for public outreach in the next two months.

Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. CIP 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Consultant proposal for additional work was accepted, and data was gathered near the west side of the Wilsonville Bridge at Boeckman Creek. Preliminary design iterations are underway to determine workable solutions to meet all project needs. A public open house will be held soon to seek input on the design to refine the layout. Currently, project constraints are being analyzed to help determine required design elements. Dates for outreach events will be set at appropriate times with advertised in advance of the events.

Engineering Division, Capital Projects

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 – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages. .

- **GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue**
 - ◇ Complete!
- **GMP 2: Meridian Creek Culverts, House Demo**
 - ◇ Complete!
- **GMP 3: Bridge, Roundabout, and Road Widening**
 - ◇ Sewer installation is complete, marking another major milestone for this project.
 - ◇ Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
 - ◇ East of the bridge – Work here is complete, utility companies have started moving wires.
 - ◇ West of the bridge – Work here will be complete in August. Utility companies will start moving wires in August.
 - ◇ Under the bridge – work will commence after the bridge structure is in place.
- Work in the roundabout at Canyon Creek and Boeckman is underway. Work is starting on the Siemens site, as well as utility work through the intersection.
- **Bridge Construction**
 - ◇ Pile driving is complete, with bridge girders planned to be set in August.
 - ◇ Bridge Abutments are currently under construction with fill being placed for the next several weeks.
 - ◇ Bridge Girders have been ordered, with installation tentatively planned for late July.
 - ◇ Asphalt paving continues in stages, with the final surface being completed at the end of the year.

The entire project is expected to be complete in Fall 2025.



Pictured: conduits being laid in the joint utility trench. The conduits sticking out of the ground will eventually run into vaults for franchise utilities such as Comcast, MCI, and Zipy.

Engineering Division, Capital Projects

Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station with a submersible lift station and replacing the force main from the station to the I-5 bridge. The design contract was awarded to Murraysmith in December 2021, and final design was completed in October 2023. A construction contract with Tapani, Inc. was awarded by City Council in December 2023, with construction anticipated for completion in September 2024.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new 3 million gallon water reservoir just west of City limits, along with a 24-inch transmission main connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction will begin in summer 2024 and is scheduled for completion in fall 2025.

Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

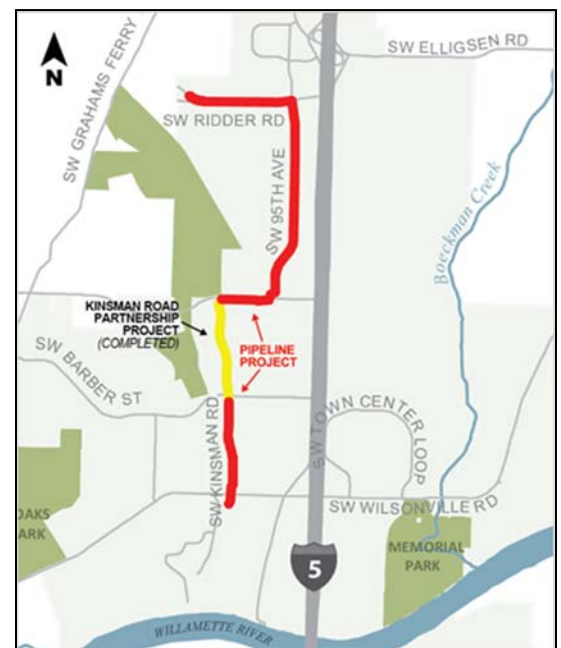
This project will expand the WTP capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction (pictured) began in June 2022, with completion expected in December 2024.



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's last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2024. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on the northern half of 95th Avenue to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. The east side of 95th Avenue from Hillman Court to Ridder Road has been temporarily paved and is opened to two way traffic, with permanent concrete road panel restoration to follow in Summer 2024. Pipe installation and water main relocation began on 95th Avenue from Hillman Court to Boeckman Road at the end of February 2024. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street and the road has been repaved and is open to two way traffic.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor continues to work on punchlist items for closeout. The City continues to await submittal of construction drawings for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge, Frog Pond Crossing, Frog Pond Oaks and Frog Pond Vista subdivisions is on-going.

- Frog Pond Crossing subdivision, a 29-lot subdivision located north of Frog Pond Lane, was paved at the end of July. The contractor is working on punchlist items for project closeout. Home construction is underway.
- Frog Pond Estates subdivision, a 22-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, is working on final completion items. Housing construction is anticipated to begin in the Fall 2024.
- Frog Pond Oaks, a 41-lot subdivision located to the west of Frog Pond Crossing, is working to complete the new neighborhood park.
- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, is working on mass grading and installation of the sanitary sewer and storm sewer systems. Infrastructure construction is anticipated to be substantially complete by the end of 2024.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. Paving along Sherman drive is anticipated to occur in August 2024.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is working on mass grading and installing utilities including the sanitary sewer and storm mains. Infrastructure construction is anticipated to be substantially complete by the end of 2024.
- Frog Pond Vista subdivision, a 44-lot subdivision to the west of Frog Pond Oaks, is continuing to work on punchlist items for project closeout. Home construction is underway.
- Frog Pond Petras, a 21-lot subdivision located at the northern corner of Frog Pond Lane and Stafford Road has submitted construction drawings for review of the infrastructure improvements.



Frog Pond Overlook



Frog Pond Terrace

Natural Resources Division

National Pollutant Discharge Elimination System (NPDES) Stormwater Permit – Industrial Inspections

Wilsonville is home to a wide array of industrial businesses. Some of these industrial facilities use hazardous substances to manufacture products. To ensure these hazardous substances do not enter the stormwater system, annual inspections are conducted at facilities throughout Wilsonville. These inspections focus on “high potential pollutant generating facilities” that have been identified based on the City’s business license inventory.

Jim Cartan, the City’s Environmental Specialist, conducts the annual inspections, which are a combination of windshield surveys and formal site inspections. Annually, all of the high potential pollutant generating facilities are surveyed, and based on professional judgment and the knowledge of current activities and facilities at each site, a number of facilities may be selected for formal inspections.

During the formal inspection, Jim walks the site, both indoors and outdoors, to evaluate whether the facility has the potential to contribute significant pollutants loads to the stormwater system. A facility inspection form is completed, noting any findings of concern and indicating the appropriate follow-up action(s). At the conclusion of the inspection, Jim discusses any findings of concern with the business owner/operator. Typically, joint inspections are conducted with the City’s Industrial Pretreatment Coordinator.

The results of the industrial inspections are included in the City’s NPDES Stormwater Annual Report, which is submitted to the Oregon Department of Environmental Quality.



Grease in manhole



Improperly stored process water

Planning Division, Current

Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 6 Type B Tree Permits
- 1 Type C Tree Permit
- 2 Class 1 Administrative Reviews
- 4 Class 2 Administrative Reviews

Construction Permit Review, Development Inspections, and Project Management

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

- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on SW Barber Street

Development Review Board (DRB)

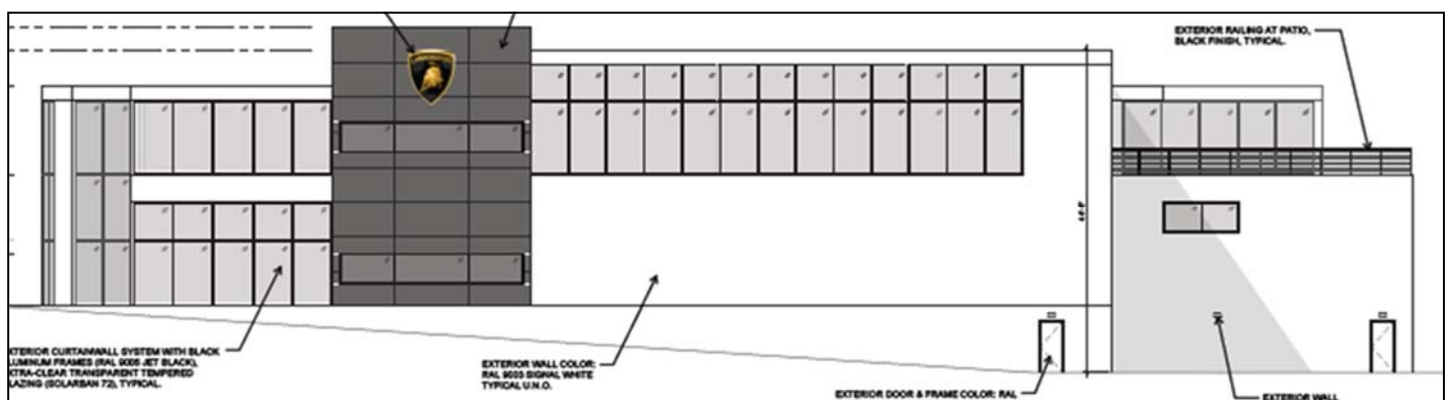
DRB Panel A did not meet in July.

DRB Panel B did not meet in July.

DRB Projects Under Review

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

- New bus wash and other improvements at SMART/Fleet
- New Lamborghini Dealership on SW Parkway Avenue in North Wilsonville along I-5
- Frog Pond Ridgecrest-54-home subdivision in Frog Pond West



Proposed Elevation of Lamborghini Dealership Facing I-5

Planning Division, Long Range

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December 2022, the City is now focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an infrastructure funding plan. During July, the project team, following a continued public hearing, worked to respond to outstanding questions, particularly storm water and required street improvements.



FROG POND EAST & SOUTH MASTER PLAN

Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In July, the City held a joint work session with City Council and Planning Commission to present an overview of initial findings from the project's draft analysis of projected growth, population trends, and housing needs over the next 20 years. This information will form the basis for future discussions on potential policies and strategies to address identified housing needs.

Industrial Land Readiness Project

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. The first phase of the project focuses on the Basalt Creek area, with a later second phase focusing on the entire City. During July, work continued with ECONorthwest on the economic analysis of the Basalt Creek area, including looking at available land and development potential. Transportation and natural resource evaluation work is also ongoing for the Basalt Creek area.

Oregon White Oak Response Coordination and Leadership

In July, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon White Oak trees. Contracting Arborist, Morgan Holen, completed a visual assessment of publicly owned Oregon white oak trees and will have a report of their health status ready for review in the coming weeks. Outreach to residents and educational information sharing will continue throughout the year as more is learned.

The "log catch experiment", which involves a set of eight oak bolts filled with ethanol to attract the MOB, is ongoing with promising findings. The intent of the experiment is to find a natural predator for MOB to use as a biological control with the additional side benefit of learning whether ethanol logs can be used as a control method as well by diverting the attention of the MOB. Traps for tracking the presence of MOB continue to be set throughout the City on public and private property. Oregon Department of Forestry (ODF) and Oregon Department of Agriculture (ODA) continue to test management methods and are exploring more opportunities throughout Wilsonville with the support of staff. In August, we hope to have two additional management "experiments" underway including repellent testing as well as proactive pruning and deep watering of infested trees.

Planning Division, Long Range

Planning Commission

The Planning Commission met on July 10. The only item on the agenda was a public hearing for Frog Pond East and South Development Code amendments. Upon recommendation from City Staff, the Planning Commission voted unanimously to continue the hearing to October 9, 2024.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identified exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. Throughout 2023, the City worked with the project's selected developer, Palindrome, to refine development plans for the site. The now city-approved project includes 121 units of housing affordable to households making between 30% and 80% of Area Median Income, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space. In July, the City finalized its review of construction permit documents consistent with the Development Review Board's approval of the project, with development anticipated to begin in August.

General project information is available on the project website:

<https://ci.wilsonville.or.us/planning/page/wilsonville-transit-center-tod>