

### From The Director's Office

Greetings,

On August 26, Senator Woods and Representative Neron from the State Legislature, Metro Councilor Lewis, Clackamas County Commissioner Schrader, Mayor Fitzgerald and City Councilors, along with City Staff and the developer's team from Palindrome broke ground at SMART Central on the City's new "Vuela" affordable housing project. Vuela will provide 121 housing units affordable to households making between 30% and 80% of Area Median Income, with a focus on family-sized units with convenient access to regional transit and social services, including the new home of Wilsonville Community Sharing, the local foodbank.



The project will include a coffee house/community space, outdoor plaza and play areas with mature preserved trees, sustainability features, including Energy Star appliances, rooftop solar panels and EV charging stations. The \$57M project was funded by a complex stack of public financing subsidies including:

- \$28.4 million in tax-exempt bonds issued by Oregon Housing and Community Services
- \$24.6 million in equity from federal low-income housing tax credits allocated by Oregon Housing and Community Services
- \$8 million in regional Metro Affordable Housing Bond Funds awarded by Clackamas County
- \$1.4 million City of Wilsonville system development charge (SDC) subsidy and land donations
- \$1.9 million state legislative grant
- \$250,000 Metro Transit Oriented Development grant

The addition of a high-quality project like Vuela in Wilsonville comes at a critical time when many community members need support in the form of housing that is not a cost burden on their families. Controlling rents to percentages of area median incomes provides opportunities for working families to get ahead in life and not pay disproportionate amounts of their income on housing. As housing prices have skyrocketed, cost burden has become a growing crisis for our city and region. I am very proud to be a part of the city team who supported this vision from concept to reality.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

## Building Division

In Wilsonville, the Building Division ensures that all construction projects meet safety and code standards. While many residents are aware that large-scale residential projects like new home constructions or major renovations require permits, there are several smaller projects that also necessitate permits, often surprising homeowners.

For instance, installing or changing any part of a heating or cooling system that must be vented into a chimney requires a permit. This includes unvented decorative appliances, woodstoves, fireplace inserts, and pellet stoves. Additionally, any alterations or repairs to gas piping between the meter and an appliance, whether indoors or outdoors, also need a permit. Even installing bath fans, dryer exhausts, kitchen range exhausts, and water heaters that require venting falls under this category.

Another common project that requires a permit is the construction of accessory structures or sheds. Before adding a detached accessory structure to your property, it's essential to consult with the Planning Division to ensure the project meets the city's Development Code. Once approved, you must provide the Building Division with the dimensions, height, and proposed location of the structure to determine if a building permit is necessary. It's also important to note that even seemingly minor projects like building a deck or patio cover might need a permit. For example, enclosed or unenclosed patio covers that exceed 200 square feet or are more than 30 inches above adjacent grade require a permit. Similarly, any deck or porch that comes closer than three feet to property lines must be reviewed and approved by the Building Division.



By obtaining the necessary permits, homeowners can ensure their projects are safe, code-compliant, and legally sound. The Wilsonville Building Division is committed to helping residents navigate the permitting process, providing guidance and support every step of the way. For more information or to start your permit application, visit the city's online permitting portal or contact the Building Division directly.

City of Wilsonville Building Division FAQs

<https://www.ci.wilsonville.or.us/building/page/faqs-building>



## Economic Development Division

### Celebrating with Twist Bioscience

On September 6, 2024, Mayor Julie Fitzgerald and members of the City Council gathered at Twist Bioscience on Parkway with business and industry leaders, Oregon Bioscience Association and members of their board, staff and board members from Greater Portland Inc., Business Oregon, state representatives and staff from the offices of federal elected officials, to celebrate the first rebate issued under the City's WIN (Wilsonville Investment Now) economic development incentive program. The event was well-attended and well-received by those present. Attendees got to tour the impressive Twist facility, where they have invested over \$80 million in capital improvements, and hear from Mayor Fitzgerald as well as senior leaders at Twist.

City staff co-planned and executed this event together with Corporate Affairs and Communications staff from Twist to shine a light on Twist's ongoing success and the role of the WIN program. Twist has hired over 270 at their Wilsonville "Factory of the Future" and continue to grow.

### Addressing Town Center Questions & Concerns

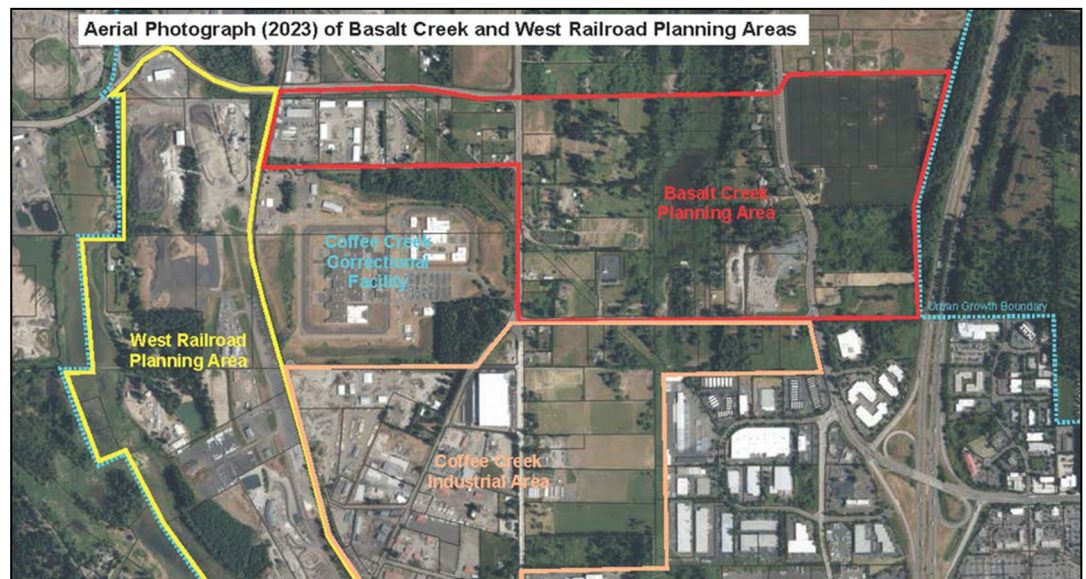
In the month of September, substantial staff time has been spent listening to concerns from several residents, researching, and preparing responses to those questions and concerns. The subject of the concerns is primarily Town Center and the long-term vision of the Town Center Plan, which allows for the construction of multifamily and mixed-use development. In general the concern is about density and traffic congestion associated with that density. More specifically, there are concerns about a discrepancy between development forecasts found in the 2019 Town Center Plan and the 2023 Town Center Urban Renewal Feasibility Study.

The 2019 Town Center Plan and the 2023 Urban Renewal Feasibility Study reflect the City of Wilsonville's ongoing commitment to thoughtful, data-driven land-use and financial planning. The two studies and forecasts serve different purposes, but both represent efforts to plan for growth responsibly, to maintain and enhance quality of life for Wilsonville's current and future residents.

### Wilsonville Industrial Land Readiness + Basalt Creek

Economic Development staff has supported the Planning Division as they lead the City through the important work of establishing zoning for the Basalt Creek Industrial Area. The scope of this work includes economic inventory and market analysis, a buildable lands inventory, some site specific work that looks at suitability for certain industrial uses, and an analysis of the ongoing proliferation of so-called "contractor establishments" in the West Railroad, Coffee Creek and Basalt Creek areas.

The goal of this work will be to bring Basalt Creek into a development-ready status—meaning the City is ready to accept development applications in the area—with zoning and policies that will encourage and expedite development in the area, for the creation of high-quality jobs and new value on the tax rolls.



## Economic Development Division

### Greater Portland Inc (GPI) – Economic Summit

Economic Development staff attended GPI's annual economic summit on September 24, where the theme was "Playing to Win." CEO Monique Claiborne made the case for continuing increased state investment in marketing and attraction initiatives. In 2024, the Oregon Legislature allocated \$2.5M and charged GPI with the task of using those funds to reclaim the national reputation for Portland, and the state more generally. While Claiborne acknowledged and appreciated this investment, she argued that more is needed, comparing Oregon's \$2.5M investment to other states, who are spending many times that amount. She said failing to invest in this way is "like going to a poker game without any chips."

The City of Wilsonville is a long-time investor (dues-paying member) in GPI. The City was recognized, among many others as a Heritage Investor at this year's summit.



## 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

### 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 SW Parkway and SW Ash Meadows, 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 complete, the first round of deliverables have been given to the City showing promising results for amount of work needing to be reduced. The team is in discussions with property owners regarding easements and what the work will look like onsite.

### 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. Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and a several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. Staff is preparing to present to Council the results of the preliminary design and other project findings. Council input will be requested on the October 7 meeting for direction on the scope of the project.



## 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.
- Base paving and curbs east of the bridge are complete. Sidewalks are currently being installed and are nearly complete.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
  - ◊ East of the bridge – Most wires have been installed underground. The overhead wires will be removed when the bridge section is complete.
  - ◊ West of the bridge – Utility companies have started moving wires underground. The overhead wires will be removed when the bridge section is complete.
  - ◊ Under the bridge – Conduits will be installed, work will commence after the bridge structure is in place.
- Work in the roundabout (RAB) at Canyon Creek and Boeckman has started, concrete is expected to be poured in the next two weeks, with the first half of the RAB to be built.
- Trail Construction from Boeckman under the bridge is well underway and on pause until the bridge work is further along.
- **Bridge Construction**
  - ◊ Bridge Pile driving and abutment construction is complete.
  - ◊ Bridge girders were set at the beginning of the month
  - ◊ Bridge Abutments fill has been installed.
- Final asphalt surface and striping to be completed at the end of the year.

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

Pictured: bridge girders being set



## 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 November 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 approximately 2500 feet of 24-inch transmission main in Tooze Road connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in fall 2025.

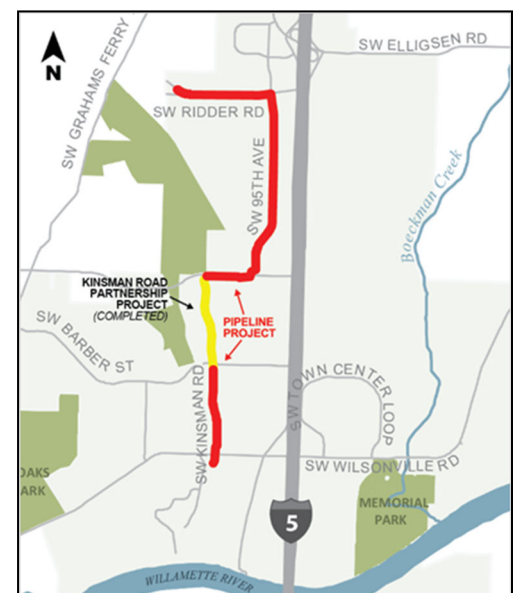
### WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A 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 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 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 Estates, Frog Pond Oaks and Frog Pond Vista subdivisions is ongoing.

- 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 continuing to work on mass grading and installation of the water systems. Infrastructure construction is anticipated to be substantially complete by the end of 2024.
- Frog Pond Primary (pictured), the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. A portion of Sherman Drive has been paved. The remaining portions of paving along Sherman Drive is anticipated to occur in the fall.



- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is continuing to work on mass grading and installing utilities including the sanitary sewer and water 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 on the northern corner of Frog Pond Lane and Stafford Road, has submitted plans for infrastructure construction. Staff is awaiting submittal of revised plans.



## Natural Resources Division

### **Metro Project Update - Coffee Lake Creek Wetland Restoration**

Due to permitting delays, the Metro restoration project will start construction in summer 2025. Please see the project manager's explanation below.

Greetings Mayor and Wilsonville Councilors:

You may recall a presentation before Council last winter and a spring tour for an exciting restoration project at Coffee Lake Creek Wetlands in Wilsonville. Your support has been greatly appreciated. Staff have been hard at work collaborating with partners, lining up contractors and securing permits for the work. Metro began the project this summer by staging wood at the site and continuing site preparation. Unfortunately, due to permitting delays, Metro will be delaying the project's construction phase to summer 2025. The planting we planned to do from this fall through next spring will also be shifted to fall 2025 through spring 2026. Although delayed, we are excited to move this project forward next year and see the site transform, providing improved habitat and water quality and an asset for the enjoyment of Wilsonville residents.

If you're interested in reading more about the project, there is an article about it in the fall issue of Metro's Our Big Back Yard. <https://www.oregonmetro.gov/news/restoring-coffee-lake-creek>

Thank you for your support, and please direct any questions to the project manager, Andrea Berkley, at [andrea.berkley@oregonmetro.gov](mailto:andrea.berkley@oregonmetro.gov).



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 4 Type B Tree Permits
- 2 Class 2 Administrative Reviews
- 2 Class 1 Sign Permits
- 1 Class 2 Wireless Permit

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

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

- CIS Office Building at Wilsonville Road and Kinsman Road
- Industrial development on Day Road and Garden Acres Road
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on Barber Street

### Development Review Board (DRB)

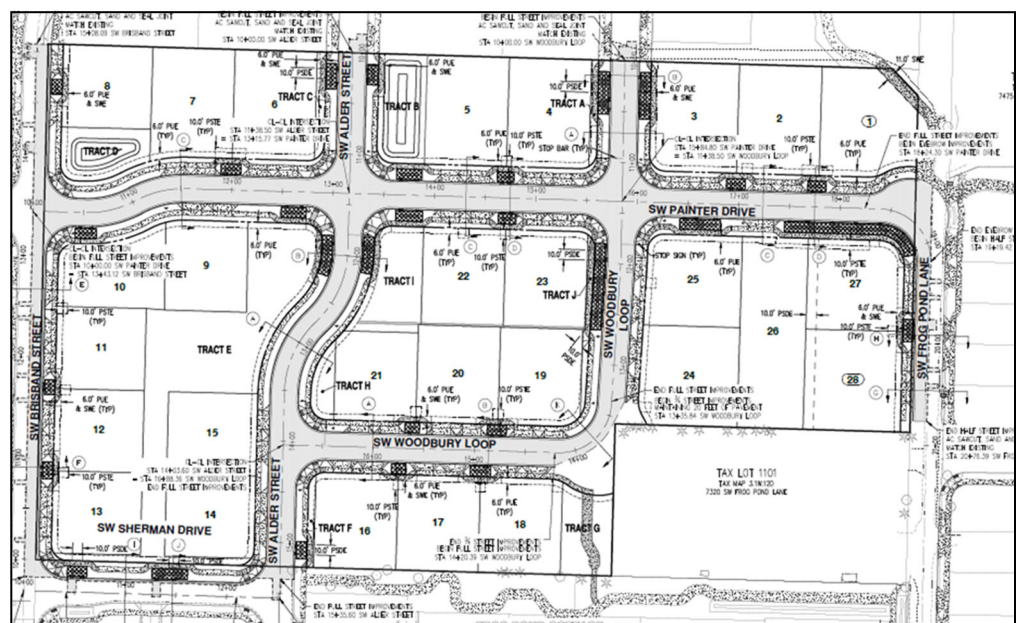
DRB Panel A met on September 9. Following a public hearing, the Board unanimously adopted Resolution No. 436, recommending City Council approval of a zone map amendment and right-of-way vacation and approving various site improvements at the OrePac properties in southwest Wilsonville.

DRB Panel B met on September 23. Following a public hearing, the Board unanimously adopted Resolution No. 437, approving the expansion of the SMART yard and a new bus wash building.

### DRB Projects Under Review

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

- Frog Pond Ridgecrest-54-home subdivision in Frog Pond West
- New bus wash and other improvements at SMART/Fleet
- Residential zone change and partition off Camelot Street
- Zone change and new parking lot for OrePac near Kinsman Road and 5th Street



Proposed Layout of Ridgecrest Subdivision in Frog Pond West

## 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 September, the project team worked to respond to outstanding questions and otherwise prepare for adoption of the Development Code and Infrastructure Funding Plan in October and November.



## 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 September, based on input received at the August Task Force meeting, the project team began an assessment of potential strategies for further consideration by the Task Force, Planning Commission, and City Council at upcoming meetings. These meetings will provide opportunities to discuss the strategies and evaluate each strategy's potential to address the housing needs identified in the Housing Needs and Capacity Analysis.

### **Oregon White Oak Response Coordination and Leadership**

In September, 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. She presented to City Council on September 5th, to update the community on the status of MOB in Wilsonville with ODA entomologist, Max Ragozzino, and OSU Masters Student, Allison Monroe, subject matter experts.

Sarah Pearlman, Assistant Planner, worked closely with several property owners on tree removal permits for infested trees, ensuring research partners are involved and care is taken to properly dispose of trees.

### **Planning Commission**

The Planning Commission met on September 11. The Commission held two informational sessions. First, they heard an updated on the Town Center Street Naming program which was adopted by the Diversity, Equity, and Inclusion Committee the evening before. Second, they received an updated on the ongoing Wilsonville Industrial Land Readiness project.

### **Wilsonville Industrial Land Readiness (WILR) 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 September, 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. During September, City staff also worked on getting a contract in place for the second, citywide phase of the project.