

From The Director's Office

Greetings!

February 15-17, Greater Portland Inc. (GPI) held their annual "Best Practices" tour in the Portland Metropolitan area. This group typically tours cities outside of Oregon from which they can learn, but this year it was decided to reflect on successes and challenges, right here in greater Portland. GPI is a regional public-private partnership dedicated to creating and expanding jobs and driving tangible regional prosperity. Attending the event were 90-plus leaders from private, public, and nonprofit sectors from across the greater metro region, all with an interest in urban development best practices. The three-day tour stopped in Hillsboro, Gresham, Vancouver (WA), and Portland in addition to Wilsonville. It was an honor to be invited to participate among such a short list of host cities.



Before arriving in Wilsonville the group learned about impressive industrial growth in the Hillsboro area, with afternoon sessions highlighting the rapid growth of the southwest metropolitan area communities of Wilsonville, Tualatin, and Sherwood. Economic Development Manager Matt Lorenzen played a significant role in organizing the event with long-standing GPI Board Member Randy Miller.

Mayor Fitzgerald provided the welcoming remarks and participated on a panel with Mayor Bubenik of Tualatin, and Council President Mays of Sherwood. The panel also included industry representatives from Twist Bioscience and DW Fritz Automation. Panel discussion topics included legislative initiatives, housing, traffic, and tolling. I was invited to present "the Wilsonville Story" on industrial lands. This presentation explores the evolution of the City of Wilsonville from before incorporation in 1968 to current date, with special attention to the conception and growth of the city's industrial base which is a product of visionary planning and strategic public infrastructure investment. In the other conference session, the three cities' Economic Development Managers highlighted their current and forthcoming industrial and employment land development areas, noting opportunities, challenges, and timelines.

Matt and I were very pleased to be able to share our local story on industrial lands, economic development and job creation. With our nearly 1,200 businesses that provide 20,800 full-time jobs that generate an annual payroll of over 1.5 billion dollars (an 85% increase since 2000), Wilsonville is a major player in the industrial lands and employment marketplace. Yet another major contributor to our high quality of life!

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Chris Neamtzu, AICP
Community Development Director

Building Division

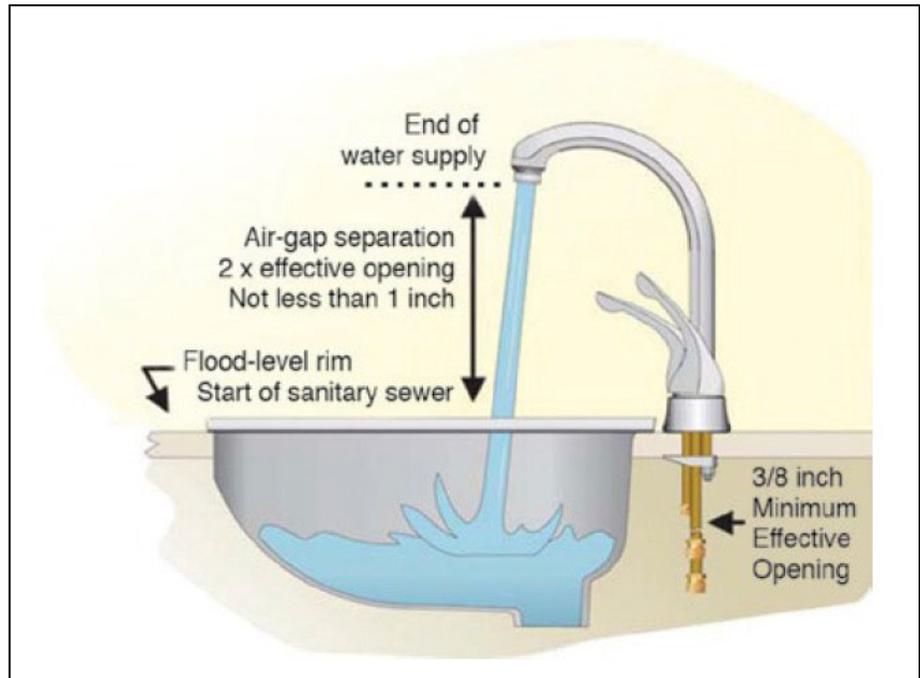
Whatcha Lookin At - Air Gaps

This is an air gap, and yes, it is a plumbing code requirement to have an air gap on plumbing fixtures. What is it and why is it important?

An air gap provides a physical air separation between a drainage basin such as a bathtub or sink, and the water supply piping. This required "gap" between a drainage basin and the water supply prevents back-siphoning of potentially contaminated water into our drinking water.

If this gap is eliminated and the water supply is below the flood level rim of the fixture, back-siphoning can occur under the right conditions whenever there is a lower pressure in the water supply system. This would siphon or suck the dirty water into the clean water and disperse throughout the plumbing system. Since we like our clean water to stay clean, there is a code required gap to maintain separation.

To the right is a photo of building inspector Mike Ditty confirming the 1-inch code required air gap on a bathtub spout during the final plumbing inspection for a new home. While not nearly as obvious to spot, air gaps are also commonly present on toilets, dishwashers, water heaters and other fixtures. For questions about plumbing safety, plumbing codes, and other construction topics, Building staff are a resource and are happy to answer questions.



Economic Development Division

Business Retention & Expansion

BR&E is shorthand in the Economic Development world for Business Retention & Expansion. The term refers to systematic regular “check-ins” with major employers in the local economy, to facilitate partnerships, troubleshoot issues, and most importantly maintain a relationship so that if or when the company has ambitions to grow (or in some cases, downsize) we are positioned to assist and add value.

To this end, staff completed three BR&E visits in February, with Siemens (formerly Mentor Graphics), DW Fritz, and Sysco Foods. Mayor Fitzgerald and Council President Akervall

accompanied staff to meet with Sysco, and the DW Fritz visit was a part of a larger tour of Wilsonville with Congresswoman Salinas, State Senator Aaron Woods, County Commissioner Martha Schrader, in addition to Mayor Julie Fitzgerald, Council President Kristin Akervall, and Councilor Caroline Barry. The visits were productive and these key Wilsonville employers expressed gratitude and optimism about future partnership with the City.

Childcare, a workforce issue

Councilor Akervall met with staff to discuss what the City may be able to do to improve the climate for childcare businesses in the city, in order to either add slots to existing providers, or facilitate the addition of new providers to the city’s existing inventory. The ideas from this meeting informed a council goal for the next biennium—to convene a consortium of Wilsonville childcare providers, in order to understand challenges and opportunities, and to design programming to address both.

Economic Development 101

In February, staff had the opportunity to brief Council (Feb. 6) as well as the Civics Academy (Feb. 16) on the topic of Economic Development generally, and the programs and opportunities before us here in Wilsonville specifically. Both groups were highly engaged and receptive of the messages shared.



Economic Development Division

GPI Best Practices comes to Wilsonville

As Community Development Director, Chris Neamtzu noted in his cover memo, Wilsonville hosted 90+ attendees of the annual GPI Best Practices tour. While the half-day event in Wilsonville featured the three cities of Sherwood, Tualatin, and Wilsonville, the spotlight was on Wilsonville as the host city. Hours of planning and coordination went into the execution of the event, led by economic development staff. The event was well-received and the long-time orchestrator of the Best Practices tradition said, “I cannot overstate how appreciative I am of your help and success in assembling an awesome program!! All of it was exactly what we were looking for.”



Policy Advocacy

On February 28, staff testified before the House Committee on Economic Development and Small Business. The topic: the Business Oregon Regionally Significant Industrial Sites (RSIS) program, which is set to sunset in 2023 if no action is taken. The city government affairs team created a legislative concept, which became a bill—HB 2663—under the leadership of Rep. Courtney Neron. The bill, if passed, extends the sunset and appropriates up-front funds for the RSIS Program. Wilsonville is particularly interested in the extension and funding of this program, because up-front funds for the construction of supporting infrastructure could unlock hundreds of acres of industrial land in Coffee Creek and Basalt Creek area, spurring development and job creation in these areas. At this point, it is expected that HB 2663 will be incorporated into the larger, so-called “semiconductor package,” which is expected to pass with broad support.

Small Business Webinars - 2023

As noted in previous monthly updates, we continue to collaborate with other metro small cities to bring regular small business webinars to our business communities. Together, we have set the schedule and topics for the 2023 calendar year, as follows:

Going Global?

Trade Resources for Businesses Thinking about Going Global

Date/Time: April 18, 2023 11:00 am to 12:00pm

Understanding Commercial Loans

Date/Time: May 11, 2023 11:30am to 12:30pm

Building Social Media following with SEO and Content Development

Date/Time: July 20, 2023 at 11:00am to 1:00pm (2 hour session)

Access to Capital with Support from SBDC

Date/Time: September 8, 2023 10:30am

Engineering Division, Capital Projects

2022 Street Maintenance

This project includes Curb Ramp Replacement (4014/4118) and Annual Pedestrian Improvements (4717). All three project designs are complete. The construction contract was awarded to Emery & Sons on January 6, 2023 and construction is now underway. Work is expected to be completed by June 2023.

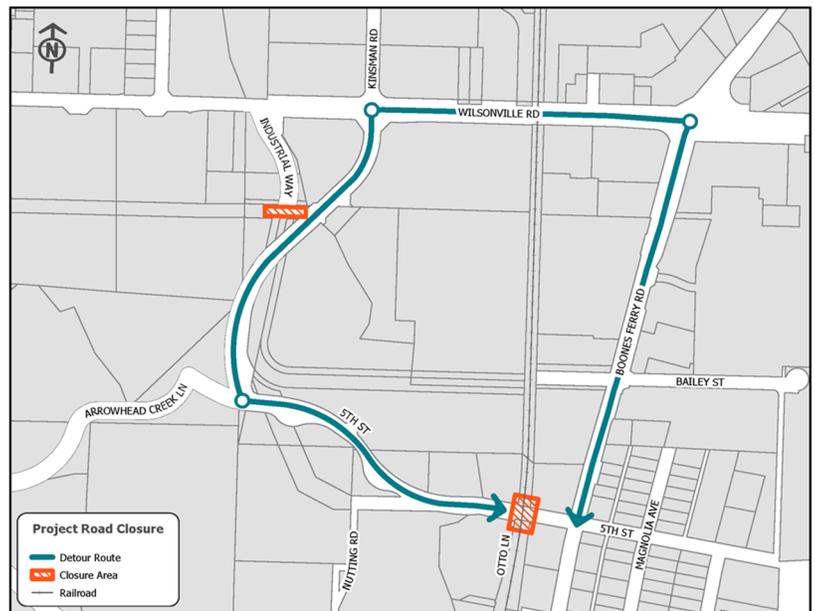
- Curb ramps and signal improvements will be constructed at the intersection of Wilsonville Road at Boones Ferry Road. Curb ramps will be constructed at Wilsonville Road at Rose Lane. These improvements will be made ahead of the 2023 Street Maintenance projects at the same location to comply with ADA requirements.
- The pedestrian improvements include seven street crossings on French Prairie Road in Charbonneau. These improvements will include new or updated signing and striping to enhance the safety and visibility of pedestrians.

2023 Street Maintenance (4014)

This project involves the design and construction of the pavement rehabilitation on Wilsonville Road, Boeckman Road, and Parkway Avenue. The consultant contract with Century West Engineering was awarded February 6, 2023 and design is underway. The Engineering Division expects 100% plans, specifications, and estimates by March 31, 2023. Construction is anticipated to begin the last week of June 2023, with final completion expected no later the end of September 2023. Note that work at and near Wilsonville Road at Boones Ferry Road is expected to occur at night.

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. Roadway construction of the Kinsman Road extension to Wilsonville Road is nearly complete. Beginning March 6, Industrial Way will close and traffic will begin using the new section of Kinsman Road (pictured). Work on the 5th Street railroad crossing continues with track and utility work completed. Railroad signal equipment is being manufactured and is scheduled for installation in May 2023. 5th Street continues to be closed to traffic until the railroad work is completed. Overhead utility undergrounding work on Boones Ferry Road is underway. Construction work will continue through May 2023.



Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Contractor bonding and legal problems resulted in contract termination. This project will be rebid soon.

Engineering Division, Capital Projects

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. The kickoff meeting was held on October 31, 2022. Field investigations (survey, natural resources, cultural resources, and geotechnical) began late November/early December 2022 and continued through February 2023. These investigations will guide the design team in alternatives analysis and decision making for the trail and sewer alignments. Right of Entry permits are currently being collected. Public outreach efforts have begun, and an article was included in the December 2022 Boones Ferry Messenger

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 pushing to get the design of the project and advancing time-critical components. Right of Entry Permits are nearly complete, and survey and other field work is nearly complete. Road cross-sections have been established and design is underway. A three-span bridge has been selected for this project. Additionally, several guaranteed maximum price (GMP) packages are identified and scheduled to meet the project deadlines. The temporary signal at 65th Avenue and Stafford Road is 90% designed and components will be selected in the coming month. Other long lead items and contractor are being worked through to avoid impacts to the schedule. The first GMP occurred in early February along with the first property acquisition request.

Charbonneau Consolidated Plan (1500/2500/4500/7500)

Design for utility (water, wastewater, stormwater) and street improvements on Edgewater Lane and Village Greens Circle is underway. Smoke testing to help determine and remove cross connections has been completed. Alternatives analysis is complete. The consultant is on track to provide the 60% plans and specifications by mid-March 2023. A public open house will occur in April 2023 to discuss the project and any potential impacts with the neighborhood. To promote efficiencies in the design and construction, the consultant and City project manager are creating one design package for construction in 2024.

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 preliminary design was completed in July 2022. Final design is scheduled for completion in July 2023, with construction anticipated for completion in September 2024.

Coffee Creek Interceptor Phase II (2108)

This project involves the system capacity analysis of the existing Coffee Creek Interceptor to determine how much development can occur in Coffee Creek prior to upsizing the sanitary sewer main. The analysis will be delivered utilizing the City's on-call roster of consultants.

Priority 1B Water Distribution Improvements (1148)

This project involves the design and construction of water main replacements in three areas: Jackson Way, Evergreen Court, and Barber Street. These improvements will improve system capacity and eliminate fire flow restrictions. Design work is underway with plans nearing completion.

Engineering Division, Capital Projects

Priority 1B Water Projects—2023 (1148)

This project involves the design and construction of water mains in two areas: Wilsonville Summit/Canyon Creek Apartments and the Sundial Apartments. These improvements will improve system capacity and eliminate fire flow restrictions. Preliminary design is underway. The design for this project will be delivered utilizing the City's on-call roster of consultants.

Rivergreen and Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020, and design was completed in December 2021. The construction contract was awarded to R.L. Reimers in February 2022, with construction anticipated for completion in summer 2023.

West Side Level B Reservoir and Transmission Main (1149):

This project will design and construct 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 design contract to Consor in February 2023. Design will be completed in 2023, followed by construction in 2024-2025.

WTP Expansion to 20 MGD (1144):

This project will expand the Water Treatment Plant (WTP) capacity to 20 millions of gallons per day (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. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022 with completion expected in May 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 in 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. The trenchless crossing under Wilsonville Road is expected to start in March.



WWTP Master Plan (2104)

This project will evaluate capacity of WWTP processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed in April 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in spring and summer of 2023 .

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction of this 5-lot subdivision continues to be on hold until revised plans have been approved by the City to accommodate middle-housing. Erosion control measures have been installed to protect the site from erosion until construction activities commence.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. Infrastructure in Frog Pond Ridge has been accepted by the City and home construction continues. Staff is working with the developers of the Frog Pond Estates, Frog Pond Vista and Frog Pond Oaks subdivisions in anticipation of breaking ground on the infrastructure construction this spring. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road, continues to install utilities.

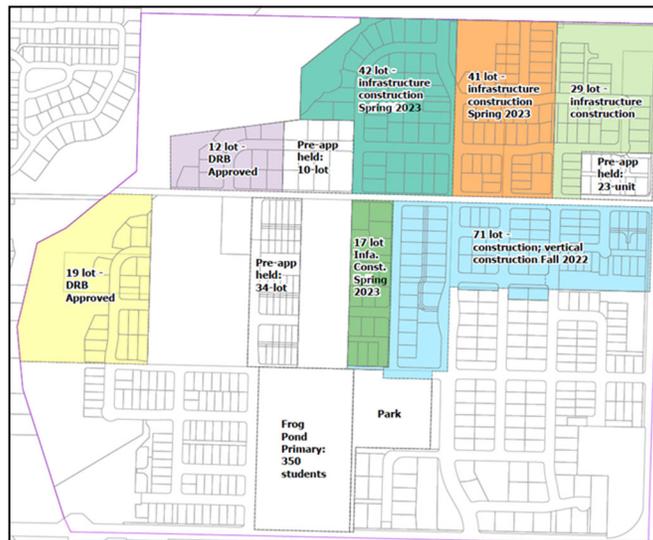
Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is continuing. Improvements at both parks are anticipated to be complete by the end of February, except the cork surfacing in the children’s play area and the protective coating on the tennis courts (pictured—right). The contractor continues to work on final infrastructure punch list items for the subdivision.

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite work and vertical construction continue. Installation of street improvements along Grahams Ferry Road is underway. Construction is anticipated to be complete late this spring.



Frog Pond West



New tennis courts at Regional Parks 5 & 6



Black Creek Industrial

Natural Resources Division

Stormwater Master Plan Update

Since February 2021, City staff have been developing an update to the Stormwater Master Plan (SMP), which will improve understanding of stormwater system characteristics and infrastructure in the city. The SMP will include a Capital Improvement Program (CIP) reflecting the prioritization of capital projects and programmatic activities to address conveyance, capacity, water quality, and natural resource enhancement for both existing and future development.

Over the last year, the project team has focused on model development, assessing problem areas, and developing the capital improvement program. Future steps include public engagement, regulatory review, finalizing the CIP, and draft and final versions of the SMP.

For more information about the project, check out Let's Talk, Wilsonville!

<https://www.letstalkwilsonville.com/stormwater>



Planning Division, Current

Administrative Land Use Decisions Issued

- 5 Type A Tree Permits
- 6 Type B Tree Permits
- 1 Type C Tree Permit
- 5 Class 1 Administrative Reviews

Construction Permit Review, Development Inspections, and Project Management

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

- Clermont Subdivision (Villebois Phase 5 North)
- Five-lot residential subdivision on Canyon Creek Road South
- New gas station and convenience store on Boones Ferry Road
- New industrial warehouse building between Garden Acres Road and Grahams Ferry Road in Coffee Creek Industrial Area
- New Public Works Building
- North Valley Complex remodel for State Department of Administrative Services on 95th Avenue
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West
- Wilsonville High School expansion/performing arts center

Planning Division, Current

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Development Review Board (DRB)

DRB Panel A met on February 13 for a training session. Prior to the training session the Board elected Jean Svadlenka as Chair for 2023 and Clark Hildum as Vice-Chair.

DRB Panel B met on February 27. The board held a public hearing for and unanimously approved a 5-year temporary use permit for Pulte Homes for a model home complex in the Frog Pond Crossing subdivision in Frog Pond West. This will be Pulte's first subdivision developed in Wilsonville. Following the public hearing, staff provided additional training to the DRB members.

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:

- Industrial development on Day Road
- Park modifications at Edith Green Park in Charbonneau
- New industrial building on Garden Acres Road
- New industrial building at ParkWorks off Parkway Avenue
- New primary school in Frog Pond West
- Temporary Use Permit for model homes/sales office in Frog Pond West



Rendering of Proposed Primary School in Frog Pond West

Planning Division, Long Range

CFEC (Climate Friendly and Equitable Communities) State Rulemaking Compliance

Following former Governor Kate Brown's Executive Order 20-04 directing State agencies to address climate change within their authority the Department of Land Conservation and Development (DLCD) worked with the Land Conservation and Development Commission (LCDC) on a rulemaking initiative called Climate Friendly and Equitable Communities. The adopted rules direct a number of actions by local governments including reforming parking mandates, getting ready for electric vehicles, and changes to transportation modeling and performance measures.

The first of these rules regarding parking took effect January 1 overriding any vehicle parking minimums for development near the City's most frequent bus lines and the Trimet WES rail station. The proximity to SMART's Routes 4 and 2X and WES station removes parking minimums for much of the City.

In February, Planning Staff continued to plan for the City's compliance, including working with traffic engineers, Metro, and the State to better understand the scope of the transportation analysis updates needed and incorporating that scope into the Community Development Department's work program and requested budget.

A summary of the State rulemaking can be found at: <https://www.oregon.gov/lcd/CL/Documents/SixPageOverview.pdf>

Coffee Creek Form-based Code Assessment and Basalt Creek Code Implementation

The Coffee Creek Form-based Code standards and review process was subject to a pilot period of three completed development applications or five years following adoption in February 2018. There are now four industrial projects in Coffee Creek and five years have elapsed since adoption of the form-based code. Since both milestones have been met, it is time to evaluate. Planning staff has embarked on an assessment of the standards and implementation process. The purpose is to determine whether the overall objectives of providing a clear development review process that fosters the creation of a connected, high-quality employment center in Coffee Creek is being realized. Planning staff will build on the form-based code assessment as we launch into planning for Basalt Creek Development Code implementation. This project is to develop regulations that enable future development of the Basalt Creek Planning Area consistent with the land use recommendations in the Basalt Creek Concept Plan. As these parallel processes move forward in coming months, Planning staff will keep City Council apprised with periodic updates.

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City is now focusing on implementation. Three implementation steps are in process: (1) related Development Code amendments, (2) an infrastructure financing plan, and (3) integrating transportation projects from the Master Plan into the citywide Transportation System Plan (TSP). The second in a series of work sessions on the Development Code was presented to the Planning Commission on February 8. Work on the infrastructure plan by consultants and City staff is ongoing and will be brought to Council in the coming months. The TSP was also discussed by the Planning Commission in a February work session in anticipation of a public hearing in March.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Planning Division, Long Range

Legislative Report

It has already been a busy legislative session as a number of potential bills in 2023 Oregon Legislature session are related to the work the division does, especially related to housing. In February, the Planning team reviewed the following legislation and coordinated responses with Public Affairs, the City's lobbyist Greg Leo, and the League of Oregon City, among others.

- House Bill 2815 Analysis of residential permitting process
- Senate Bill 847 Miscellaneous new housing-related standards
- House Bill 2889 Oregon Housing Needs Analysis (OHNA) and enforcement

Housing Capacity Analysis and Housing Production Strategy

This two-year project will analyze Wilsonville's housing capacity and need followed by working on strategies to produce housing to meet housing needs. The City's last Housing Needs Analysis was adopted in 2014. Since that time the City has taken a number of follow up actions working on housing including finishing the Town Center and Frog Pond planning and adopting the Equitable Housing Strategic Plan. The current project will build on these past housing initiatives and newly adopted policies. The project is required under House Bill 2003 adopted by the Oregon legislature in 2019. Under State rules the City must complete its Housing Capacity Analysis by the end of 2023 and Housing Production Strategy by the end of 2024. In February, the detailed project work began by the consultant for the project, EcoNorthwest.

Planning Commission

During their February meeting, the Planning Commission received presentations and provided feedback on two components of Frog Pond East and South Master Plan implementation. First was concerning amendments to the City's Transportation System Plan to incorporate transportation projects from the Frog Pond East and South Master Plan. Second was an additional work session to review proposed Development Code amendments to support implementation. A primary focus of the Development Code discussion was standards for housing variety.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. The City project team held a kickoff meeting in January with Palindrome, the selected development partner for the TOD project, to discuss project initial project timelines and milestones. Throughout the coming months, the City will work with Palindrome to refine development plans for the site and project timing.

General project information is available on the project website:

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

Wilsonville Town Center Plan

Town Center Plan Implementation

The Town Center Plan identifies several implementation activities to support the transformation of



WILSONVILLE TOWN CENTER

Town Center into a vibrant, walkable destination that is the heart of Wilsonville. During February, the Town Center project team continued to plan implementation activities for 2023, including a more detailed urban renewal feasibility assessment and additional development opportunity studies. These activities are anticipated to begin later this year.