



April 2025 Monthly Report

Building Division

Behind the Scenes: A Day in the Life of a Building Inspector

Today, we're offering a unique perspective as we take you behind the scenes to explore the daily life of a building inspector. What happens in a typical day in this profession? What challenges and responsibilities do inspectors face? Join us as we shed light on the less visible aspects of building inspections and the people who keep our structures safe and sound.

A Day in the Life of a Building Inspector

- **Morning Routine:** Building inspectors often start their day early, preparing for site visits. They equip themselves with essential tools, review inspection schedules, and ensure they have all the necessary paperwork and safety gear.
- **Site Visits:** Inspectors visit various construction sites throughout the day. They assess ongoing projects, ensuring that work is in compliance with local building codes and safety standards. From residential homes to commercial developments, their expertise is in high demand.
- **Documentation:** Accurate record-keeping is a crucial aspect of the job. Inspectors document their findings, take photographs, and maintain detailed inspection reports. This documentation is essential for record-keeping and for sharing results with property owners and contractors.
- **Communication:** Building inspectors are in constant communication with property owners, contractors, and other stakeholders. They explain their findings, answer questions, and provide guidance on addressing any issues that may arise during the inspection.
- **Problem-Solving:** Inspectors often encounter unexpected challenges during their visits. Whether it's structural concerns, code violations, or safety hazards, they must think on their feet and come up with effective solutions.
- **Education and Training:** Staying current with building codes and regulations is a must. Inspectors dedicate time to ongoing education and training to ensure they're up to date with the latest industry standards and safety protocols.
- **Safety First:** Safety is a top priority for building inspectors. They assess not only the safety of the structures they inspect but also their own safety. This includes wearing appropriate protective gear, such as hard hats and safety vests.
- **Teamwork:** Building inspectors often work as part of a larger team. They collaborate with city planners, engineers, and fire safety officials to ensure that all aspects of a project align with safety and zoning requirements.
- **Flexibility:** No two days are the same for building inspectors. They need to be adaptable, as they may be called to respond to urgent situations, like code violations or structural concerns that require immediate attention.

Economic Development Division

Civics Academy

On April 3, staff presented before the Civics Academy 2025 cohort. The department took a different approach this year and presented the usual “who we are and what we do” material in a more tangible way. We looked at the roles of the four CD divisions through the lens of the Coffee Creek industrial area, and more specifically the Precisions Countertops project on Garden Acres Road.

Port of Portland Fam Tour

Staff hosted key staff from the Port of Portland on April 4. The purpose of the familiarization tours was twofold: First, to discuss the challenges that have slowed industrial development in Coffee Creek, and which we presume will also face us in Basalt Creek. Second, to gauge interest from the Port in some form of partnership. The Port has been instrumental in aggregating and preparing industrial land for development in east Multnomah County, outside the Port’s working waterfront property. In Gresham and Troutdale they have helped to purchase, aggregate, and position, and sell property for private development. Wilsonville needs a patient capital partner, such as the port to play a similar role. Land aggregation and extension of utilities are the main obstacles to development in these regionally significant employment lands. Unfortunately, the Port does not have the fund capacity to take on a Wilsonville project, but we were able to brainstorm some fresh ideas which staff will further flesh out in the coming months.

WEA – Policy Conference and Basalt Creek Presentation

Staff attended the annual policy conference organized by the Westside Economic Alliance (WEA). Here is their own synopsis of the event:

A few weeks ago, we hosted our Policy Conference where we talked about what it means to build a strong regional economy by investing in 'big things' (think Interstate Bridge Replacement Program or Portland Diamond Project) and what it looks like to create an aspirational economy (think the use of economic development tools and smart urban growth to energize our region). We also had the chance to hear directly from State Representative Daniel L. Nguyen about the work he is doing leading the Committee on Economic Development, Small Business & Trade.

Here's something we want folks to hear: when public jurisdictions face a constrained budget environment, that is NOT the time to rollback investments in things like Economic Development. Those are the times when these smart tools should be put to use to connect people to the workforce, to create jobs, and to grow the tax base (which, by the way, will ease the constrained budget environment for the next budget cycle).

For every \$1 invested in Economic Development here in Oregon, we generate \$3 to \$5 in economic activity, like enhanced transit systems, housing developments, and business growth. These are key investments that should be prioritized and protected.

These are important conversations, and Wilsonville is actively engaged with WEA as they take a leadership role in policy and state investment advocacy.

As a follow-up to the conference, WEA invited Wilsonville staff to present to their Land Use and Housing Committee, on May 1. More to come on that meeting in the May report.



Economic Development Division

Metro Coordination

Staff hosted Councilor Gerritt Rosenthal’s staffer, Eduardo Ramos, on April 21, for a half-day meeting and tour. The purpose of the meeting and tour was to familiarize Mr. Ramos with Wilsonville’s ongoing projects, including Frog Pond housing development, Coffee Creek and Basalt Creek industrial development, Town Center redevelopment, the Vuela affordable housing project, and other miscellaneous items. This meeting was arranged after a less formal lunch gathering shown here, where staff from Sherwood, King City, Durham, Tigard, and Tualatin were in attendance.



Ongoing Work

Staff continues to distribute a regular **Local Business Newsletter** to business license holders as well as other stakeholders and residents. Additionally, we send out a less frequent Development Update newsletter to brokers, site selectors, and developers in the Pacific Northwest.

The April Development Update generated interest from representatives of a national developer who requested a meeting with staff, which was held virtually. It was a productive meeting and we will be setting up a follow-up meeting in person to tour the area and look at Coffee Creek and Basalt Creek specifically.

Finally, staff continues diligent work, together with the Planning Division, on the **WILR (Wilsonville Industrial Land Readiness)** project, which will bring Basalt Creek to a development-ready status.

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Wilsonville Development Update

Wilsonville Prepares Industrial Land for Future Development

Basalt Creek coming online 2025



The City of Wilsonville, in partnership with consultants from ECONorthwest, is moving forward with the **Wilsonville Industrial Land Readiness**

Engineering Division, Capital Projects

2024 Street Maintenance (4014/4118/4725)

The 2024 Street Maintenance Project completed rehabilitation of three sections of roadway: Bailey Street east of Boones Ferry Road, Boones Ferry Road between Wilsonville Road and Bailey Street, and Boberg Road between Boeckman Road and Barber Street. Rehabilitation of these streets included 15 pedestrian ramps and 10 pedestrian signal push buttons that have been upgraded to meet current accessibility standards. Punchlist items are still being resolved prior to final payment. Staff expects that this project will be completed in May 2025.

2025-2028 Street Maintenance (4014)

In 2024, City Council approved signing a contract with Century West Engineering for the design of road rehabilitations in Fiscal Years 2026 through 2028. Century West is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

- 2026
 - ◊ Parkway Center Avenue to Town Center Loop E, Parkway Center Court to Town Center Park
 - ◊ Grahams Ferry Road from Cahain Road to Day Road
- 2027
 - ◊ Boones Ferry Road from Boeckman Road to Ridder Road
 - ◊ Nike Drive from 95th Avenue to Boones Ferry Road
 - ◊ Ridder Road from 95th Avenue to Boones Ferry Road
- 2028
 - ◊ Chantilly to and from Willamette Way E
 - ◊ McKenzie Court cul-de-sac to cul-de-sac
 - ◊ Parkway Center Dr from Elligsen Road to Burns Way
 - ◊ Sun Place from Best Western to Parkway Avenue

Additionally, in spring 2025, the Villebois neighborhood will receive crack sealing where needed, and these same areas will receive slurry sealing in the summer of 2025. Crack sealing and slurry sealing are quick and cost effective measures that will help to extend the life of the road.

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. 60% plans are under review. Property acquisition is underway with purchase offers expected to be presented to property owners shortly. Bidding is expected in the fall.



A flow weir structure shown above will need modified as a part of the project.

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. 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. 30% plans have been reviewed and 60% plans are being developed.

Brown Road Improvements Project (1148)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The team is gathering input from the community and evaluating alternatives for typical road sections. The City is currently working with the consultant team to reach a 60% design. A third Community Open House is being planned for Summer to present updated designs and concepts with the community and any other interested partners. The City anticipates construction will begin in spring of 2026 and will be completed by the end of 2026.

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 is complete. Sidewalks are currently being installed and are nearly complete.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
 - ◊ Most wires have been installed underground. The overhead communications wires will be removed in the next 30 days. PGE is expected to remove poles in the near future.
- Roundabout construction continues with repairs to defective work underway.
- Final asphalt surface and striping to be completed as early as mid-May.

Engineering Division, Capital Projects

Boeckman Road Corridor Project (con't)

- Bridge Construction is nearing a close. The sidewalk has been installed and impact rail will be installed next.
- Final asphalt surface and striping to be completed this summer unless weather allows an earlier installation.



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

The bridge has light pillars and parts of the concrete railing installed. The final grading prep of the pond is underway in the background. Excavation of material under the bridge is expected next summer.

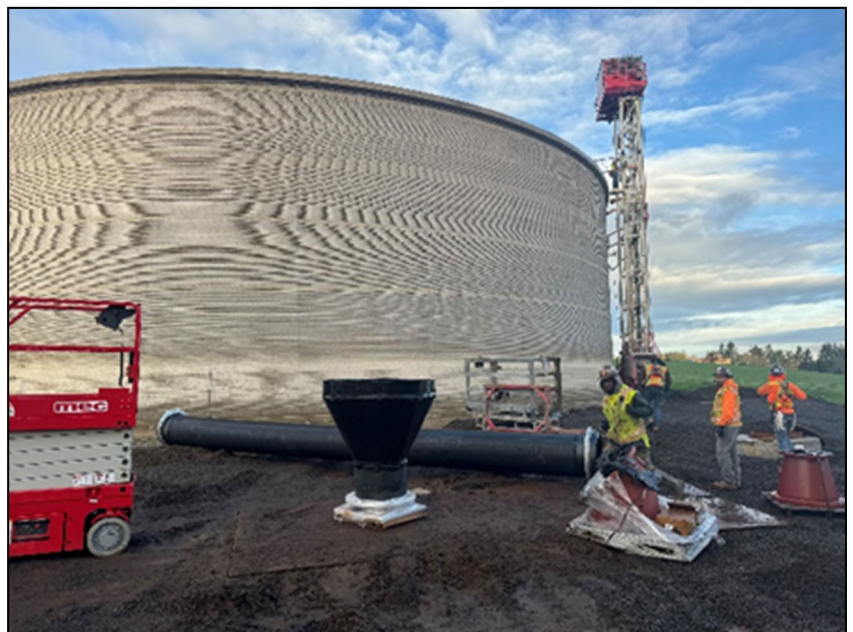
West Side Level B Reservoir and Transmission Main (1149)

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 3500 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 the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation, floor, wall, roof installation, and concrete pre-stressing.

Tank construction and pre-stressing were completed in March, with transmission main testing occurring in April, followed by disinfection of the reservoir. Final testing and commissioning of the new reservoir is scheduled for summer of 2025.

The Tooze Road transmission main installation is complete, except for the connection to the existing City water main, which will occur in mid-May. Final paving of Tooze Road is scheduled for May 2025, followed by tank commissioning and fencing/landscaping of the reservoir site.



Concrete tank pre-stressing

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

This project expands the water treatment plant (WTP) capacity to 20 million gallons per day to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025. The majority of work is complete, including testing, commissioning, and troubleshooting of new equipment.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Remaining work includes conversion of the former generator room into storage/workshop space in May and installation of an electrical transformer in the fall of 2025, after which the project will be complete.

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 2025. 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 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue is beginning in April 2025 and will extend through the end of the year. Temporary traffic control during restoration will require detours and one-way travel to accommodate construction activities. Pipe install on Ridder Road west of 95th Avenue is anticipated to begin later in 2025, and will require a full road closure during construction for at least seven (7) months.



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 on-going. Housing construction has started in Frog Pond Terrace and Frog Pond Overlook.

- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgcrest subdivision, has submitted plans for infrastructure construction review. Construction is anticipated to commence in spring 2025.
- 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. Construction is anticipated to commence in spring 2025.
- Construction has started again at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road.
- Frog Pond Ridgcrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, has submitted plans for infrastructure construction review. Construction is anticipated to commence in spring 2025.



Looking east from Boeckman Creek toward Stafford Road. Frog Pond Overlook is in the forefront, Frog Pond Vista, Oaks and Crossing are further east.



Improvements on the right side of the picture are from the Frog Pond Terrace subdivision. The undeveloped property on the left side of the picture will be the Frog Pond Ridgcrest subdivision.

Natural Resources Division

Tranquil Park Planting and Maintenance Events

On March 15, 2025, the City and Friends of Trees hosted a planting event at Tranquil Park. Forty-nine volunteers participated in the planting event, which included the installation of 1,140 native plants in the understory of the forest. In conjunction with the planting event, Friends of Trees hosted a mulching event on April 26. Thirty volunteers added mulch to the plants installed in March.

Since 2002, the City of Wilsonville has partnered with Friends of Trees Green Space program on a wide variety of natural resource planting, restoration, and maintenance activities. Founded in 1989, Friends of Trees is a regional leader in improving the urban tree canopy and restoring sensitive natural areas through programs delivered by thousands of volunteers.



Planning Division, Current

Administrative Land Use Decisions Issued

- 6 Type A Tree Permits
- 7 Type B Tree Permits
- 1 Class 2 Administrative Review
- 4 Class 1 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In April, 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 did not meet in April.

DRB Panel B did not meet in April.

Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

On March 10, 2022, Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution, now known as the Climate Friendly and Equitable Communities (CFEC) program. Among the CFEC requirements is parking reform to remove or substantially reform minimum parking requirements in local government codes based on the State's findings that minimum parking requirements overproduce parking leading to, among other things, inefficient land use, less walkability, and more pollution from driving. In April the project team held work sessions with both the Planning Commission and City Council to discuss draft Development Code amendments to comply with the State rules. Work also progressed in April in reviewing what tools may be best suited to address parking congestion in Wilsonville.

Housing Our Future

This multi-year project analyzed Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This builds upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In April, the project team held work sessions with Planning Commission and City Council to present the draft Housing Production Strategy report and seek additional input on the actions within it. Based on this input, the project team will finalize the Housing Needs and Capacity Analysis and the Housing Production Strategy, which is scheduled for public hearing at Planning Commission in May.

Planning Division, Long Range

Legislative Session Involvement

The 2025 legislative session continues to be busy for bills related to land use and housing. Planning staff continues to track various bills, participate in coordinating meetings with the League of Oregon Cities and the Governor's Office, and support the preparation of City comments and testimony for various bills under consideration. Planning Director Miranda Bateschell participated in the eleventh meeting of the State Oregon Housing Needs Analysis Rulemaking Advisory Committee (RAC). This phase of the RAC is focused on housing capacity rules and safe harbors for cities when developing their Housing Production Strategies, which need to be adopted by the end of the year by the Land Conservation and Development Commission.

Oregon White Oak Response Coordination and Leadership

In April, 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 (OWO) trees. City staff is preparing for the spring and summer when signs of infestation are more prevalent and residents will likely need more support for either removal or care plans. In addition to preparing for the spring and summer season, city staff is assessing the direction and future of the OWO and MOB program as we move forward from the initial emergency response to a long-term management plan.

Planning Commission

The Planning Commission met on April 9. During the meeting the Commission held two work sessions. At the first work session the Commission expressed support for the current draft of the Housing Production Strategy and they prepare for a hearing in May. At the second work session the Commission continued their discussion about the Climate Friendly and Equitable Communities (CFEC) Parking Compliance and Standards Reform project including reviewing more details about compliance options and reviewing draft Development Code standards.

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. In April, consultant work continued on the second City-wide phase of the project focused on the Economic Inventory and Buildable Land Inventory (BLI), and organizing the first Technical Advisory Committee meeting for May. City Council will receive an update on this work in the coming months.