

Building Division

Hydrant Fire Flow Testing

The City of Wilsonville's Building Division plays a crucial role in ensuring the safety and efficiency of the city's infrastructure. One of the key responsibilities of the division is hydrant fire flow testing, which is essential for designing effective building water and fire sprinkler systems.

Hydrant fire flow testing involves measuring the water pressure and flow rate from fire hydrants to determine the available water supply for firefighting purposes. This

process is vital for assessing the capacity of the water distribution system and ensuring that it can meet the demands of fire suppression. The testing typically involves opening a hydrant and using specialized equipment to measure the static pressure, residual pressure, and flow rate.

These measurements are then used to calculate the fire flow, which is the amount of water available at a specific pressure. These calculations are critical for designing building water and fire sprinkler systems. The fire flow data helps engineers determine the size and capacity of the water supply system needed to support the building's fire protection requirements. It ensures that there is adequate water pressure and flow to operate the sprinkler systems effectively in the event of a fire. Additionally, the data is used to identify any potential deficiencies in the water distribution system that could impact firefighting efforts.

In Wilsonville, the Building Division works closely with the Fire Department and other stakeholders to conduct hydrant fire flow testing and analyze the results. This collaborative approach ensures that the city's infrastructure is well-prepared to handle emergencies and protect the safety of its residents. By maintaining accurate and up-to-date fire flow data, the Building Division helps to create a safer and more resilient community.



Economic Development Division

Mayor Participates on Mayors' Panel at CCBA Summit

At the Clackamas County Business Alliance (CCBA) 2026 Mayoral Summit on March 31, Mayor O'Neil highlighted a mix of tangible progress and ongoing challenges shaping the city's future. He highlighted the opening of Vuela and the City's continued advocacy for the Boone Bridge replacement. He also discussed how the City is addressing livability through enhanced nuisance abatement efforts and fostering community through inclusive events.

The Mayor noted a central concern remains in the growing gap between infrastructure needs and available funding.

He encouraged the business community to stay engaged, communicate challenges, and partner with the City to advance shared goals.

Looking ahead, the Mayor described redevelopment efforts in Town Center, as well as efforts in Coffee Creek and Basalt Creek areas, which aim to support long-term economic development, industrial growth, and job creation.

Government Affairs and Economic Development staff assisted the Mayor in his preparations for the event.



Local Business E-Newsletter

Staff continues to send the email newsletter to local business license holders on a (roughly) monthly basis, featuring content relevant to a broad business audience, including updates from the City and partner organizations, funding and training opportunities, monthly economic "indicators" reports from the Oregon Employment Department, and other timely announcements.

The April edition included a survey, asking businesses what they would like to see the City do in the absence of an active Chamber of Commerce. Responses have unfortunately been few, but it seems that former Chamber members find the most value in networking opportunities and the camaraderie that the Chamber events provided. Staff will try to learn more and make a recommendation for how the City can engage our local businesses more regularly and directly.



Town Center Urban Renewal Feasibility Study, Update

Now that the Council has provided direction regarding preferred redevelopment assumptions and associated financial forecasts, staff is working with the consulting team to revise and update the 2023 Feasibility Study, which will be presented to Council in June and available for public consumption as the 2026 Feasibility Study. The revised and updated Study will utilize the "10% redevelopment reduction scenario" approved by Council on April 6, 2026.

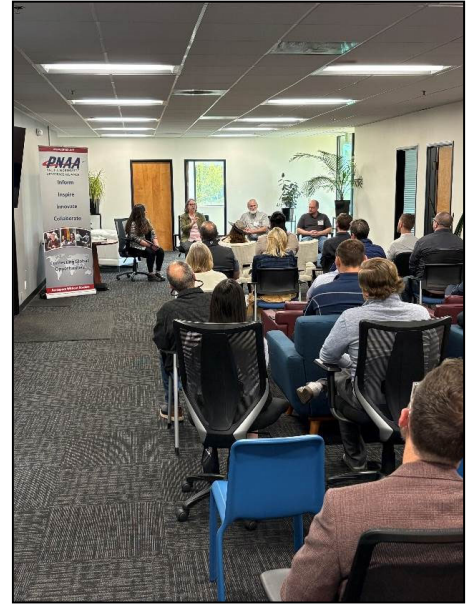
Economic Development Division

Pacific Northwest Aerospace Alliance Co-Hosts Event with City

On April 9, the City co-hosted an event with the Pacific Northwest Aerospace Alliance at the facilities of Wilsonville manufacturer, Allied Technologies.

26 different companies were represented, as well as a handful of other organizations that deal with workforce development.

The event featured a tour of the manufacturing facility, as well as a panel discussion with workforce expert, Julie Hugo from Clackamas Community College, and a Newberg manufacturer, A.R.E. Manufacturing, which has developed a successful program in partnership with Newberg High School, where high school students own and operate their own business, TIGER manufacturing, out of the A.R.E facilities, with guidance from the owners and operators of A.R.E. Many graduates of the program have gone on to work for A.R.E. after graduation and/or pursued post-secondary education and careers in engineering and manufacturing.



City Staff Invited to Advise in Regional 'CEDS' Process

On April 10, Staff was invited to participate in an advisory role as Metro and Greater Portland Inc kick off the process to renew the Comprehensive Economic Development Strategy (CEDS) for the Greater Portland Economic Development District (GPEDD). The meeting was held in the Central Eastside offices of Metro. Other city participants included Gresham and Beaverton, two cities much larger than Wilsonville.

There is strong consensus in the region that greater coordination is needed, which requires clear leadership and direction around an actionable strategy that includes Cities, Counties, CBOs (Community Benefit Organizations), and the State (Business Oregon). Right now, it feels like there are real constraints on business and real estate development that need to be addressed and an aspiration to be everything to everyone. The region needs a more focused strategy and a plan to overcome current barriers. Planning/Strategy work will be ongoing in 2026.

Siemens CDC Families Continue to Organize

As noted in the March report, Siemens Electronic Design Automation (EDA) has announced plans to consolidate its Wilsonville operations into a single building, which will result in the closure of the on-site Child Development Center (CDC) in June 2026. The CDC has long provided high-quality childcare for Siemens employees and others in the community, and its closure will impact a significant number of local families. In response, a group of parents is organizing to explore the creation of a successor program ("CDCv2"), including potential options to acquire or lease space and continue operations. City staff are monitoring the situation and remain in communication with stakeholders, including Siemens Real Estate and the CDCv2 families as these efforts evolve.

The families have established a website at www.savethecdc.com in order to provide information and solicit help, in whatever form, from the business community and the general public.



Engineering Division, Capital Projects

2025-2028 Street Maintenance (4014)

The Wilsonville Annual Street Maintenance Program funds the planning, design, and construction of street surface rehabilitation projects necessary to maintain a safe and reliable street network. This project represents the next three years of planned street maintenance across Wilsonville.

Summer 2026 Completed Construction

This summer, the City will be completing crack sealing and localized pavement spot repairs in the Foxchase, Morey's Landing, Hazelwood, and Old Town neighborhoods, as well as on Boeckman Road and Boones Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City released an Invitation to Bid (ITB) on January 21, 2026 for the summer 2026 crack sealing and localized pavement spot repairs. Bids were due on February 11, 2026, and the City received six (6) bids. The contract was awarded to S-2 Contractors, and construction is planned to begin in Mid-May, with completion in August 2026. The City is currently evaluating slurry sealing to follow in summer 2027 and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2028.

The City released an Invitation to Bid (ITB) on January 5, 2026 for rehabilitation of the following road segments:

1. Parkway Center Avenue to Town Center Loop East Parkway Center Court to Town Center Park
2. Grahams Ferry Road from Cahain Road to Day Road

Bids were due on January 27, 2026, and the City received nine (9) bids. The contract was awarded to KNL Industries, and the construction is planned to begin in mid-May, with completion in August 2026.

The City's engineering design consultant, Century West Engineering, is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years (FY):

FY 2026-27

1. Boones Ferry Road from Boeckman Road to Ridder Road
2. Nike Drive from 95th Avenue to Boones Ferry Road
3. Ridder Road from 95th Avenue to Boones Ferry Road

FY 2027-28

1. Parkway Center Drive from Elligsen Road to Burns Way
2. Sun Place from Best Western to Parkway Avenue

Century West delivered the 60% design for FY 2026-2027 road rehabilitation to the City in February 2026, and the City has returned comments. The City anticipates the 90% design will be delivered to the City in spring 2026.

Engineering Division, Capital Projects

Annual Pedestrian Enhancements (4717)

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring of 2026. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Circle S between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. The project has been awarded to Turney Excavating at the April 6 Council meeting and is anticipated for construction to begin in late-May.

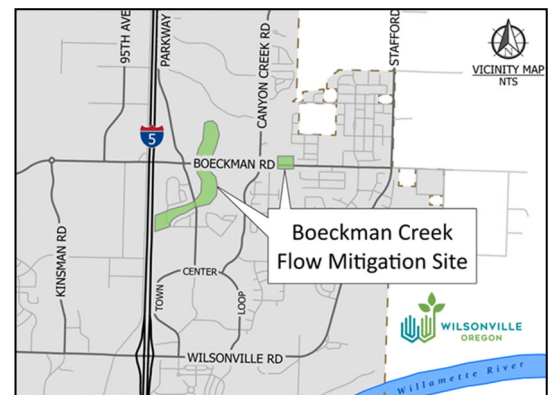
Additional crossing improvements are underway for three (3) locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. In addition, this set of upgrades includes accessibility improvements at the eastbound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the southbound bicycle lane on Town Center Loop W to a nearby shared use path. Plans are progressing to final design after a 90% design review in April, as easements with adjacent property owners get negotiated for the project.

Boeckman Creek Flow Mitigation (7068)

This project will look at stormwater 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 early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge.

Interlaken Inc. has been awarded the construction contract, and construction is scheduled to begin mid-May. Project work will occur at several different locations including:

- The dam removal and dig out under the new Boeckman Bridge
- Replacement of overflow grating and weir modifications internal to the Siemens Campus
- Replacement of an undersized culvert on Boeckman Road at the entrance to the Siemens Campus
- Modifications to City piping under Parkway and Ash Meadows



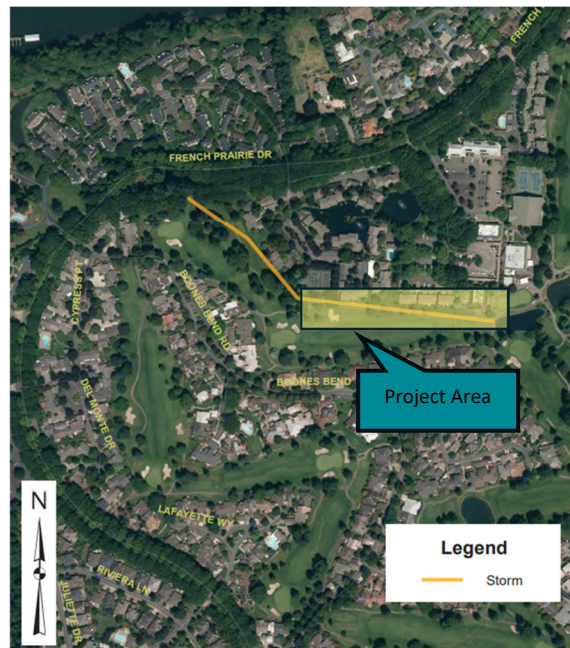
Brown Road Improvements Project (4216)

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. Council approved property acquisitions required to complete the project in August 2025, and the right of way acquisition process is wrapping up. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction was released on March 3, 2026. Bids were due on March 31, 2026, and the City received four (4) bids. The contract was awarded to Knife River, and the construction is planned to begin in Mid-May, with completion at the end of 2026. A final Community Meeting will be held on May 13, 2026, at Tranquil Park to provides an opportunity for neighbors to meet the project team, learn more about construction activities, and ask questions.

Engineering Division, Capital Projects

Charbonneau Storm Improvements Phase II A (7072)

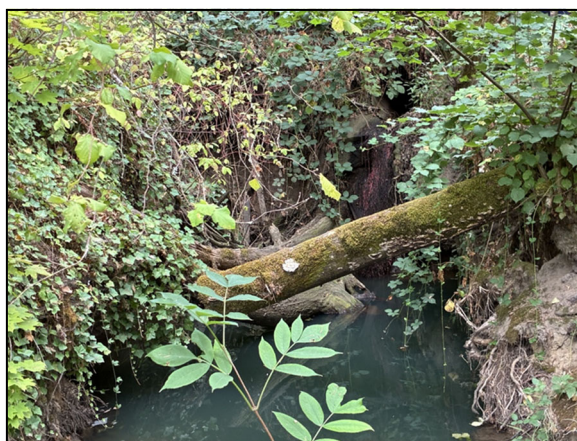
This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project as a result of recent inspection by the Public Works Department that identified significant deterioration and vulnerability to collapse. The pipeline is adjacent to residential and commercial buildings that could be susceptible to damage should the pipeline or a portion of the pipeline collapse or become plugged. Survey fieldwork is substantially complete as of February, and the 30% Design milestone by 3J Consulting is in review.



Miley Road – Storm Sewer Improvements (7071)

This project will remove and replace the existing storm sewer and pipe outfall within Miley Road, which is in very poor condition and is a concern for erosion and pipe collapse during a large rain event. Construction is anticipated to be split into two phases: the first phase being the replacement of the sewer outfall and upstream pipe/inlets to the east up to the intersection of Airport Road, and the second phase being removal and replacement of the remainder of the upstream pipe and structures that run parallel to Miley Road up to Armitage Road. A Professional Services Agreement (PSA) for engineering design and survey fieldwork/data collection was awarded to WSP USA Inc. at the December 15 City Council Meeting.

Engineering design has begun, with a preliminary alternatives analysis of viable design options for City review is anticipated in mid-May. Construction of Phase 1 is anticipated for spring 2027 after permitting is complete. Construction of phase 2 is anticipated to begin in spring 2028.



Engineering Division, Capital Projects

Stafford Road Improvements Project (4219, 2111, and 1158)

The Stafford Road Improvements Project includes improving a section of Stafford Road between Boeckman Road and Kahle Road to meet current City standards for a major arterial roadway and as detailed in the Frog Pond East and South Master Plan. The roadway improvements consist of urban upgrades to enhance multi-modal connectivity by adding bike lanes, sidewalks, transit stops, and turn lanes that accommodate access to existing and planned adjacent neighborhoods. The project will include two roundabouts with the intersections of Brisband Street and Kahle Road, as well as an enhanced pedestrian crosswalk with a flashing beacon at Frog Pond Lane. In addition to roadway improvements, this project includes an extension of a 12-inch sanitary sewer pipeline and 12-inch drinking water pipeline, as well as undergrounding of overhead utilities and relocation of Portland General Electric high voltage transmission lines on Stafford Road between Boeckman Road and Kahle Road. Surveying, geotechnical explorations, wetland delineation, archeological survey, transportation studies, and a tree inventory began in August 2025 at the project site. The City anticipates the 30% design will be delivered by the consultant team in May 2026.

Water System Master Plan (1154)

The purpose of the Plan is to evaluate necessary capital improvements to accommodate anticipated population growth, meet regulatory requirements, provide seismic resilience, and ensure system reliability. Various elements of the Plan include estimating population growth over the next 20 years, anticipating changes to state and federal regulations, identifying and correcting water storage and transmission capacity limitations, reducing vulnerability to seismic events, and developing emergency response strategies to protect and preserve proper functionality of the City's water supply, storage, and distribution systems. Upon completion, the Plan will be utilized to determine the needed adjustments to water utility rates and system development charges to implement the recommended capital improvements. When the draft capital improvement plan (CIP) is developed, open house meetings will be held to present the recommended CIP and solicit public feedback. These meetings are tentatively scheduled to occur around October 2026.

WWTP Aeration Basin Expansion (2113)

This project constructs a fourth aeration basin and a seventh blower to expand secondary treatment capacity at the Wastewater Treatment Plant. The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council anticipated in April/May 2026. Design is tentatively scheduled to be completed in early 2028, with construction starting in spring of 2028.

WWTP Backup UV System Replacement (2109)

This project will replace the outdated backup UV disinfection system at the Wastewater Treatment Plant (WWTP). The new system will enhance disinfection reliability, ensure compliance with regulatory standards, and provide critical redundancy during peak flows or primary system maintenance. Design is underway, with completion expected in August 2026. Construction is anticipated to occur from September 2026 to September 2027.

Engineering Division, Capital Projects

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 2026. 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 Kinsman Road from Wilsonville Road to Barber Street has been completed and restoration at the intersection of Wilsonville Road and Kinsman Road is ongoing. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and was completed in November 2025. Pipe install on Ridder Road west of 95th Avenue began in June 2025, has been completed, and restoration of the road is ongoing. Temporary traffic control on Kinsman Road, 95th Avenue, and Ridder Road during final restoration efforts will be required to accommodate remaining construction activities. Additional upgrades to the intersections at Boeckman Road and 95th Avenue and Ridder and 95th Avenue are expected to be completed by late 2026.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The status of this project remains the same as last couple of months. The contractor continues to work on punchlist items for closeout. The City is reviewing plans for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Home construction in the Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, and Frog Pond Vista subdivisions is on-going.

- The contractor is working to complete the frontage improvements along Brisband at the Frog Pond Neighborhood Park project.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, is under construction. The internal alley and Windflower Street have been paved. The contractor is working to install the median on Frog Pond Lane and final paving.
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District (District) primary school on Boeckman Road. The contractor is continuing to work on punchlist items.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, subdivision construction is substantially complete and home construction is underway.



Frog Pond Petras: picture taken looking West from Stafford Road.



Frog Pond Ridgecrest: picture taken looking southwest from Frog Pond Lane

Natural Resources Division

Pollinator Pedal

The Natural Resources Program partnered with SMART to offer a “Pollinator Pedal” on April 11. The bike ride started at Memorial Park and included an eight-mile trip through Wilsonville. The ride highlighted the City’s commitment to preserving and conserving pollinators and offered opportunities to view and discuss pollinator habitats in Wilsonville. It was the perfect way to spend a spring day!

A promotional poster for a community bike ride. The background is a light pink wash with scattered pink cherry blossom petals and larger cherry blossoms. In the center, five black silhouettes of people riding bicycles are arranged in a line. The text is centered and uses a mix of pink and black colors. At the bottom, there are logos for SMART and Wilsonville Oregon, along with the event location and address.

**POLLINATOR
PEDAL**
COMMUNITY BIKE RIDE

**PEDALEO
POLINIZADOR**
UN PASEO COMUNITARIO EN
BICICLETA

SMART
SOUTH METRO AREA REGIONAL TRANSIT

Memorial Park by the Tennis Courts
8100 SW Wilsonville Rd.

**WILSONVILLE
OREGON**

Planning Division, Current

Administrative Land Use Decisions Issued

- 5 Type A Tree Permits
- 8 Type B Tree Permits
- 3 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:

- A new car dealership on Parkway Avenue
- A new neighborhood park in Frog Pond
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West on Canyon Creek Road S
- Villebois Village Center Mixed-use Development
- Vuela Transit Oriented Development (TOD) on Barber Street

Development Review Board (DRB)

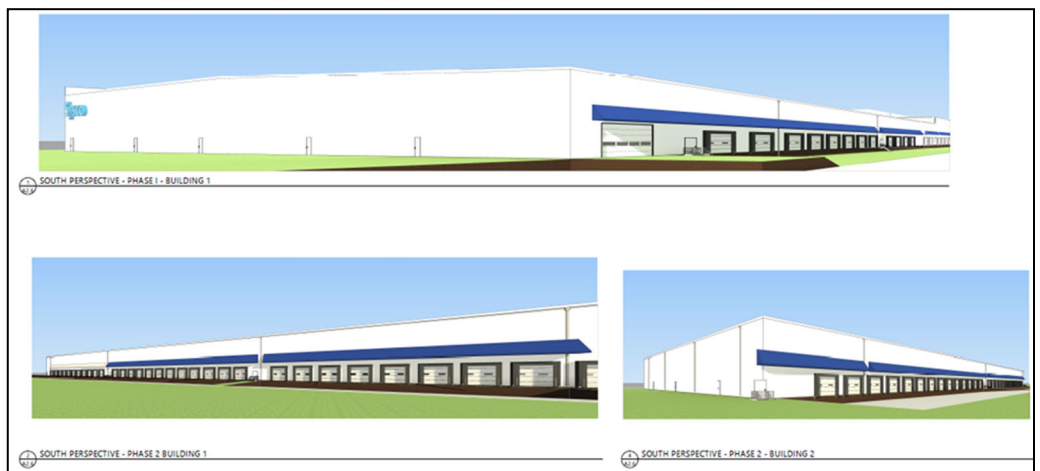
DRB Panel A did not meet in April.

DRB Panel B met on April 27. Staff conducted a training regarding the Frog Pond East and South Master Plan and Development Code.

DRB Projects Under Review

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

- Industrial campus expansion at Sysco
- Vehicle charging station at Barber Street and Boones Ferry Road
- Stafford Ridge, the first proposed development in Frog Pond East
- Twist Bioscience storage buildings at ParkWorks
- PGE Transmission Line Upgrade in northwest Wilsonville
- Willamette Greenway Conditional Use Permit for single family home
- Open Space revision at Spring Terrace subdivision



Sysco Expansion – Proposed Building Elevations

Planning Division, Long Range

Housing Statutory Compliance Project

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 1 of the project will focus on Section 3 of SB 974, which requires cities and counties to issue land use decisions without a public hearing on certain residential development applications, including Wilsonville's most common residential land use applications. The project also will incorporate changes required by Section 17 of HB 4037, which passed in the 2026 Oregon Legislative Session, and will integrate Action C of the 2025 Housing Production Strategy, which calls for the City to implement an administrative review process for residential development. In April, the project team held a work session with City Council to review and gather input on draft Development Code amendments for Part 1 of the project. Final Code amendments will be presented to Planning Commission at a public hearing in May. The amendments related to Section 3 of SB 974 must be in effect by July 1, 2026.

Planning Commission

On April 8, the Planning Commission held a work session where they provided feedback on the Preliminary Preferred Concept for the West Railroad Area and provided direction on potential policy considerations.

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness (WILR) project integrates a focused analysis of development potential within the Basalt Creek Concept Plan area with a citywide Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS). Collectively, these efforts are intended to guide long-term employment growth and inform strategic land use planning in Wilsonville.

In April, staff, in coordination with consulting firm MIG, conducted work sessions with both the Planning Commission and City Council to present the West Railroad (WRR) Preliminary Preferred Concept. This concept illustrates potential future access points, internal street connectivity, and a range of flexible employment land uses for the area. Both bodies expressed general support for the preferred concept and its direction. Staff also continues to advance work on other parts of the Basalt Creek Master Plan (BCMP), including preparation of development code amendments and Comprehensive Plan updates. Ongoing coordination with multiple consultants is focused on identifying and planning for necessary infrastructure improvements, including water, sewer, transportation, and stormwater systems.