



December 2025

Monthly Report

Building Division

Special Inspections

Chapter 17 of the Oregon Structural Specialty Code requires the appointment of special inspectors for specific types of construction projects. These special inspectors are independent professionals who are qualified and certified to perform inspections and provide reports on construction projects.

The purpose of having special inspectors is to ensure that construction work complies with the code requirements and the approved plans and specifications. Special inspectors are required to be present at critical stages of construction and to perform inspections and tests to ensure that the work is performed correctly and safely. Some of the types of construction projects that require special inspectors include high-rise buildings, complex structural systems, seismic resistance systems, and specialized materials and components. Special inspectors may also be required for special inspections such as welding, fireproofing, and spray-applied insulation.

To become a special inspector in Oregon, individuals must be certified by a recognized certification agency. The certification agency must be approved by the Building Codes Division of the Oregon Department of Consumer and Business Services. The certification process typically involves passing an examination and meeting certain education and experience requirements. Once certified, special inspectors must be registered with the Building Codes Division and must maintain their certification and registration through ongoing training and education. Special inspectors are also required to carry professional liability insurance and must follow strict ethical guidelines.

The duties of special inspectors include conducting inspections and tests, preparing reports, and issuing certificates of compliance. Special inspectors must also communicate any noncompliance issues to the contractor, engineer, architect, and building official.

Special inspectors play a critical role in ensuring that construction projects comply with the code requirements and are safe for occupants. The certification and registration process for special inspectors in Oregon helps to ensure that only qualified professionals perform this important work.



Economic Development Division

Reasons for Caution and Optimism in the New Year

Between calendar years 2023 and 2024, key indicators suggest a modest contraction in Wilsonville's employment base. While 2025 data are not yet available—making it difficult to assess whether this reflects a short-term fluctuation or a longer-term trend—the QCEW (Quarterly Census of Employment and Wages) data below illustrate the change:

	No. of Establishments	Average Employment	Total Payroll
2023	1,416	23,329	\$1,685,630,214
2024	1,356	22,279	\$1,633,920,799
% change	-4.24%	-4.50%	-3.07%

Source: QCEW Data, Oregon Department of Employment

Some portion of these declines may be attributable to data anomalies or reporting inconsistencies; however, it is unlikely that such factors fully explain the year-over-year differences. Discrete events—such as the closure of the Rite Aid Distribution Center—likely account for part of the decline. While this type of closure could be considered an outlier, it nevertheless affects aggregate employment and payroll figures and may overstate the extent of broader economic contraction.

Even with these caveats, the data warrant caution and underscore the importance of maintaining close communication with Wilsonville's major employers to better understand near-term risks and opportunities.

More Optimistic Indicators

At the same time, there are encouraging signs. Several previously vacant facilities—including the former Rite Aid Distribution Center—have been re-leased or are newly leased but not yet occupied. Notable examples include the Peyton Business Center and the W3 building formerly occupied by SIG Sauer Electro-Optics. Together, these leases are expected to support several hundred jobs once fully operational.

In addition, the City has received multiple development and pre-development applications for new facilities and business expansions. These projects represent substantial capital investment and are expected to generate meaningful employment growth over the coming years, suggesting that recent contraction may be transitional rather than structural. These opportunities will not appear in the data until 2026 and 2027, so it is fully accurate to say, "Time will tell."

Economic Development Division

Wilsonville Area Chamber of Commerce Pauses Operations

On December 23, 2025, the Wilsonville Area Chamber of Commerce announced that it will pause operations effective January 1, 2026. The Chamber cited ongoing economic uncertainty affecting employers, employees, and customers, as well as financial pressures on the organization itself, as the primary reasons for this decision.

The Chamber, which has served the Wilsonville business community since 1973, indicated that the pause is intended to allow the Board and membership to focus on fundraising and to evaluate whether and how a re-imagined Chamber could operate sustainably in the future. During this period, Chamber leadership plans to engage with community partners to assess potential models for continued business advocacy and support.

The announcement acknowledges the Chamber's recent focus on helping businesses maintain viability amid post-pandemic challenges, rising costs, and regulatory pressures. No timeline was provided for resuming operations or establishing a successor organization.

Wilsonville Industrial Land Readiness Project (WILR) (Update)

The "WILR" project steadily moves along. The most recent work includes wrapping up the Economic Development Strategy, with "action sheets" that provide a solid work plan for staff to execute moving forward. The City Council reviewed and commented on this work in December.

Additionally, staff and consultants completed a draft of the Basalt Creek Infrastructure Funding Analysis. This work strives to forecast private development and associated city fee revenues, and to align those revenues and timelines with necessary public improvement infrastructure projects. The study shows a revenue shortfall specifically in several system development

charge (SDC) categories, and explores the potential viability of filling such a gap with TIF (tax increment finance) and/or other revenues. The Analysis is intentionally not a plan per se, but rather a document that will inform future decisions around capital improvement project (CIP) budget and planning, as well policy and strategy (e.g. tax increment finance) as Basalt Creek comes online as an industrial development area. This area is sufficiently nuanced and complex that a rigid plan is probably not of great utility at this time. The Analysis will be presented to Council at their meeting on January 5, 2026.

WILSONVILLE

AREA CHAMBER OF COMMERCE



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 2025 Completed Construction

This summer, the City completed crack sealing, localized pavement spot repairs, and slurry sealing in the Villebois, Park at Merryfield, and other nearby neighborhoods bounded by the following roads: North of Wilsonville Road, South of Boeckman, West of Kinsman, and East of Grahams 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. Slurry sealing involves spreading a thin layer of asphalt mixed with water and tiny gravel over the road. This layer fills in small cracks and smooths out bumps, protects the road from water and sun damage, improves traction for cars and bikes, and helps the road last longer. The City is currently evaluating additional areas of crack sealing and localized pavement spot repairs to occur in summer 2026, with slurry sealing to follow in summer 2027.

- Planned Construction

Century West is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years (FY):

- ◊ FY 2025-26
 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
- ◊ 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

The City is currently preparing an Invitation to Bid (ITB) for Construction for the FY 2025-26 projects. We anticipate that the ITB will be released in early 2026 and the construction is expected to occur in summer 2026.

Annual Pedestrian Enhancements (4717)

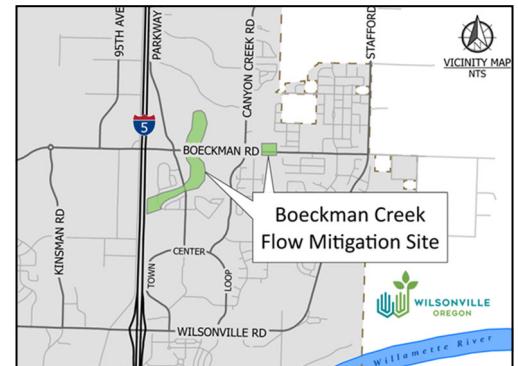
This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring of 2026. These locations include: mid-block crossing and bus shelter relocation north of SW Freeman Drive SW 95th Avenue, mid-block crossing on SW Wimbledon Circle between SW Courtside Drive and SW Volley Street, and a mid-block crossing on SW Parkway Center Drive north of SW Burns Way. New efforts are underway for upgrades at three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive; additional new efforts are being made at Wilsonville Road to improve accessibility at a SMART bus stop, and for an addition of a bike ramp connection of a south-bound bicycle lane to a shared use path on Town Center Loop W. Engineering design for these five new improvements is anticipated to begin in January 2026.

Engineering Division, Capital Projects

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. Plans and bid documents have been finalized after 100% design review. Property acquisition is underway with purchase offers recently presented to property owners. Several Owners have agreed and easements are being recorded. Invitation to Bid has been advertised in early January and bid period is anticipated to be open until the end of January.

- 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



Boeckman Creek Interceptor and Trail (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. CIP 7054, Gesellschaft Water Well Channel Restoration, was also brought into this project to minimize City design and construction costs. A State Revolving Fund Loan has been secured to help cover project costs. Additionally, an Oregon Community Path Grant has been secured for the last segment – crossing Boeckman Creek up to Wilsonville Road. This portion of the project will need to be a separate project due to grant requirements.

Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. 60% plans were delivered to the City in June and reviewed by City Staff. Minor design refinements are expected to avoid impacts to existing trees and to minimize project costs.

The right of way acquisition process has started on part of this project. At least two resolutions of need will be requested at Council to meet the project timeline. The resolution of need will request authorization of property acquisition up to and including the use of eminent domain.

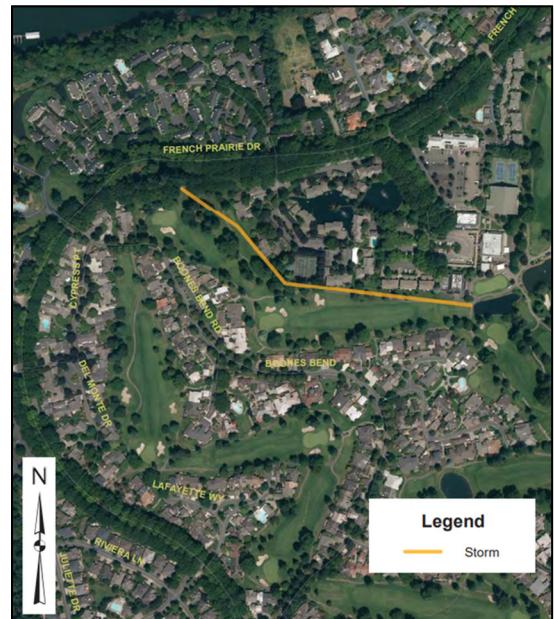
Brown Road Improvements Project (1148)

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 SW Wilsonville Road to SW 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 underway. The consultant delivered the 90% design to the City in September 2025, and the City has provided comments. A third Community Open House was held on December 3, 2025, at Wood Middle School to present updated designs and concepts with the community and any other interested partners. The City anticipates that the consultant will deliver the 100% design to the City in early 2026 and that the Invitation to Bid (ITB) for Construction will be released shortly thereafter. The City anticipates construction will begin in spring of 2026 and will be completed by the end of 2026.

Engineering Division, Capital Projects

Charbonneau Storm Improvements Phase II A (7072)

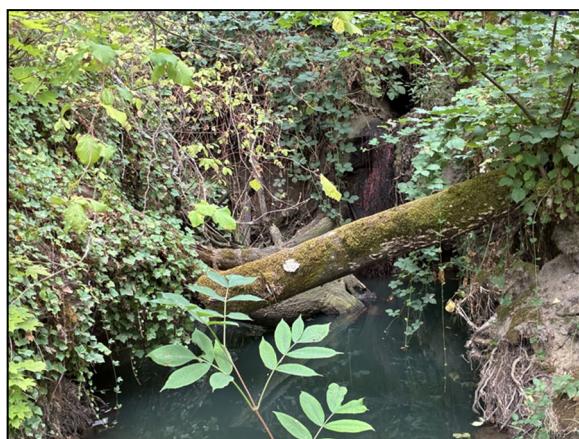
This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project 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. Project is currently negotiating a Task Order for engineering design off the current On-Call Civil Engineering list with engineering design anticipated to begin in January 2026.



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.

Data collection and engineering design is anticipated to start in January 2026, and 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 SW Brisband Street and SW 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 early 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 February 2026. Design is tentatively scheduled to be completed in early 2027, followed by construction through 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. Temporary traffic control during restoration will require detours and one-way travel to accommodate construction activities. 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. Temporary traffic control during final restoration efforts will be required to accommodate remaining construction activities. Pipe install on Ridder Road west of 95th Avenue began in June 2025 and a full road closure during construction will be in place for at least seven months.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The status of this project remains the same as last month. The project is being purchased by a new contractor who will finish the improvements. The contractor continues to work on punchlist items for closeout. The City has received building permits for three of the lots. The City has not yet received building permits nor plans for the open space improvements.

Frog Pond West

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

- The contractor is continuing to work to install the new paths at the Frog Pond Neighborhood Park project.
- 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 Ridgecrest subdivision, is anticipated to begin construction in spring 2026.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, is under construction. Curbs have been installed. Frog Pond Lane is prepped for paving. Crews are working on installing the wall along Stafford Road. Picture taken looking northeast from Frog Pond Lane
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. The contractor is working 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, is working on installing the storm facilities and franchise utilities. Curbs have been installed.



Frog Pond Petras



Frog Pond Primary



Frog Pond Ridgecrest

Curbs have been installed.

Natural Resources Division

NPDES MS4 Annual Report

An annual report is prepared every fall for the City's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) stormwater program. The report is submitted to the Oregon Department of Environmental Quality and documents stormwater management practices, land use changes and new development activities, program expenditures, and water quality monitoring.

Highlights from this year's report include:

- Added impervious surface – During the reporting year (July 1, 2024 to June 30, 2025), the total new and replaced impervious surface (i.e., buildings, parking areas, streets, etc.) was 197,806 square feet or 4.5 acres.
- New stormwater facilities – Every year sees an increase in the number of private stormwater facilities constructed to treat and control stormwater runoff from impervious surfaces. During the reporting year, three rain gardens, 41 vegetated swales, 14 planter boxes, and two detention ponds were installed.
- Existing structural controls – During the reporting year, staff inspected 181 public structural controls. All the structural controls were ranked and updated in the City's asset management system (i.e., Cartegraph).
- Public Works monitored 10,259 linear feet of the stormwater conveyance system using closed circuit television (CCTV) during the reporting year.
- And Public Works swept 3,458 miles of City streets during the reporting year.



Vegetated Swale



Planter Box

Planning Division, Current

Administrative Land Use Decisions Issued

- 6 Type A Tree Permits
- 1 Type B Tree Permit
- 2 Class 1 Wireless Reviews

Construction Permit Review, Development Inspections, and Project Management

In December, 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 neighborhood park in Frog Pond
- CIS Office Building at Wilsonville Road and Kinsman Road
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West
- Vuela Transit Oriented Development (TOD) on Barber Street

Development Review Board (DRB)

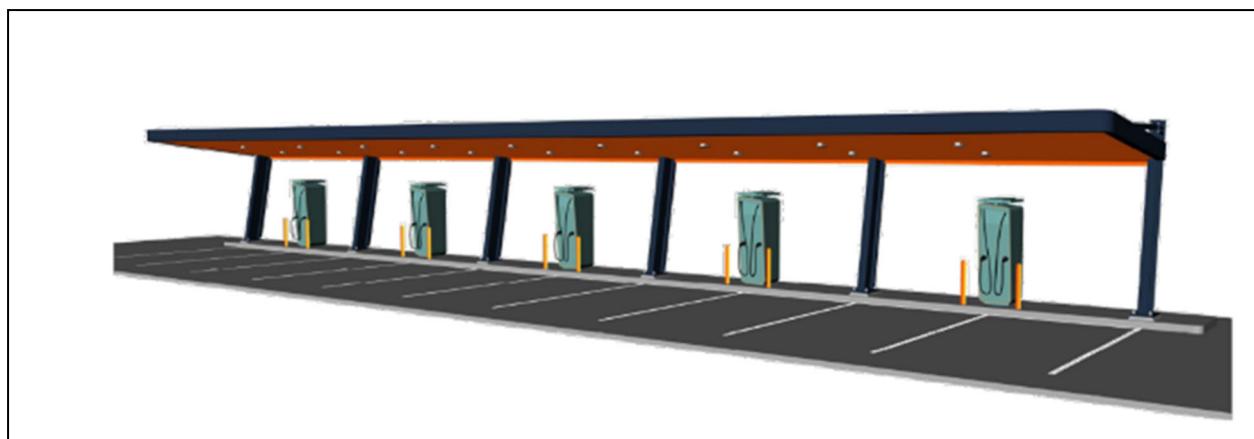
DRB Panel A did not meet in December.

DRB Panel B did not meet in December.

DRB Projects Under Review

During December, 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



Proposed Vehicle Charging Stations with Canopy at Barber Street and Boones Ferry Road

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 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 December, the project team held work sessions with the Planning Commission and City Council to present a Code Audit Memo and gather input on options for Development Code updates that will enable the City to offer a transparent and customer service-friendly residential development review process. Feedback received at these work sessions will inform preparation of draft Development Code amendments. The amendments related to Section 3 of SB 974 must be in effect by July 1, 2026.

Planning Commission

On December 10, the Planning Commission held a work session where they provided feedback on Part 1 of the Housing Statutory Compliance Project.

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness (WILR) project combines a focused analysis of development potential in the Basalt Creek Concept Plan area with a citywide Economic Opportunities Analysis and Economic Development Strategy. Together, these efforts are designed to guide long-term job growth and land use planning. In December, staff and the consultant team completed a draft of the Basalt Creek Infrastructure Funding Analysis, which serves as a critical appendix to the WILR project. The draft analysis is scheduled to be presented to the City Council at the January 5, 2026 Council Work Session.