

Monthly Report

Building Division

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

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



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

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

City of Wilsonville Building Division FAQs.

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

Economic Development Division

This month's report will highlight some incremental, but important economic development wins the City has enjoyed over recent months. While we continue to experience some very visible commercial vacancies, there are also important, but less visible business development and real estate development wins happening quietly.

In alphabetical order:

DCI International announced plans to relocate its Oregon operations from Newberg to a newly acquired 24-acre campus in Wilsonville. Beginning in early 2028, the company will consolidate its manufacturing, warehousing, administrative offices, cabinetry production, parts operations, and DCI Edge showroom into a single campus designed to support continued growth and operational efficiency.



DCI International is a leading manufacturer of dental equipment and an industry leader with customers worldwide. The relocation represents a major investment in Wilsonville and reinforces the community's reputation as a premiere location for advanced manufacturing. The project is expected to retain hundreds of high-quality jobs in the region while positioning the company for future expansion. Economic Development staff will coordinate with DCI as it advances toward occupancy. The announcement represents another significant business recruitment success for Wilsonville and further strengthens the city's advanced manufacturing cluster.

Delta Logistics completed and occupied a 58,000 sf addition to their existing location at 9835 SW Commerce Circle. The new buildings, on a +/- 8 acre site, include warehouse/manufacturing development, with the potential future internal addition of two (2) storage mezzanines for total future potential floor area of 62,107 sf, and associated improvements. A portion of the space will be occupied by Delta, while the remainder is available for lease.

Delta Logistics Inc. is a Wilsonville, Oregon-headquartered transportation and logistics company with more than 20 years of industry experience. The company provides freight transportation, intermodal shipping, warehousing, and distribution services to customers throughout the United States. Its transportation services include full truckload, less-than-truckload (LTL), expedited delivery, refrigerated shipping, and trailer-drop services.



Delta also provides intermodal transportation combining truck and rail service, as well as warehousing and third-party logistics (3PL) solutions that support inventory management, fulfillment, and distribution. The company emphasizes technology, shipment tracking, 24-hour dispatch, and customer service as key parts of its operations. From its Pacific Northwest roots, Delta has grown into a multi-state logistics provider serving more than 2,500 customers and supporting businesses with a range of transportation and supply-chain needs.



Economic Development Division

Gerber Gear is moving its headquarters, including manufacturing, executive leadership, sales, marketing, and customer support to Wilsonville. They are currently in the move-in process at 9275 SW Peyton Lane, as they transition and wind down operations in Tigard with an anticipated Grand Opening in November. The Peyton Lane property has been home to Payless Drug, Hollywood Video, and also a call center employing over 1,000. Gerber has repurposed this building into a multi-use, office and manufacturing, scalable solution.

Gerber Gear is a manufacturer of knives, multi-tools, and outdoor equipment. Founded in 1939 in Portland, the company designs dependable products for outdoor enthusiasts, tradespeople, hunters, anglers, and U.S. military customers.

Lamborghini Portland will soon open their location on Parkway Avenue, north of Elligsen Road. The new Lamborghini Portland dealership will be housed in an all-new modern, multi-level facility designed to provide an exceptional customer experience that reflects the prestige of Automobili Lamborghini.

Located along I-5, the dealership will stand as a prominent landmark in Wilsonville visible to the thousands of vehicles passing by every day.

PCB Assembly Express has acquired the property at 27676 SW Parkway Avenue, former home of Gillespie Graphics, a long-time Wilsonville legacy business. A few years ago, Gillespie was acquired by another, larger graphics and vinyl wrap company. That company integrated Gillespie's capabilities and subsequently decided to jettison the Wilsonville location and sell the underlying real estate. The story could be framed as a loss, but instead it presented an opportunity.

PCB Express, formerly located in Tualatin, will now own their real estate (versus leasing) and have space to grow in place in Wilsonville. They bring with them 30 manufacturing and support -related jobs. PCB is a contract manufacturer of Printed Circuit Boards with aspirations to serve the fertile semiconductor supply chain that economically anchors the Portland region.

Planet Fitness has applied for permits to renovate and occupy the space at Argyle Square most recently occupied by Office Depot.

Planet Fitness is known for creating the non-intimidating, low-cost model that has revolutionized the gym industry. Planet Fitness became known as the "Judgement Free Zone®" – a welcoming and friendly community where people could feel comfortable regardless of their fitness level. Today, Planet Fitness has become one of the largest and fastest-growing franchisors and operators of fitness centers in the United States by number of members and locations.

Of course, **Twist Bioscience**, has called Wilsonville its core manufacturing home since 2022. But, the South San Francisco based life science company continues to invest in Wilsonville. They now employ some 300 at their Parkway Avenue location, with an average wage in the six-figures. This summer (2026) they received their third tax rebate under the WIN program, the program that helped influence Twist's decision to choose Wilsonville as the home of their "Factory of the Future." Twist may apply for four more years of annual rebates, after which Twist's \$100M investment will be reflected fully in public agency revenues when the incentive period expires.



Economic Development Division

The **Villebois Village Center** mixed-use project is under construction. This project, developed by Capstone Partners, will (pun intended) be the capstone of the Villebois community, which began construction just over 20 years ago.

Villebois residents have long awaited the completion of the neighborhood's center-piece—the piazza—with surrounding commercial, mixed-use development, emulating a European piazza.

The project will bring 143 units of housing, as well as 2,460 square feet of ground floor commercial space. An additional 7,500 square feet of ground floor space is being constructed as “live/work,” which can, as the name suggests, be used as dual-function commercial and residential space, set up to be easily separated depending on occupant desire and market demand, subject to all applicable city land-use and building regulations.



Honorable mention also goes to **Precision**

Countertops building their own modern manufacturing facility and showroom on Garden Acres road in Coffee Creek, the **redevelopment of the Shari's site** in Town Center, as well as the **Mountain Mike's Pizza** moving into the former Noodles and Co. space on Citizens Drive. Very soon, staff will also be able to disclose another exciting announcement which is currently subject to Non-disclosure Agreement. The confidential project will bring both employment and millions in investment to the City. Staff has also learned that a major national retailer has expressed interest in the vacant **Rite-Aid** space next to Safeway.

While vacancy at the former Fry's, Albertson's, and Cinema properties are real, in each case, there are extenuating circumstances that have prolonged the vacancy period. The vacancy persists, but not for lack of market demand. The Fry's property, and others in Town Center can be used and/or redeveloped in a multitude of ways under the Town Center Zone. The Fry's property is not zoned exclusively for an electronics retail store. Rather, the City determined that the existing approved use is for an electronics retail store. A new use that is not an electronics retail store can absolutely be allowed, but it would require a change of use process or other land-use process.

In short, there are a few tough real estate nuts to crack, but there are good things happening, and investment is continuing in the City.

Economic Development is expected to be at the forefront of the November gubernatorial race, and there is a broad consensus forming statewide that the status quo approach to economic development in Oregon is no longer serving the State. We are looking forward to participating in critical conversations that may shape a new approach. Just today, staff attended a regional meeting that will help inform a new “Comprehensive Economic Development Strategy” for the Greater Portland Economic Development District. Comprehensive Tax Reform and Industrial Land Readiness were leaders among the issues participants identified as top priorities.

In every challenge there is opportunity.

Onward.

Annual Street Maintenance Projects (4014)

This summer, the City completed crack sealing and localized pavement spot repairs in the Fox Chase, 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 is currently evaluating slurry sealing to follow and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2027.

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

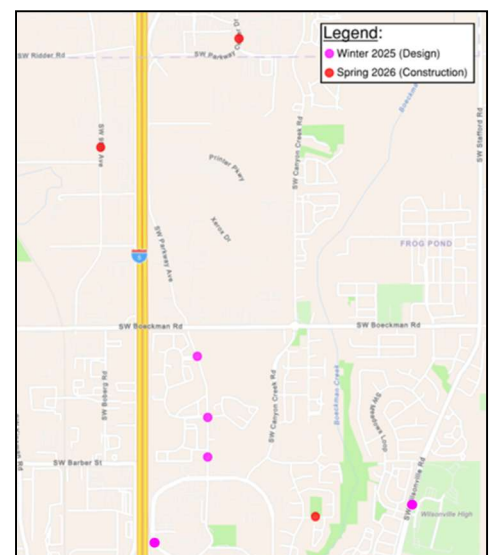
FY 2026-27

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

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

Annual Pedestrian Enhancements (4717)

Design of additional crossing improvements are underway for three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. This package of upgrades also includes accessibility improvements at the north-bound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the southbound bicycle lane on Town Center Loop West to a nearby shared use path. Plans have progressed to final design and bid package preparation for construction in summer 2027.



Engineering Division, Capital Projects

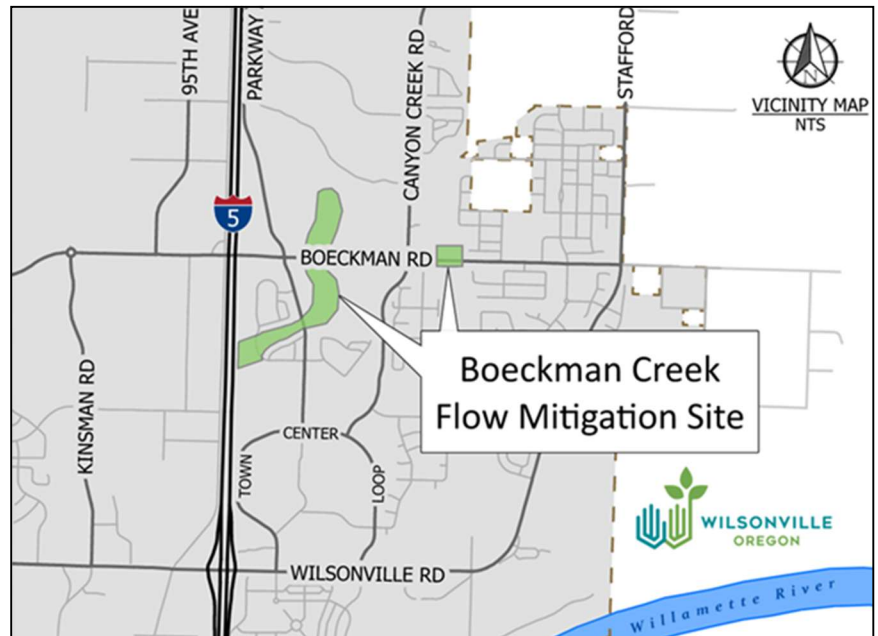
Boeckman Creek Flow Mitigation (7068)

This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek.

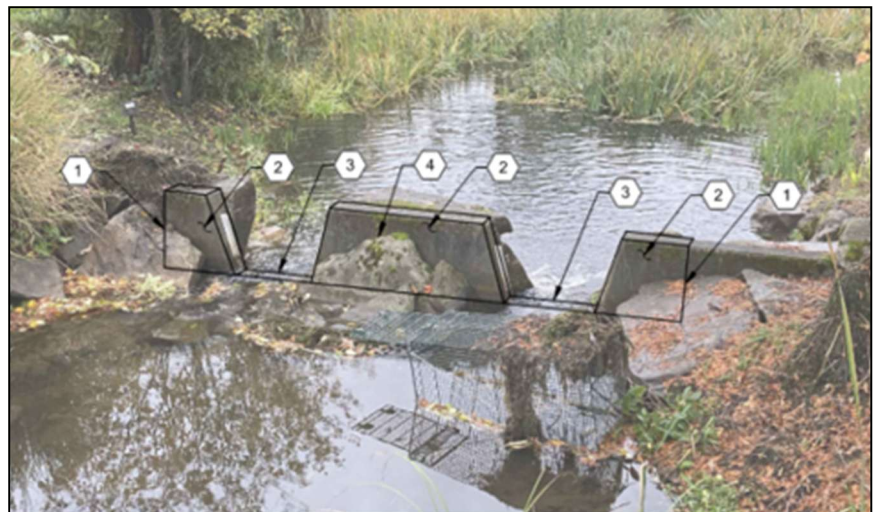
Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge.

Interlaken Inc. has been awarded the construction contract, and construction is in progress as of early June. 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 Avenue and Ash Meadows



Map of the general project area



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

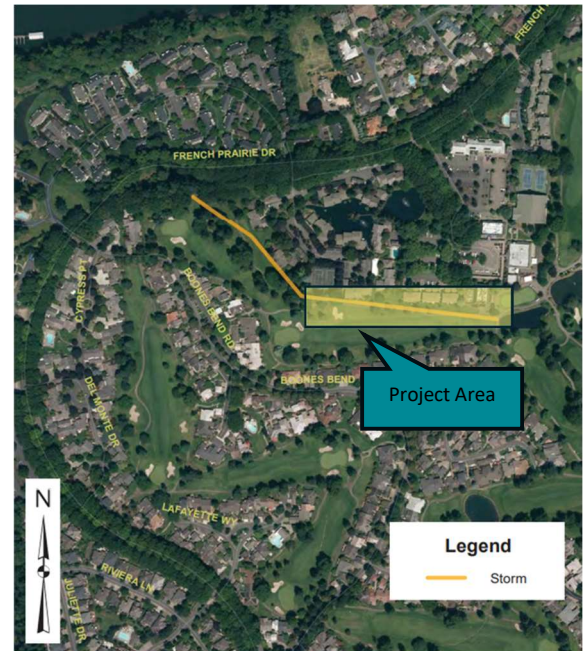
Brown Road Improvements Project (4216)

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. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction was released in March 2026. The contract was awarded to Knife River, and a final Community Meeting was held on May 13 at Tranquil Park to provide an opportunity for neighbors to meet the project team, learn more about construction activities, and ask questions. The contractor has mobilized to the site and is coordinating with homeowners and utility providers to support efficient scheduling and communication. Construction is expected to be completed by the end of 2026. Temporary lane closures and traffic delays are expected throughout the project, with updates about traffic control communicated by the project team.

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 a portion of the pipeline collapse or become plugged. Final bid package preparation is underway for advertisement this fall.



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. WSP USA is the engineering design consultant selected for the project.

The 30% engineering design is complete and in City review and comment before proceeding to the 90% design phase. Construction of Phase 1 is anticipated for spring 2027 after environmental 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. DOWL delivered the 30% design to the City in May 2026, and the City has returned comments. The City has negotiated and signed a contract amendment with DOWL to support continuation of design services through completion of the design phase. The City anticipates the 60% design will be delivered to the City in fall 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 (WWTP). The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council in May. Design is tentatively scheduled to be completed in early 2028, with construction starting in spring 2028.

WWTP Backup UV System Replacement (2109)

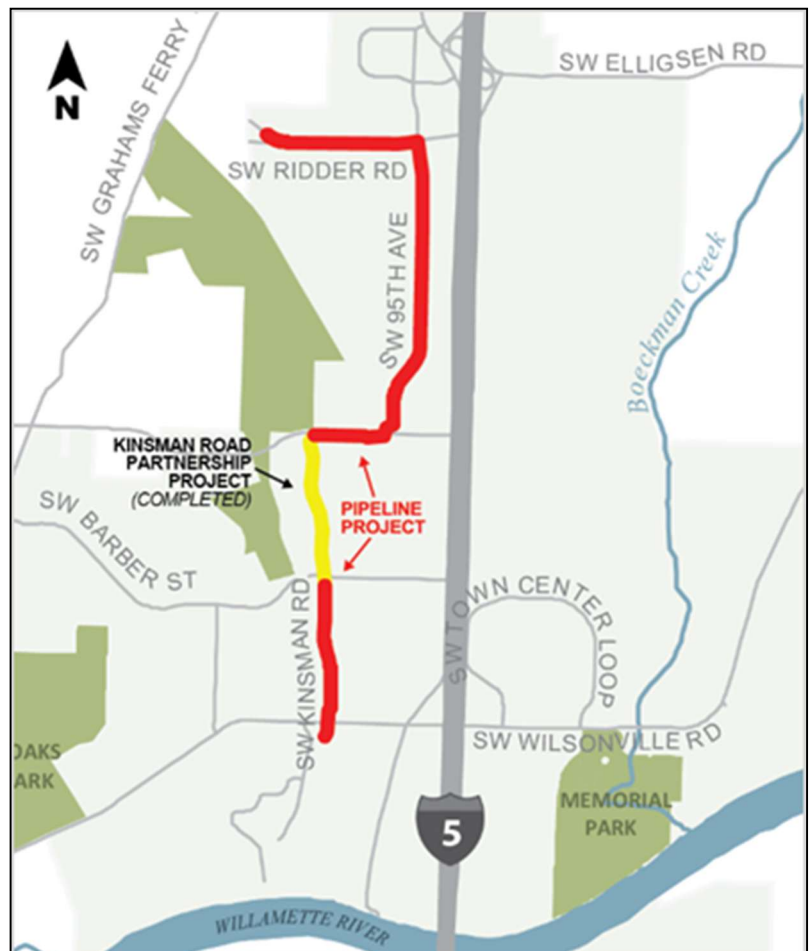
This project will replace the outdated backup UV disinfection system at the Wastewater Treatment Plant (WWTP). The new system will enhance disinfection reliability, ensure compliance with regulatory standards, and provide critical redundancy during peak flows or primary system maintenance. Design is 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 Road and 95th Avenue are expected to be completed by late 2026.



Engineering Division, Private Development

Residential Construction Activities

Frog Pond West

July marks just nine years since the City adopted the Frog Pond West Master Plan, a 20-year planning document. Frog Pond Primary School has been constructed and is ready to open its doors this fall. Frog Pond Neighborhood Park is ready for families to enjoy, even as we await meadow plantings this fall. A majority of the Boeckman Creek regional trail has been constructed through the neighborhood. Of the 181 acres of land in this community, 171 acres have been through the land use process. Home construction in the Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, Frog Pond Ridgecrest, and Frog Pond Vista subdivisions is underway. Infrastructure construction is nearly complete at Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road. Once street lights have been energized, the plat will be recorded and home construction will commence.



Frog Pond Neighborhood Park



Frog Pond Petras

Canyon Creek South Phase III

Home construction is anticipated to begin in the fall.

Planning Division, Current

Administrative Land Use Decisions Issued

- 1 Class 2 Administrative Review
- 5 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In August, Planning staff collaborated with developers and contractors to ensure construction activities align with approvals from the Development Review Board and City Council. Active projects include:

- Residential subdivisions in Frog Pond West and on Canyon Creek Road S
- A new primary school in Frog Pond
- A new neighborhood park in Frog Pond
- A new car dealership on Parkway Avenue
- Villebois Village Center Mixed-use Development
- Electric Vehicle (EV) charging station on Barber Street

Development Review Board (DRB)

DRB Panel A met on August 10 and approved an application for two new storage buildings totaling 2,000-square-feet, a 200-square-foot canopy covering the material transfer area, a 50' tall CO2 tank, and other site improvements for Twist Bioscience located at 26600 SW Parkway Avenue.

DRB Panel B did not meet in August.

DRB Projects Under Review

In August, Planning staff advanced the following projects in preparation for Development Review Board hearings:

- Twist Bioscience storage buildings at ParkWorks
- Stafford Ridge, the first proposed development in Frog Pond East



Twist Bioscience – Proposed Storage Buildings

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 2 of the project focuses on compliance with HB 2138 (2025), including modifications to the City's middle housing definitions, middle housing land division process, and the creation of clear and objective standards for tree removal related to housing development. The project also incorporates statutory requirements that have been adopted in recent years but have not yet been addressed in the City's Development Code. In August, the project team gathered input on community priorities for approaches to tree removal standards for residential development at Party in the Park and via a short survey on Let's Talk, Wilsonville! This feedback will inform preparation of draft Development Code amendments related to tree removal for housing development, anticipated for adoption by the City in late 2026 to early 2027.

Planning Commission

On August 12, the Planning Commission held a public hearing after which they unanimously recommended that the City Council adopt Development Code amendments regarding building heights in the Town Center Zone. The Planning Commission also held three work sessions. At the first work session regarding Transportation Performance Measures, the project team addressed questions and Commissioners provided feedback. At the second work session, the commission provided final feedback on Draft Basalt Creek Master Plan and Technical Appendices. At the third work session, the Planning commission provided feedback regarding the Chapter 4 Code Amendments related to code enforcement.

Basalt Creek Master Plan

The Basalt Creek Master Plan (BCMP) builds upon the vision and framework established by the 2018 Basalt Creek Concept Plan (BCCP), which identified preferred land uses, transportation and infrastructure systems, and implementation strategies to guide future urbanization of the Basalt Creek Planning Area (BCPA). Since adoption of the BCCP, the City of Wilsonville has completed key implementation actions, including amendments to the Urban Planning Area Agreement, City of Wilsonville Comprehensive Plan, and Transportation System Plan to support coordinated future development in the area. In August, Staff continued advancing the Basalt Creek Master Plan and associated Comprehensive Plan and Development Code amendments through the adoption process. On August 12, 2026, the Planning Commission held its third and final work session, reviewing the final Master Plan, proposed amendments, supporting technical analyses, and changes made in response to previous feedback. The Commission expressed general support for the proposal and requested that a definition of Data Center be added to the Development Code amendments. On August 17, 2026, the City Council held a work session to review the Master Plan, implementation package, and major policy considerations. The Council supported moving the package forward without additional changes. Following these meetings, staff began preparing the final materials for the Planning Commission public hearing scheduled for September 9, 2026.