

Building Division

The Oregon Plumbing Code and the City of Wilsonville Code of Ordinances protect our public sewers from damage. The Community Development department oversees the effort to ensure this. The Building, Engineering, Natural Resources, and Industrial Pretreatment (Public Works) Divisions work together sharing plan reviews, field inspection data, and other information. Each division helps the others understand the many different regulations and standards involved in providing this protection for the public.

One example is a local vehicle rental business. The plumbing inspection revealed an oil/water separator vault that had been incorrectly modified at some time in the past. The separator was corroded and broken. This condition was not known until the new underground plumbing was installed. Although the plumbing drains were connected to the bad oil/water separator, the inspector stopped the installation until a correction or replacement could be made. This action prevented diesel, oil, grease, and other flammable substances from entering the public sewer or the surrounding ground.

Diligent inspections and sampling by the Industrial Pretreatment and the Natural Resources Divisions along with continuous construction contractor education keep our systems safe.



Oil separator vault—bad, removed from service

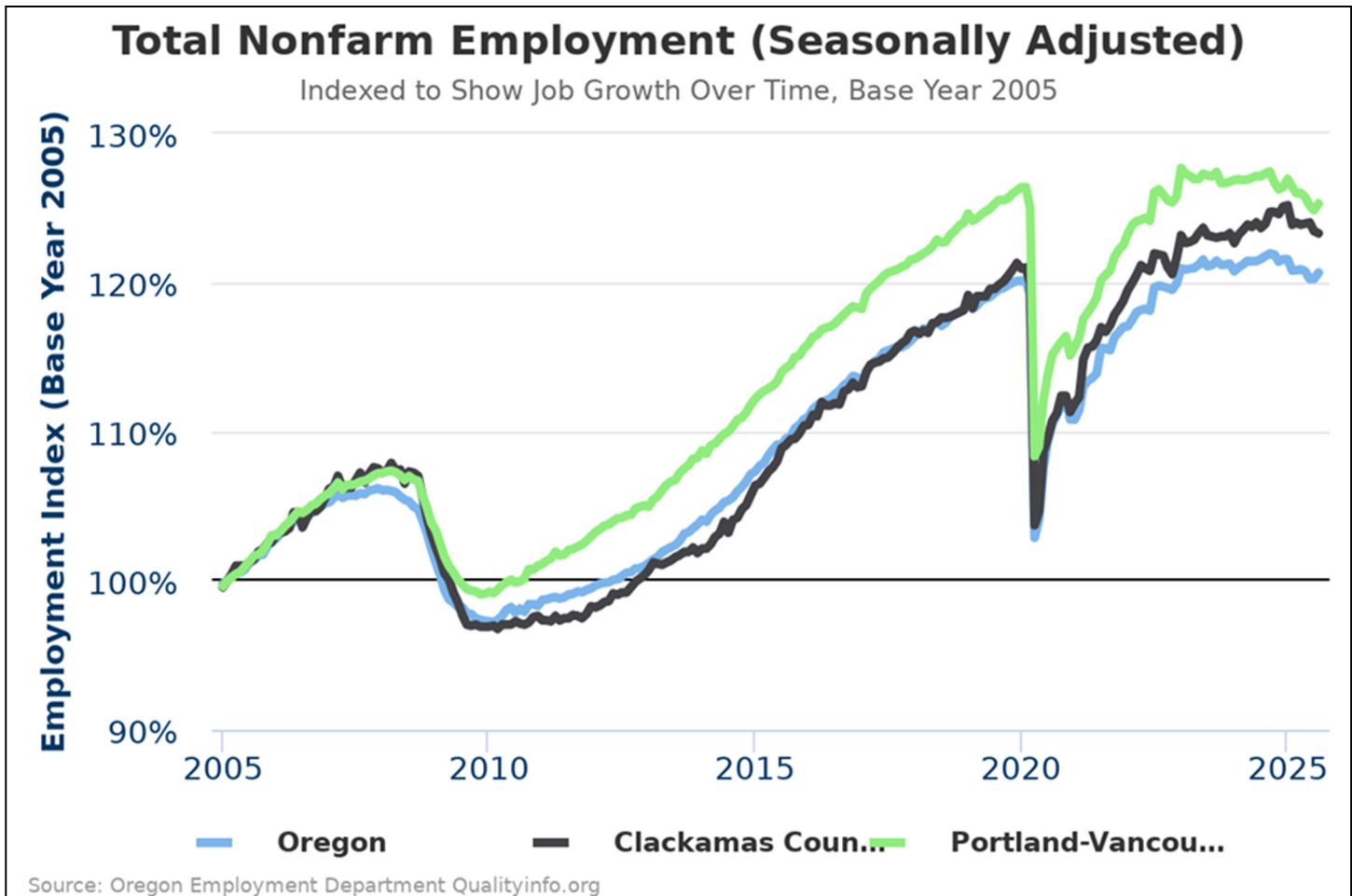


Oil separator vault—new replacement

Economic Development Division

Notes from the Desk of the Economic Development Manager

As 2025 wraps up, the national economy is showing a mix of good and not-so-good signs. The U.S. economy is still growing, but more slowly than earlier in the year. Inflation has come down from its peak but remains higher than many families and businesses would like. Hiring has also cooled, which is creating uncertainty about how strong the economy will be heading into 2026.



In Oregon, job growth has been weaker than the national average for much of the year. Recently, though, the state posted its strongest monthly job gains since 2022, suggesting that conditions may be stabilizing after a soft stretch.

For Wilsonville, these broader trends influence local hiring, business investment, and demand for industrial and commercial space. As the year ends, key things to watch include: national inflation and interest-rate decisions, Oregon's monthly jobs reports, and local activity in Wilsonville's manufacturing, logistics, and retail sectors. These indicators will help show whether the local economy is heading into 2026 on steady footing.

Economic Development Division

Planning Commission Briefed on EOA and EDS

On November 12, the Planning Commission heard from Associate Planner, Cindy Luxhoj, Economic Development Manager, Matt Lorenzen, and consultants from ECONorthwest. The commission was briefed on two components of the Wilsonville Industrial Land Readiness (WILR) project: the Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS). While the EOA is a land-use planning exercise, which inventories buildable employment lands (commercial and industrial) in the City and determines if the City has sufficient lands for a 20-year development horizon, the EDS is the strategy document which speaks to how the City can maximize the utility of its current and future employment lands.

The EOA shows the City has a small surplus of industrial land, and a deficit of commercial land, for the next 20 years. However, the commercial land deficit has an asterisk/footnote. Because there is so much re-use and redevelopment potential in the City, particularly in Town Center, the commercial land deficit is actually quite small. From a policy perspective, staff feels maintaining a small deficit is actually not just prudent but also smart, as it will place market pressure on filling current vacancies, rather than developing new at the periphery of the City.

The EDS has six (6) outcome areas of focus, with corresponding action items. The six (6) areas address Coffee and Basalt Creek industrial areas, Town Center, Zoning and Infrastructure generally, Retail and Restaurant expansion, employment opportunities and wages, and the City's status in the region as a major employment and economic driver. Some of these outcomes depend on additional/new funding, and/or staff capacity. The City Council will review the EOA and EDS with staff at their December 1 meeting. They will need to provide policy guidance and their opinion of prioritization in order to focus resources where they see the most value and opportunity.

State of the Westside

The 2025 State of the Westside event on November 20 brought together business and policy leaders to examine Oregon's economic competitiveness. Panelists discussed recent survey data showing that nearly one quarter of Oregon companies were contacted by out-of-state recruiters, and that most of those ultimately chose to expand or relocate elsewhere. This trend, they emphasized, is already affecting where employers invest and hire.

Speakers pointed to several contributing factors, including higher operating costs, workforce challenges, and regulatory and permitting delays that make Oregon less competitive. With the state facing ongoing economic uncertainty, they stressed that losing business investment also threatens the income-tax revenue that funds essential public services.

Despite the concerns, the event highlighted opportunities for improvement—particularly around clearer statewide economic strategy, streamlined processes, tax reform, and stronger coordination across jurisdictions. The overall message: competitiveness can improve, but action is needed now.



Economic Development Division

Mayor and Staff Welcome OSCU to Wilsonville

Last week the community came together to celebrate Oregon State Credit Union's (OSCU) brand-new branch at 25529 SW Gwen Drive with a ribbon-cutting and Grand Opening event.

The new full-service branch is part of OSCU's expansion throughout the Willamette Valley, and brings a wide range of banking services — from personal and business banking, savings and checking accounts, loans and mortgages to wealth management and 24/7 ATM access — directly to Wilsonville residents and businesses.



At the ribbon-cutting event, on November 21, co-hosted by the Chamber of Commerce, the Mayor shared remarks and welcomed OSCU to the City. He cut the ribbon with OSCU CEO Gary Shuette, depicted above.

From the City's standpoint, the new branch represents a win for Wilsonville — offering residents and businesses easier access to financial services, strengthening local banking options, and contributing to the city's economic vitality.

Local Business Newsletter

The latest newsletter can be viewed at: <https://bit.ly/ec-dev-news>

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.

- **Planned Construction**

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

- ◇ 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 fiscal year (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)

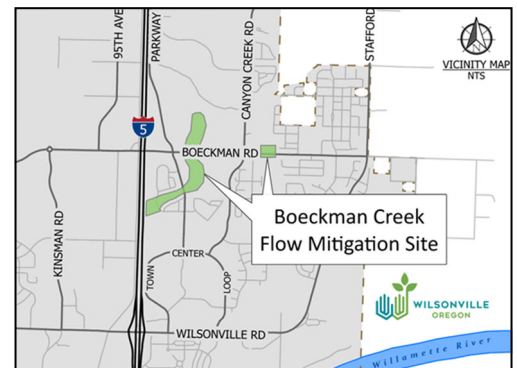
This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring of 2026. These locations include: mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, mid-block crossing on Wimbledon Circle between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. New efforts are underway for upgrades at three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive, with engineering design in winter of 2025/2026.

Engineering Division, Capital Projects

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 early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. 100% plans have been submitted to the City and are under review. Property acquisition is underway with purchase offers recently presented to property owners. Several Owners have agreed and easements are being recorded. Bidding is expected in January. 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



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. Capital improvement project (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 (2) 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.

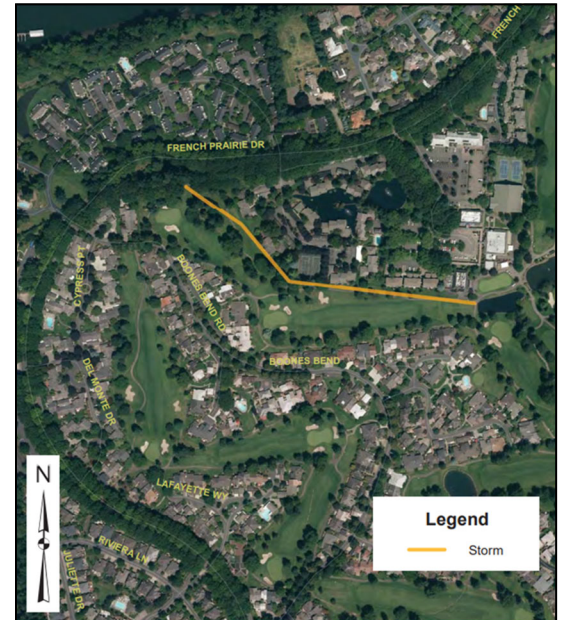
Brown Road Improvements Project (1148)

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 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 90% design to the City in September 2025, and the City has provided comments. A third Community Open House is planned for December 3, 2025 at Wood Middle School to present updated designs and concepts with the community and any other interested partners. Council approved property acquisitions required to complete the project in August 2025, and the right of way acquisition process is underway. 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. The project is currently negotiating a Task Order for engineering design off the current On-Call Civil Engineering list.



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 (2) 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 Request for Proposals was advertised for engineering design and survey fieldwork/data collection, and the project is in negotiations with the selected Consultant on scope and fee for the project.

Data collection and engineering design is anticipated to start in a few months, 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 (2) 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 early 2026.

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 on 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 November 2025.

Completed Major Elements: Grading and landscaping of the site, reservoir construction and concrete pre-stressing, onsite utilities, fencing, transmission main installation, and paving of Tooze Rd.

Tank construction and pre-stressing were completed in March, with transmission main testing completed in August, followed by disinfection and testing of the reservoir in September. The Tooze Road transmission main installation and paving are complete. Final testing and commissioning of the new reservoir are scheduled for December 2025.



Waterproofing the tank exterior base

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 final completion expected in December 2025.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Programming of the new electrical transformer, switchgear, and generator is currently underway, after which the project will be complete.

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 (7) 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 plat has been recorded. 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

Natural Resources Division

Arrowhead Creek Park Pollinator Garden

On November 15, 2025, the City and Friends of Trees hosted a planting event at Arrowhead Creek Park. Seventy volunteers participated in the planting event, which included the installation of 600 native plants in an existing pollinator garden.

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

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

Construction Permit Review, Development Inspections, and Project Management

In November, 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)

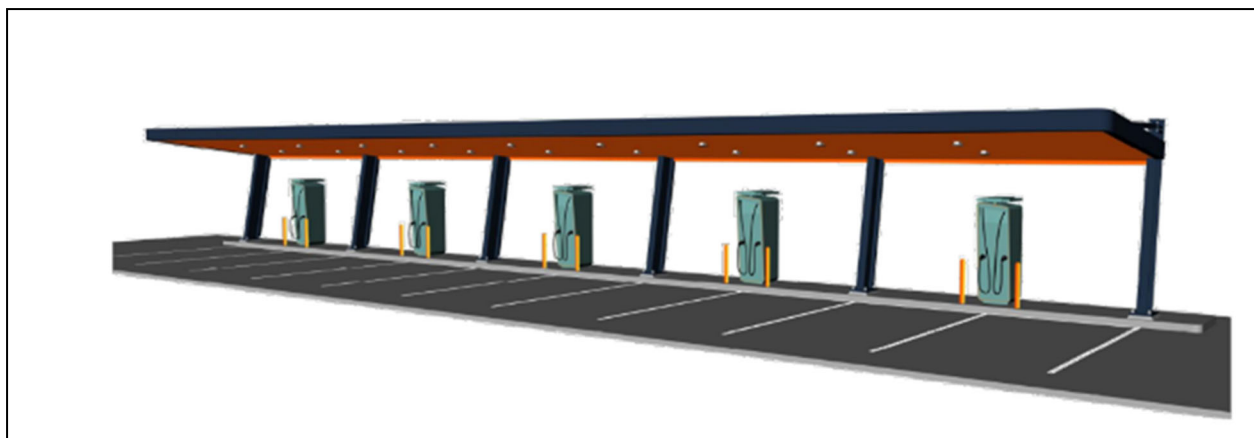
DRB Panel A did not meet in November.

DRB Panel B did not meet in November.

DRB Projects Under Review

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

- Modular offices at Republic Services
- Vehicle charging station at Barber Street and Boones Ferry Road
- 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 November, the project team continued work on a Code Assessment Memo that will identify where changes to the City's Development Code are required, along with options for other updates that will enable the City to offer a transparent and customer service-friendly residential development review process. The project team will share this memo with Planning Commission and City Council at work sessions in December. Development Code edits related to Section 3 of SB 974 must be in effect by July 1, 2026.

Planning Commission

On November 12, the Planning Commission held a work session where they provided feedback on the draft Economic Opportunities Analysis and Economic Development Strategy for the Citywide portion of the Wilsonville Industrial Land Readiness (WILR) 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 November, consultant work in Basalt Creek continued to refine land use options for the West Railroad area and advance an infrastructure funding plan. The consultant team also completed a draft Economic Opportunities Analysis and Economic Development Strategies, which will be presented to the City Council in December.