

Monthly Report

Building Division

The City of Wilsonville's Building Division is dedicated to ensuring the safety and well-being of its residents through effective building regulations and inspections. As we enjoy the beautiful Oregon summer, the Building Division encourages residents to take advantage of the warm weather to enhance their homes and properties.

One popular summer project is adding or upgrading outdoor living spaces.

Whether it's building a new deck, installing a patio cover, or creating an outdoor kitchen, these improvements can provide a great space for family gatherings and relaxation. Before starting any construction, it's important to check with the Building Division to ensure that your project complies with local codes and regulations. This will help avoid any potential issues and ensure that your new space is safe and durable.

Another summer suggestion is to consider energy-efficient upgrades. With the longer days and increased sunlight, it's a perfect time to install solar panels or upgrade your windows and insulation. These improvements not only help reduce energy costs but also contribute to a more sustainable environment. The Building Division can provide guidance on the necessary permits and inspections for these projects.

For those looking to enhance their landscaping, summer is an ideal time to install new irrigation systems or build garden structures like pergolas and greenhouses. These additions can improve the aesthetic appeal of your property and provide a functional space for gardening and outdoor activities. Again, it's crucial to consult with the Building Division to ensure that your plans meet all necessary requirements and to acquire permits if needed.

Lastly, summer is a great time to perform routine maintenance on your home. This includes checking for any structural issues, repairing or replacing damaged siding, and ensuring that your roof is in good condition. Regular maintenance can prevent more significant problems down the line and keep your home in top shape.

The Building Division is here to support residents with their summer projects, providing the necessary information and assistance to ensure that all work is done safely and in compliance with local regulations.



Economic Development Division

Advancing Town Center-Related work

The month of July 2026 consisted primarily of Town Center-related work, while remaining responsive to resident and business communications (email!).

Economic Development staff was responsible for working with consultants Tiberius Solutions and Elaine Howard Consulting to produce the DRAFT Town Center Development District Plan, an urban renewal plan, and the Accompanying Report. Each document, some 50 pages each, contains extensive narrative, as well as financial data. If adopted, after the November general election, they would become governing documents of the City for up to 28 years. Getting these documents right was of critical importance.

In addition to the proposed urban renewal plan and report, economic development staff assisted with the development and publication of community-facing communications, related to Town Center.



Wilsonville Chamber Affirms Indefinite Pause in Operations

On July 21, the Wilsonville Chamber sent an email to its members:

“Since putting our operations on pause earlier this year, we have evaluated options to continue to serve our business community. Despite these efforts, it is important to inform our Chamber community that there are no present plans to formally re-open our doors for Chamber business and the Chamber operations will remain inactive indefinitely.”

In the same email Wilsonville businesses were invited to a networking event hosted by the West Linn Chamber of Commerce—in Wilsonville at the Hilton Garden Inn.

Staff attended the event and took the opportunity to reconnect with familiar faces while visiting at length with the CEO of the West Linn Chamber.

While Chambers of Commerce are member-based organizations, and the City would likely not be the appropriate entity to fill the role of the Wilsonville Chamber, staff will continue to evaluate the local business climate, meet with local businesses, and consult with the City Council and administrative leadership about the potential for the City to host or co-host networking functions such as the event hosted by the West Linn Chamber.

Chamber members have communicated to staff that such networking opportunities were one of the most valuable aspects of Chamber membership. Facilitating such meetings may be an appropriate role for the City and Economic Development staff, without attempting to perform other typical Chamber functions.

Engineering Division, Capital Projects

Annual Street Maintenance Projects (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 summer, the City completed 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 is currently evaluating slurry sealing to follow and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2027.

The City also completed 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 Cahalin Road to Day Road

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 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

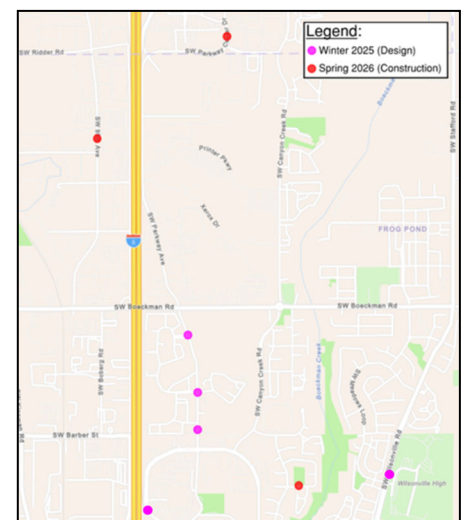
1. Parkway Center Drive from Elligsen Road to Burns Way
2. Sun Place from Best Western to Parkway Avenue

Century West delivered the 90% design for fiscal year (FY) 2026-2027 road rehabilitation to the City in June of 2026, and the City is reviewing and preparing comments.

Annual Pedestrian Enhancements (4717)

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in construction targeted for this summer. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Circle South 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, and construction is in progress as of June.

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 northbound 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)

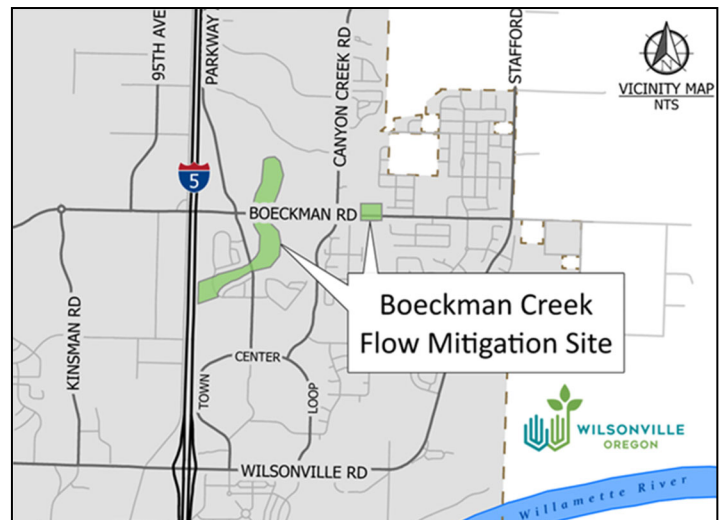
This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed 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.

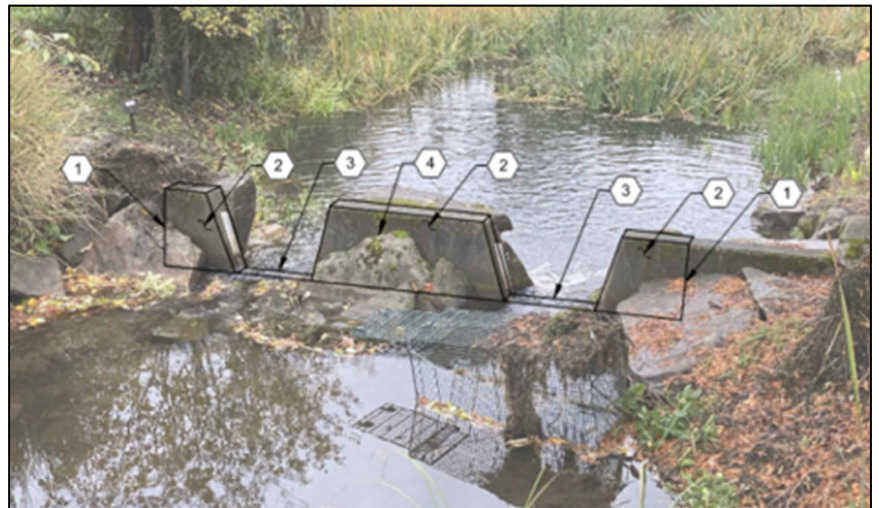
- The dam removal and dig out under the new Boeckman Bridge
- Replacement of overflow grating and weir modifications internal to the Siemens Campus
- Replacement of an undersized culvert on Boeckman Road at the entrance to the Siemens Campus
- Modifications to City piping under Parkway Avenue and Ash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

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, 2026, 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 contractor.



Map of the general project area

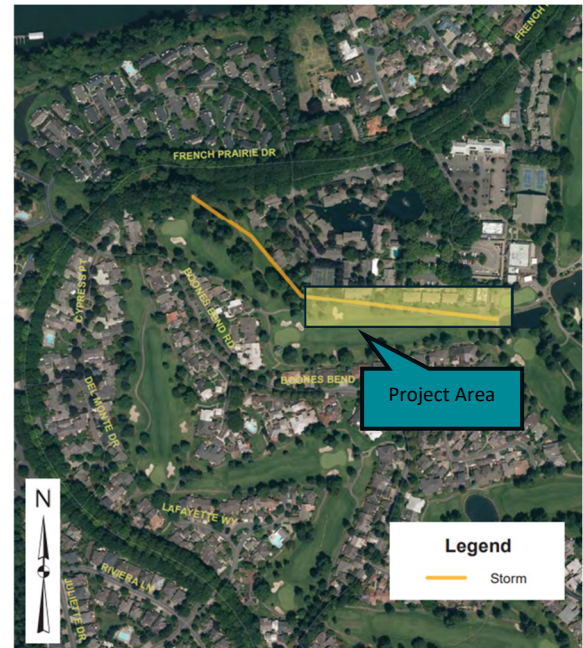


A flow weir structure shown above will need modified as a part of the project.

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. 3J Consulting has completed their 90% Design milestone as of the end of June and is progressing into final design and bid package preparation.



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.

Engineering design has begun, after a review of an alternatives analysis prepared by the design team based on the initial survey and data collection of the existing site conditions. 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. DOWL delivered the 30% design to the City in May of 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. 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 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 revised open space improvements went before the Development Review Board for review on July 12, 2026.

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, Frog Pond Ridgecrest, and Frog Pond Vista subdivisions is ongoing.

- Construction of the Frog Pond Neighborhood Park along Brisband Street is complete! Meadow plantings of the areas shown in the picture below as bare soil will occur in the fall.
- Construction is nearly complete at Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road. The contractor anticipates street lighting to be energized in early August.
- Construction is nearly complete 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. The street lights along Brisband are anticipated to be energized in mid-July.



Frog Pond Neighborhood Park



Frog Pond Petras

Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

In July, 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 July 13 and approved an application for redesign of Tract A Open Space in the Spring Terrace Subdivision.

DRB Panel B met on July 27 and approved an application for upgrades to the PGE Pearl-Sherwood Transmission Line.

DRB Projects Under Review

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

- PGE Transmission Line Upgrade in northwest Wilsonville
- Twist Bioscience storage buildings at ParkWorks
- Open Space revision at Spring Terrace subdivision
- Stafford Ridge, the first proposed development in Frog Pond East

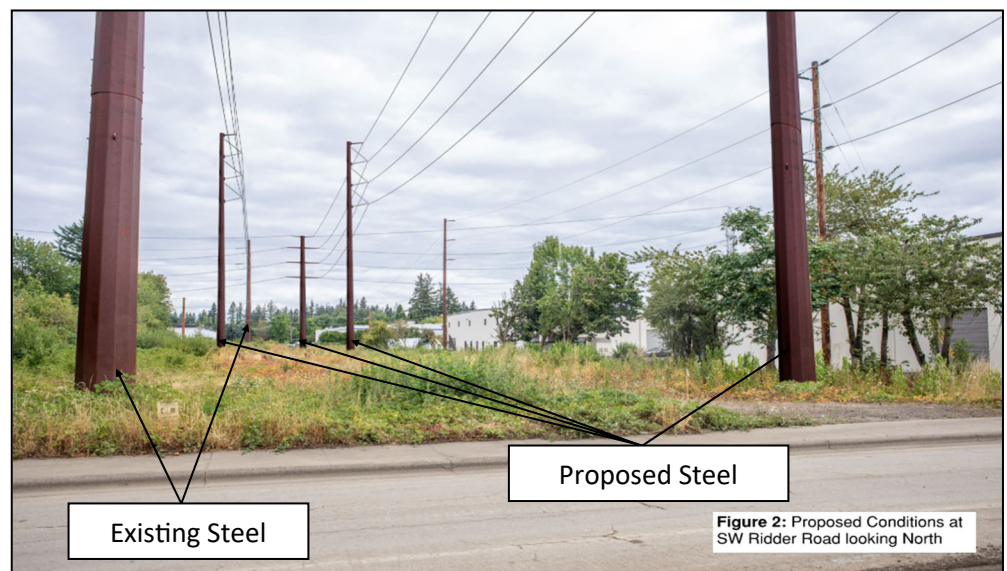


Figure 2: Proposed Conditions at SW Ridder Road looking North

PGE Conditional Use Permit – Proposed Transmission Poles

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. Amendments related to Part 1 of the project, which enabled administrative review of applications for residential development consistent with State law, went into effect on July 1. 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 July, the project team held work sessions with Planning Commission and City Council to present a Code Assessment Memo and gather input on options for creating clear and objective tree removal standards. Feedback received at these work sessions will inform preparation of draft Development Code amendments, anticipated for adoption by the City in late 2026 to early 2027.

Planning Commission

On July 8, the Planning Commission met and held two work sessions. At the first work session the Commission provided feedback on the proposed Basalt Creek Master Plan Code Amendments and Northwest Industrial Zone Pattern Book. At the second work session the Commission provided input on information needed to draft Development Code amendments for the Housing Statutory Compliance, Part 2 project.

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 July, Staff continued advancing the Basalt Creek Master Plan and associated Comprehensive Plan and Development Code amendments in preparation for the adoption process. The Planning Commission held its second work session on July 8, 2026, focusing on the proposed Development Code amendments and related implementation issues. Staff and project consultants are now refining the draft Master Plan, Comprehensive Plan amendments, Development Code amendments, and supporting technical analyses in preparation for a third Planning Commission work session scheduled for August 12, 2026. Staff also continued reviewing and coordinating technical analyses related to transportation, water, sanitary sewer, and other public facility needs necessary to support future development within the Basalt Creek Planning Area. Further preparation is underway for the City Council work session scheduled for August 17, 2026.