

From The Director's Office

Greetings!

The Council's long-standing focus on providing quality multi-modal transportation facilities and promoting community connectivity and mobility is beginning to pay dividends, as is recently evidenced by receipt of the bronze level Walk Friendly Communities (WFC) award as well as the significant satisfaction of the quality of our transportation network by community members who participated in the Community Survey.

In the recent Community Survey, most ratings for mobility in Wilsonville were higher than the national benchmarks, indicating that this area is a strength for the community. About 7 in 10 residents gave positive reviews of the overall quality of the transportation system and ease of travel by bicycle, both of which were higher than the national average, as well as the ease of travel by public transportation (scoring much higher than the benchmarks). About three-quarters of respondents offered favorable ratings to the ease of public parking, ease of travel by car, and ease of walking. A similar proportion gave higher-than-average marks to sidewalk maintenance and transit services, and at least 8 in 10 were pleased with the City's street cleaning and street lighting services.



New playgrounds being installed along the Ice Age Tonquin Trail

Day in and day out, as part of our capital program where the city designs and builds projects, to our significant efforts in partnering with the development community on private projects and investment in our industrial, commercial and residential areas, Community Development Department staff work hard to promote best practices in transportation planning. Whether it be implementing road diets with buffered bike lanes along Town Center Loop, the innovative new cycle track along Garden Acres Road, installation of rapid flashing beacons creating safe pedestrian crossings, or the new separated modes along the Ice Age Tonquin Trail at 5th Street, Staff's focus is providing a safe and comfortable experience for all users allowing folks to easily get where they want to go from where they are.

Confirmation of community member's satisfaction with the City's transportation network is yet another distinguishing factor that makes Wilsonville a highly livable community.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Twist Bioscience

The Building Division issued Final Occupancy permits for Twist Bioscience. Twist is expanding their company to Wilsonville and bringing 400 jobs. More information is at this [Portland Business Journal article](#).

Villebois

The Clermont Subdivision in Villebois is the last subdivision which, when complete, will add 89 more homes. The Building Division issued its first permits this month to begin construction of new homes and regional parks 5 and 6. Shown below is an aerial looking NW with Tooze Rd to the right. More information is at this [Clermont project page link](#).



Frog Pond

Construction continues as the next wave of site work moves forward. Shown below is an aerial looking west from Stafford Road at the bottom, toward the new 71-lot [Frog Pond Ridge subdivision](#).



Economic Development Division

Childcare, A Workforce Development Issue

With input from Clackamas Workforce Partnership, staff developed two surveys that were distributed via multiple channels: a survey for employers to complete, and one for Wilsonville residents and/or employees (people working, but not necessarily living in Wilsonville) to complete. The surveys were open for approximately three weeks and received 121 responses from families and eight responses from Wilsonville employers. Staff will be distilling the survey data and presenting to Council and stakeholders in memo format, in the month of September.



In addition, the results will be passed on to the Clackamas Childcare for All coalition, which is working to build a data-driven case that market forces in childcare have failed, and a set of recommended solutions in order to provide equitable and affordable access to childcare in the county. This, they believe, will mean a larger workforce, and better opportunities and incomes for families. Their work is ongoing.

Vertical Housing Development Zone (VHDZ) Program

Council adopted Resolution No. 2992 – A RESOLUTION OF THE CITY OF WILSONVILLE CLARIFYING THE TAX EXEMPTION CALCULATION METHODOLOGY TO BE UTILIZED UNDER THE CITY'S VERTICAL HOUSING DEVELOPMENT ZONE PROGRAM on August 15, 2022. With this new administrative rule adopted by resolution, we are now ready to field an application for the new program.

We expect an application in short order from Capstone Partners, LLC, the firm developing the final three mixed-use buildings at the Villebois Village Center.

Construction Excise Tax (CET) for Affordable Housing

Staff will present again on the topic of CET on September 19, 2022. During the month of August staff has been conducting research, as requested by City Council in July, including conversations with peer jurisdictions: McMinnville and Milwaukie. Additionally, staff has collected permit data from the building division in order to calculate what a hypothetical CET would have looked like for 1) a residential subdivision, and 2) an industrial project. This research will comprise the presentation material for the September work session. Staff anticipates additional requests for information from Council before/if they direct staff to begin work on implementation.



Economic Development Division

Urban Renewal Task Force (URTF) & Strategic Plan

The URTF met on August 31 to review a draft plan document and recommendations, which were developed by our consultant team with staff support. We received final input from the task force and conditional approval of the document and its contents for consideration by the City Council. The plan provides recommendations for the timely closure of the Year 2000 and West Side plans, slight modifications to the Coffee Creek and WIN Zone plans, as well as direction to explore the new use of urban renewal in Town Center, Basalt Creek Industrial Area, and potentially to support first-time homebuyer/home ownership opportunities and/or affordable housing development generally.

Staff will present the task force recommendations and Strategic Plan document to Council on October 17.

Broker/Developer Engagement

August marked the launch of the first installment of the “Wilsonville Development Update.” This periodic email communication reaches some 350 regional brokers (the most productive in the market), and 50 development firms (those completing mixed-use and industrial products). This communication tool is meant to create interest and excitement around real estate and business development opportunities in the Wilsonville submarket. Future editions will highlight the city’s incentive programs, new master-planned development areas, and projects under development or completed.

Small Business Support

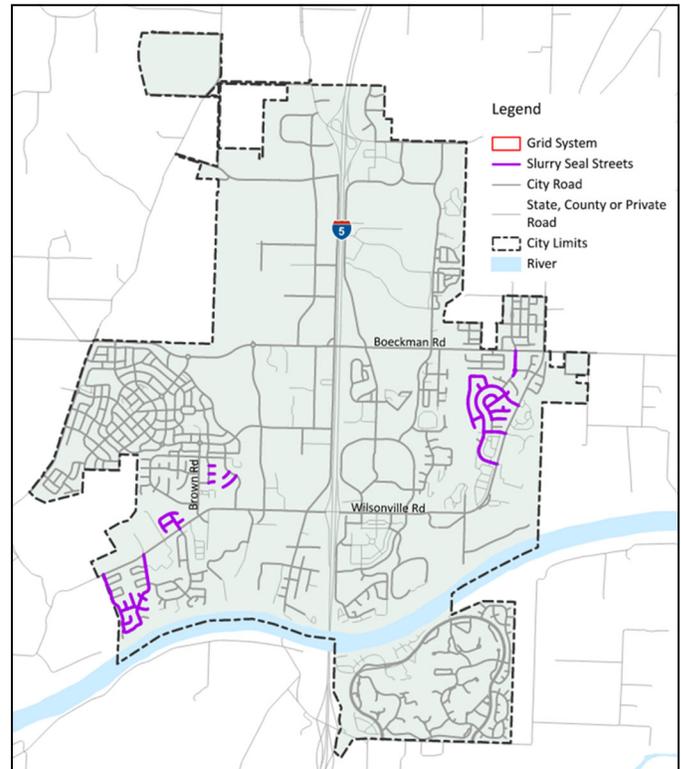
Wilsonville continues to collaborate with Tigard, Sherwood, and Forest Grove on a series of small business education webinars. On September 1, the webinar offers an introduction to negotiating and renegotiating commercial leases, taught by Lewis and Clark Law School. In November, the topic is Transition Planning for businesses (e.g. selling, transitioning to family members/next generation, and/or liquidating assets)—the Small Business Development Center at Clackamas Community College will present.

The webinars have been held virtually throughout the pandemic, and due to their popularity and ease of access will continue in an online format until such time that we hear a demand for in-person trainings. The coalition of cities and “Zoom” format means we have a broader audience for marketing and thus a greater number of attendees, which is important for a positive presenter experience.

Engineering Division, Capital Projects

2022 Street Maintenance

- **Curb Ramp Replacement (4014/4118)** Curb ramp replacements and upgrades are currently under design for the 2023 Street Maintenance summer construction season. The Engineering Division has opted to construct all curb ramp replacements/upgrades in advance of street maintenance work to streamline in-street maintenance and restoration work. Curb ramp work is tentatively planned to begin winter 2022-2023 and complete by spring 2023.
- **Slurry Seal (4014)** The City of Wilsonville, along with various other local jurisdictions, has partnered with City of Hillsboro in a Joint Cooperative Procurement to find savings in economies of scale to secure a contractor to complete the 2022 Slurry Seal project, a child project of the City's Street Maintenance program. The selected contractor, Blackline, Inc., completed the slurry seal work the first week of August 2022 in the following neighborhoods: Willamette Way, Meadows, Guiss, and Montebello-Serenity. Punch list items including remaining striping will be performed in the coming weeks.



5th Street/Kinsman Road Extension (1139/2099/4196)

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road continues. Construction of the new Kinsman Road bridge over Coffee Creek is underway. Construction will continue through February 2023. Arrowhead Creek Lane was closed for realignment with the new 5th Street extension between August 1 through August 19 with Willamette River Water Treatment Plant traffic detoured through Orchard Street and Brockway Street. The work was completed and traffic restored on time (pictured below).



Week of August 1, 2022



Complete August 19, 2022

Engineering Division, Capital Projects

95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipe prior to work being performed by Willamette Water Supply Program for the construction of PLM_1.3 which is scheduled for the fall of 2022. The project's construction contract was executed with Braun Construction in March 2022 and construction was completed in August. Punch list items including remaining striping will be performed during the first week of September.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Due to contractor delay issues, construction is being postponed until weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work. Contractor bonding and legal problems have temporarily stopped this project.

Boeckman Creek Interceptor (2107)

Boeckman Creek Interceptor (2107) This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area, and install a path from Boeckman Road to Memorial Park. The project is currently in scope negotiations with the design consultant.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Progressive Design Build (PDB) Agreement was awarded to Tapani-Sundt Joint Venture by City Council on June 6 with Notice to Proceed issued on June 17. Currently, Right of Entry Permits are nearly completely acquired, and survey and other field work are under way. Geotechnical borings have been completed with preliminary findings presented to the City. Road cross section and design is underway.

I-5 Pedestrian Bridge (4202)

This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over Interstate 5 from Town Center Loop West to Boones Ferry/Barber Street. The design team is incorporating PGE utility undergrounding plans into the construction drawings. Design work is wrapping up until construction funding is identified.

Priority 1B Water Distribution Improvements (1148)

This project involves the design and construction of water main replacements in three areas: Jackson Way, Evergreen Court, and Barber Street. These improvements will improve system capacity and eliminate fire flow restrictions. Design work is underway with plans nearing completion.

Rivergreen and Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020 and design was completed in December 2021. The construction contract was awarded to R.L. Reimers in February 2022, with construction anticipated for completion in early 2023.

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022 with completion expected in 2024.

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)**
This is the WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville and is scheduled to begin fall 2022, with completion in 2024. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans. Also, selection of an inspection services consultant to perform inspection of all City-owned public improvements throughout the project work areas is underway.



WWTP Master Plan (2104)

This project will evaluate capacity of Wastewater Treatment Plant (WWTP) processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed by the end of 2022. A summary of the draft Master Plan findings is scheduled to be presented to the Planning Commission and City Council in summer/fall 2022.

Engineering Division, Private Development

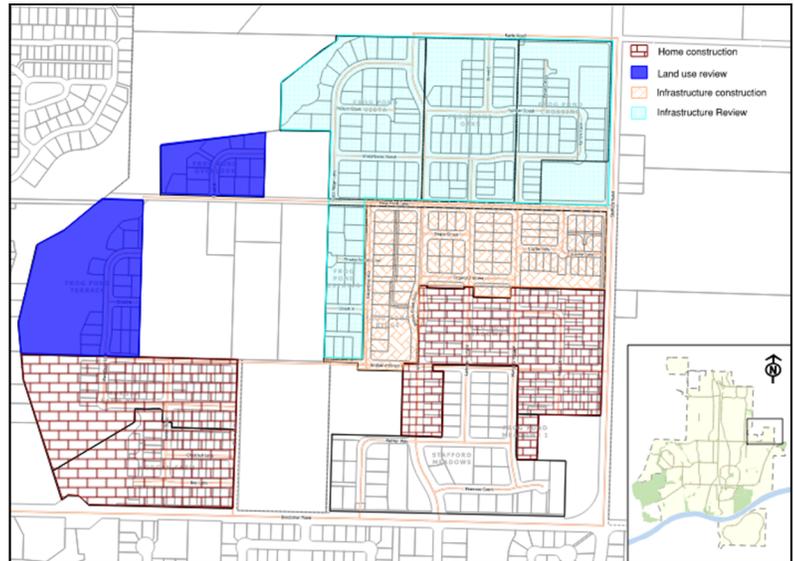
Residential Construction Activities

Canyon Creek South Phase 3

Construction is on hold by the developer as the Engineer is revising construction plans to account for middle housing infrastructure needs.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. The subdivision plat for Frog Pond Ridge Phase I has been recorded and home building by Richmond American Homes will commence soon. The improvements along Frog Pond Lane are not constructed yet but are anticipated in the next couple of months. Once the overhead utilities have been placed underground. Frog Pond Estates, just east of Frog Pond Ridge Phase 2 subdivision, is anticipated to start infrastructure construction in the Fall. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road is anticipated to start infrastructure construction in the Fall. Frog Pond Oaks and Frog Pond Vista subdivisions, located east of the Frog Pond Crossing subdivision and north of Frog Pond Lane will have approved construction plans and aren't anticipated to commence construction until the Spring. Two new proposed subdivisions have started the land use process and are anticipated to go to DRB and Council in August and September.



Frog Pond West

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 began in August and will take approximately four months to complete. Improvements along Tooze Road (pictured) are under construction and anticipated to be complete at the end of August.



Improvements along Tooze Road

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between SW Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along SW Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite grading continues.

Natural Resources Division

Wildlife Monitoring

In cooperation with Portland State University and a wildlife consultant, the City has been able to document through monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife crossings. To date, more than 20 different species have used the passageways, which include deer, coyote, gray fox, rabbit, raccoon, opossum, skunk, beaver, mink, river otter, short and long-tailed weasel, rodents, frogs, and snakes.

In addition, two wildlife cameras have been installed in the Boeckman Creek corridor between Wilsonville Road and Boeckman Road. A multitude of wildlife has been captured on the cameras over the last year.



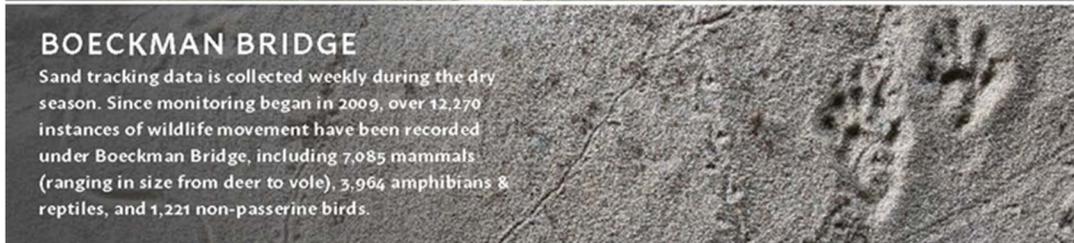
WHY IS HABITAT CONNECTIVITY IMPORTANT?

Wildlife rely on connected patches of habitat to access food, water, shelter, and breeding habitat. The ability to freely move across the landscape supports resilient local wildlife populations that can better withstand disease and disturbance. Habitat connectivity in the form of wildlife crossing structures also reduces wildlife-vehicle collisions, making our roads safer for drivers. With this in mind, the City of Wilsonville has been monitoring several efforts to maintain connectivity within the city.



KINSMAN ROAD

Camera data is collected year round from 4 wildlife crossing structures along Kinsman Road. This is a continuation of wildlife monitoring that began in 2015, prior to the Kinsman Road extension. Over 3,800 instances of wildlife activity have been observed since post-construction monitoring began in September 2018.



BOECKMAN BRIDGE

Sand tracking data is collected weekly during the dry season. Since monitoring began in 2009, over 12,270 instances of wildlife movement have been recorded under Boeckman Bridge, including 7,085 mammals (ranging in size from deer to vole), 3,964 amphibians & reptiles, and 1,221 non-passerine birds.



BOECKMAN CREEK CORRIDOR

In order to demonstrate wildlife activity in the area, camera monitoring of the Boeckman Creek Corridor began in September 2021. Over 1,000 instances of wildlife activity have been observed in just under 1 year of monitoring.

Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In August, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- Clermont Subdivision (Villebois Phase 5 North)
- New industrial warehouse building between Garden Acres Road and Grahams Ferry Road in Coffee Creek Industrial Area
- Wilsonville High School expansion/performing arts center
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A held a public hearing on August 8 for a new gas station and convenience store on Boones Ferry Road just north of Wilsonville Road. After hearing from City staff and the applicant as well as asking a number of questions, the board voted 4-1 to continue the hearing to September 12 to allow information to be gathered and additional expertise to be available to answer questions about traffic.

DRB Panel B held a public hearing on August 22 for an additional subdivision in Frog Pond West. Following the public hearing, the DRB Panel approved the proposed subdivision and recommended approval of the Zone Map Amendment and Annexation to City Council.

DRB Projects Under Review

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

- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Industrial development on Day Road
- New industrial building at Boeckman and Kinsman Roads
- New signs for existing automobile dealership
- Parking addition for industrial manufacturer
- Two subdivisions in Frog Pond West



Rendering of Proposed Industrial Building at Boeckman and Kinsman Roads

Planning Division, Long Range

Aurora Airport

Aurora Airport Good-Neighbor Policies

As an affected jurisdiction, it is important to articulate the relevant land use issues, associated with being a neighbor to an airport, into local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. During August, the project team continued to develop draft policies for City adoption later in the year.

Frog Pond East and South Master Plan

In August, Planning Commission held a work session to provide guidance on residential variety policies for Frog Pond East and South as well as the design of the public realm such as streets, parks, and pathways. August was also an important public engagement month, with four separate in-person events hosted or attended to discuss the project with the community. This included an open-house style event at Murase Plaza, two school-district hosted events, and the City's annual block party. A number of online surveys incentivized by a raffle, were also live during the month of August to get feedback on housing preferences and the public realm. In addition, the project team worked during August to prepare an analysis for needed infrastructure including roads, water, sewer, and storm water to be presented in upcoming work sessions.



FROG POND EAST & SOUTH MASTER PLAN

Planning Commission

During their August meeting, the Planning Commission received a presentation and provided feedback and input on two work sessions, the public engagement strategy for the Transit Master Plan update and Frog Pond East and South. During the seventh Frog Pond East and South work session, additional guidance and input was provided specifically on housing variety policy and the design of parks, open spaces, pedestrian facilities, and bicycle facilities.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During August, the City continued due diligence on the three development teams that submitted responses to the Request for Proposals (RFP) in July. Additional questions were sent to each development team in response to information provided during interviews that were held in July. The project team expects responses to these questions in mid-September, after which a preferred development partner will be selected.

General project information is available on the project website:

<https://ci.wilsonville.or.us/planning/page/wilsonville-transit-center-tod>

Planning Division, Long Range

Wilsonville Town Center Plan

Infrastructure Funding Plan and Urban Renewal Analysis

The Town Center Plan identifies an Infrastructure Funding Plan and Urban Renewal Analysis as two important economic development strategies to support Plan implementation. This work will guide the City in determining how infrastructure investments in Town Center will be funded and will assess if Urban Renewal is a desirable tool to use. During August, the project team continued evaluating funding tools for possible inclusion within the funding plan. Assessment of these funding strategies will continue throughout the summer in preparation for work sessions with the Planning Commission and City Council in the fall.



WILSONVILLE TOWN CENTER PLAN