

From The Director's Office

Greetings,

Over the holiday, I was able to tour numerous construction sites with Building Inspector Mike Ditty, who provided an inside the lines look at numerous elements of three industrial projects, and one mixed-use residential project. During the tour, one thing was clear, Wilsonville is providing construction jobs for hundreds of people throughout the community bringing millions of dollars in new investment into our city.

The first site was Delta Logistics along Day Road. An expansion to an existing trucking facility is underway, with large 18' tall retaining walls being installed along the east property line, anchored by long horizontal soil nails for retention. The site contains difficult ground conditions with considerable basalt rock formations very near the surface, making utility installation particularly difficult and slow. On-site they are crushing the native rock, which is being used for the building pad and sub-grade for the parking lot. Priority Construction are the prime contractors on this project and Built Environment NW is handling the building construction.



On-site with Mike



Delta Logistics site

From The Director's Office (continued)

The next site that we visited was Precision Countertops in Coffee Creek, where a pre-fabricated steel structure is being installed by highly specialized erectors, who take the prefabbed beams, crane them into place and secure them with bolts. To see the delicate balance of massive I-beams being placed in exact locations was truly impressive. PHI Construction are leading this work.



Precision Countertops site

Next, we visited the Citycounty Insurance Services (CIS) office building on Wilsonville Road, which is being constructed by Bremik. This 15,744 SF one-story office includes tilt-up concrete wall panels, which is somewhat unusual for a single-story office building. The rooflines are complex, which may be why this construction method was chosen over stick built.



CIS office building site

Lastly, we visited Vuela at SMART Central which is being constructed by Pacific Cap. The Vuela is a podium building which is separated into a lower portion and an upper portion. The lower portion of the building is one-story and made of concrete and steel. The upper portion of the building, which is four-stories, will be made of wood-frame construction. The site was very active with contractors installing radon vapor barriers with structural rebar and completing the fire rated walls and structural supports that the upper floors will be built upon.

Overall, the field trip was informative and confirmed that Wilsonville is a great place to live, work, play and build!!

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



Vuela site

Building Division

Special Inspections

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

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

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

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

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



Economic Development Division

Wilsonville Industrial Land Readiness

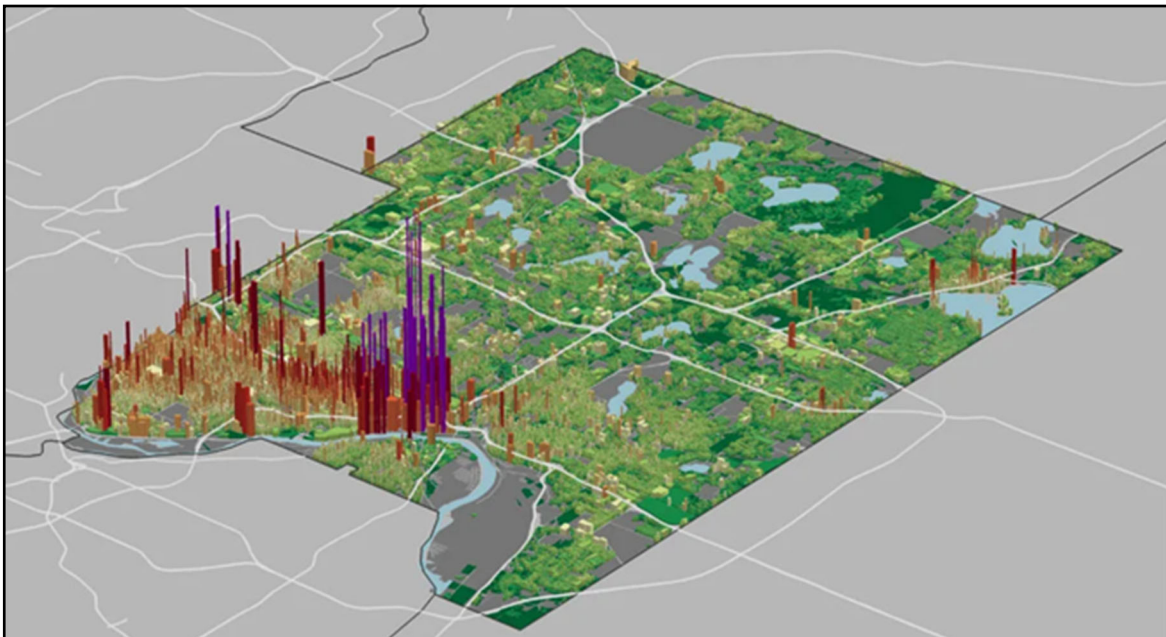
The WILR (Wilsonville Industrial Land Readiness) project gets a mention in this month's report for two reasons:

1. WILR is proceeding as expected and providing staff with the insights and documentation needed to inform the establishment of industrial zoning in the Basalt Creek planning area. The project is now in Phase II, which takes a broader look at industrial and commercial lands citywide. The reports, analysis, and deliverables associated with WILR will be presented to Council during future work sessions in order to inform policy decisions later in the year.
2. Some of the challenges present in Basalt Creek are unique to the area, other challenges are not unique and are common challenges all Oregon cities face as they prepare and promote industrial land for development. Both sets of challenges can be solved with better support, and most importantly, FUNDING, from the State of Oregon.

The Legislature is now in session and staff is supporting several bills that, if passed, will create programming and funding to support industrial land readiness and development, statewide. Staff will provide testimony and data to support these bills as they work through committees and eventually to the House and Senate.

Economic Development and Fiscal Health

The fiscal health of Wilsonville is inextricably linked to the intelligent use of the City's greatest tax revenue generator: land. As the WILR project progresses and the new City Council sets policy citywide during their terms, it will be important to understand how our current development pattern is serving the City from a revenue generation standpoint, as well as how alternative development patterns and policies could improve or diminish the City's fiscal health into the future. To this end, staff began conversations with a vendor called Urban3, who specializes in this type of analysis. They can create a visual model like the example shown below, which demonstrates the fiscal efficiency of the various properties and areas of the city. They can also run separate analyses that account for hypothetical changes to policies and the types of development such policies induce. These insights can be very informative within the context of land-use planning and capital improvement prioritization. Indeed, economic development is predicated upon smart policies and strategic public investments. More to come on this topic.



Economic Development Division

Child Care

As Council directed at the end of 2024, Staff worked with a vendor called Upwards (at no cost), to apply for Clackamas County Community Development Block Grant (CDBG) funds, to support child care providers in Wilsonville—especially in-home providers—to increase capacity and financial viability for their businesses. Funding award decisions will take place in the early spring, with funding disbursed closer to fall 2025. We are in a “wait and see” mode right now until we hear about the fate of our application.

In the meantime, staff has spoken with leadership at DELC (Department of Early Learning and Care) as well as Representative Courtney Neron (a champion for child care) about convening a meeting of our local Child Care Provider Consortium to meet with DELC, Representative Neron, and potentially others, to discuss “on the ground” challenges our providers are experiencing, and to hear from these state leaders about the legislative agenda and any forthcoming regulations and/or programming.

Boones Ferry Messenger Collaboration

Starting in the March edition (in draft form now), the Economic Development Division will begin a recurring “column” in the Boones Ferry Messenger. The purpose of the column will be to provide the community with information about various aspects of the City’s economy, including major employers, new development projects, vacant or other properties that are frequently the subject of public curiosity (e.g. the former Albertson’s/Haggen, and others). The column will also seek to provide information and resources to “would-be” entrepreneurs in the community who may have the ideas and ambition to start a great business.

Staff already has a Local Business Newsletter going to Wilsonville business license holders, as well as a Development Update newsletter that is sent to real estate professionals in the Pacific Northwest. This third publication channel will be focused on resident interests and will round out our outbound communications efforts.

Meetings and Miscellanea

The new year is a good opportunity to touch base with partners and discuss common goals and areas for collaboration and partnership. Staff had numerous meetings this month. Relationships are the foundation for the long game of economic development.

- Wilsonville Area Chamber of Commerce
- Developer/Investor with interest in vacant movie theater property (CONFIDENTIAL)
- Developer with interest in a project in Coffee Creek (CONFIDENTIAL)
- Urban3 (vendor)
- Wilsonville resident/former Port of Portland economic development leader
- Wilsonville resident/business owner
- Westside Economic Alliance

Engineering Division, Capital Projects

2024 Street Maintenance (4014/4118/4725)

Nearing it's completion, the 2024 Street Maintenance Project rehabilitated three sections of roadway, Bailey Street east of Boones Ferry Road, Boones Ferry Road between Wilsonville Road and Bailey Street, and Boberg Road between Boeckman Road and Barber Street. Contained within these streets, 15 pedestrian ramps and 10 pedestrian signal push buttons have been upgraded to meet current accessibility standards.

Other than common punchlist items, the only main item that remains is the wiring of the pedestrian signal poles at the mid-block crossing between Killer Burger and Sonic and the Fred Meyer entrance.

The City expects that this project will be completed in February 2025.

FY25-28 Street Maintenance (4014)

On December 2, 2024, City Council approved signing a contract with Century West Engineering for the design of road rehabilitations in Fiscal Years 2026-28. Meanwhile, staff is working concurrently to complete necessary crack sealing and slurry sealing in Fiscal Years 2025-28.

In Spring 2025, the Villebois neighborhood will receive crack sealing where needed and these same areas will receive slurry sealing summer of 2025. This inexpensive method will delay the need for more costly measures to the roadway, further extending the funds ability to manage the entire road network.

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 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. 30% design drawings have been delivered, reviewed and returned for revisions. Council approved property acquisitions needed for the project. Meetings with property Owners continue to explain the project.

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. 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, however, it was determined additional field investigations are needed to complete the routing study. CIP 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. A public open house was held on September 11, 2024 to seek input on the design to refine the layout. Results of the feedback were generally positive. Geotechnical drilling and other field investigations are schedule for January 20, 2025.



Rendering of the trail and sanitary sewer maintenance path

Engineering Division, Capital Projects

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. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The team is gathering input from the community and evaluating alternatives for typical road sections. An alternatives analysis is being produced and expected to be delivered to the City in early 2025. A second Community Open House is planned for early February 2025 to evaluate preliminary designs and concepts with the community and any other interested partners. The City anticipates construction will begin in Spring of 2026 and will be completed by the end of 2026.

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 Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages.

GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue

Complete!

GMP 2: Meridian Creek Culverts, House Demo

Complete!

GMP 3: Bridge, Roundabout, and Road Widening

- Sewer installation is complete, marking another major milestone for this project.
- Base paving and curbs east of the bridge is complete. Sidewalks are currently being installed and are nearly complete.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
 - ◇ East of the bridge - Most wires have been installed underground. The overhead wires will be removed when the bridge section is complete.
 - ◇ West of the bridge - Utility companies have started moving wires underground. The overhead wires will be removed when the bridge section is complete.
 - ◇ Under the bridge - Conduits are currently being installed under the bridge.
- Work in the roundabout (pictured) at Canyon Creek and Boeckman has started, the first phase of five is completed. Traffic is expected to shift as work progresses.



Engineering Division, Capital Projects

Boeckman Road Corridor Project (con't)

- Trail construction from Boeckman under the bridge is nearly complete.
- Bridge Construction
 - ◊ The bridge deck has been poured (pictured).
- Final asphalt surface and striping to be completed summer 2025.



The entire project is expected to be complete in Fall 2025.

Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station and force main to the I-5 bridge. A construction contract with Tapani, Inc. was awarded by City Council in January 2023, with construction anticipated for completion in February 2025.

Completed Major Elements: Sanitary Sewer Force main, submersible pumps.

The project is 95% complete, with final testing/commissioning/troubleshooting expected to be completed in February 2025.

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 4,000 feet of 24-inch transmission main in 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 the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation and floor installation.

Construction of the reservoir walls is 50% complete, with final wall completion expected in February 2025. Tank construction is expected to be completed in March. Commissioning of the new reservoir is scheduled for spring of 2025.



Reservoir wall forms prior to pour.

The Tooze Road transmission main installation is 75% complete. Installation is expected to be completed in February. Another road closure will occur in late February to connect to the existing City water main. Final paving of Tooze Road will occur in the summer of 2025, followed by fencing and landscaping of the reservoir site.

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

This project will expand the water treatment plant capacity to 20 million gallons to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025.

Completed Major Elements: Larger Pumps, Electrical equipment and generator, seismic improvements, and replacement of portions of the treatment process. Upcoming work includes conversion of an old generator room and installation of an electrical transformer. All work is expected to be completed in the fall of 2025.



Inspection and testing a new finished water pump at WTP

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 2025. 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 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. The northbound lane of 95th Avenue from Boeckman Road to Ridder Road has been temporarily paved and is opened to two-way traffic. Permanent concrete road panel restoration of 95th Avenue to follow in summer 2025.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor continues to work on punchlist items for closeout. The City continues to await submittal of construction drawings for the open space improvements.

Frog Pond West

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

- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, paved the new residential street and a portion of Frog Pond Lane. The contractor is working on punchlist items to complete the subdivision improvements. Significant portions of the Boeckman Trail have been completed with this project.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, has submitted plans for infrastructure construction. Construction is anticipated to commence in spring 2025.
- Frog Pond Primary, the new West Linn-Wilsonville School District (District) primary school on Boeckman Road is working primarily onsite. Sherman Drive has been paved and is fully open to traffic. Other construction is on hold until the District resolves some contracting issues.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, paved in November and is working on punchlist items to complete the subdivision improvements.



Construction continues at Frog Pond Crossing, Frog Pond Oaks and Frog Pond Vista

Natural Resources Division

Memorial Park Riparian Habitat

On January 25, 2025, the City and Friends of Trees hosted a planting event at Memorial Park. Forty volunteers participated in the planting event, which included the installation of 650 native plants in the understory of a forest adjacent to the Willamette River.

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

- 10 Type A Tree Permits
- 2 Type B Tree Permits
- 1 Type C Tree Permit
- 3 Class 1 Administrative Reviews
- 2 Class 2 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

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

- CIS Office Building at Wilsonville Road and Kinsman Road
- Industrial development on Day Road and Garden Acres Road
- New home on Montgomery Way
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on Barber Street

Development Review Board (DRB)

DRB Panel A met on January 13. During the meeting Rob Candrian was elected chair for 2025 and Alice Galloway was elected vice chair. The DRB continued a hearing regarding a sign waiver until their March meeting. In addition the board introduced themselves to new member Janis Stanford and received training from City staff regarding making motions.

DRB Panel B met on January 27. During the meeting Rachelle Barrett was elected chair for 2025, continuing in the position from 2024, and Megan Chuinard was elected vice chair. Following the election of officers the board introduced themselves to new member Dana Crocker and received training from City staff regarding making motions.

DRB Projects Under Review

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

- Residential zone change and partition off Camelot Street
- Sign Waiver for Parkworks campus
- Temporary Use Permit for modular offices at Republic Services

Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

On March 10, 2022, Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution. Executive Order 20-04 was in response to Oregon not meeting its climate pollution reduction goals, one of which was adopted in 2007 by state legislators to reduce the state's climate pollution by 75% by 2050. In response, the Oregon Land Use Conservation and Development Commission (LCDC) developed, and the State adopted, updates to Oregon's transportation and land use planning administrative rules (OARs). These new OARs and local government compliance with them are the core of what is called the Climate Friendly and Equitable Communities (CFEC) program. Among the CFEC requirements is parking reform to remove or substantially reform minimum parking requirements in local government codes based on the State's findings that minimum parking requirements overproduce parking leading to, among other things, inefficient land use, less walkability, and more pollution from driving.

In January, the Planning Commission considered input from City staff and consultants to provide guidance to City Council on which of three compliance methods to pursue. After consideration of the information the Planning Commission expressed support of pursuing Option 1 which involves removing parking minimums for areas of the City (Charbonneau, the western 2/3 of Villebois, and industrial areas in northwest Wilsonville) not already exempt from parking minimums due to proximity to transit. City Council provided further guidance on which compliance option to pursue at the February 3 work session, after which the consultant and City staff will prepare a package of Development Code updates for consideration.

Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In January, the project Task Force held its fourth meeting, reviewing a refined list of actions that may be included in the Housing Production Strategy and providing feedback on which actions to recommend to City Council. Based on this input, City Council will make final recommendations on actions to include in the Housing Production Strategy in early 2025.

Oregon White Oak Response Coordination and Leadership

In January, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon white oak (OWO) trees. Removals have slowed within Wilsonville allowing for focus to shift to research opportunities and data collection. The Oregon Department of Agriculture, Oregon Department of Forestry, and Oregon State University are continuing their efforts to partner with the City and Wilsonville community on research efforts.

Planning Commission

The Planning Commission met on January 8. During the meeting the Commission held two work sessions. The first was to hear from staff and consultants on the Climate Action Plan and provide feedback. The second was regarding the Climate-Friendly and Equitable Communities (CFEC) Parking Compliance and Standards Reform project where they provided input for the Council to consider regarding which compliance option to pursue.

Planning Division, Long Range

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. Consultants finished key work on the first phase of the project, focused on Basalt Creek which will inform upcoming work to reaffirm concepts from the Basalt Creek Concept Plan and define uses in more detail through Master Planning and Development Code amendments. In January, staff work continued to prepare a draft Master Plan document and outline proposed Code amendments, which will be shared with the Council in the coming months. In addition, in January the second, citywide, phase of the project kicked off with a meeting between Staff and consultants.