

From The Director's Office

Greetings,

On September 6 at ParkWorks Industry Center, Twist Bioscience's Oregon home, company employees along with biotech sector specialists, industry leaders and local elected officials gathered to celebrate the company's early successes in Wilsonville. We gathered to celebrate Twist's accomplishments in bringing hundreds of well-paying jobs to Wilsonville and more specifically the first property tax rebate issued under the City's Wilsonville Investment Now (WIN) economic development incentive program.

The WIN Program incentivizes leading businesses to operate in Wilsonville by providing limited-duration property tax rebates for qualifying development projects that create family-wage jobs and add substantial new assessed value in equipment and tenant improvements. Twist, a leading global synthetic biology and genomics company, is the first company to participate in this economic development program. They now employ over 270 employees at their "Factory of the Future" and are the City's seventh largest employer resulting in a positive economic impact on the Wilsonville community.

Mayor Fitzgerald, Council President Akervall, Economic Development Manager Matt Lorenzen and I participated in a clean room tour of Twist's \$80M investment in the factory of the future and observed how the company "writes" DNA on a silicon chip to empower researchers working to improve health and sustainability amongst many other areas. City staff focus on company recruitment to benefit the residents of the Wilsonville community and the local region. With over 20,000 daytime jobs in approximately 800 companies, Wilsonville remains an important economic juggernaut of Clackamas County.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



Mayor Fitzgerald addresses the attendees at the Twist Bioscience celebration.

Building Division

The City of Wilsonville's Building Division plays a crucial role in ensuring the safety and efficiency of the city's infrastructure. One of the key responsibilities of the division is hydrant fire flow testing, which is essential for designing effective building water and fire sprinkler systems.

Hydrant fire flow testing involves measuring the water pressure and flow rate from fire hydrants to determine the available water supply for firefighting purposes. This process is vital for assessing the capacity of the water distribution system and ensuring that it can meet the demands of fire suppression. The testing typically involves opening a hydrant and using specialized equipment to measure the static pressure, residual pressure, and flow rate. These measurements are then used to calculate the fire flow, which is the amount of water available at a specific pressure.

These calculations are critical for designing building water and fire sprinkler systems. The fire flow data helps engineers determine the size and capacity of the water supply system needed to support the building's fire protection requirements. It ensures that there is adequate water pressure and flow to operate the sprinkler systems effectively in the event of a fire. Additionally, the data is used to identify any potential deficiencies in the water distribution system that could impact firefighting efforts.

In Wilsonville, the Building Division works closely with the Fire Department and other stakeholders to conduct hydrant fire flow testing and analyze the results. This collaborative approach ensures that the city's infrastructure is well-prepared to handle emergencies and protect the safety of its residents. By maintaining accurate and up-to-date fire flow data, the Building Division helps to create a safer and more resilient community.



Economic Development Division

It Starts With A Spark

Staff regularly attends the monthly morning “Spark,” hosted by the Wilsonville Area Chamber of Commerce. This month’s networking event and mixer was hosted by Kyle Bunch of Goosehead Insurance, located in Town Center. Staff was able to visit with numerous business owners and met Council candidate, Liz Peters.



While staff focuses a majority of time on developing the traded sector in Wilsonville, these Chamber events are helpful for keeping the City connected to local businesses, which make up the heart and soul of our community.

Annual Business Inventory

Company	Industry - 3 digit NAICS	Company Website	Address
SIEMENS INDUSTRY SOFTWARE, INC	541 Professional, Scientific, and Technical Services	https://eda.sw.siemens.com/en-US/	8005 SW BOECKMAN RD
COLLINS AEROSPACE	334 Computer and Electronic Product Manufacturing	https://www.collinsaerospace.com/	27300 SW PARKWAY AVE
SWIRE COCA-COLA USA	312 Beverage and Tobacco Product Manufacturing	https://www.swirecc.com/	9750 SW BARBER ST
SYSCO PORTLAND INC	424 Merchant Wholesalers, Nondurable Goods	https://www.sysco.com/Contact/Contact/Our-Locations/Portland	26250 SW PARKWAY CENTER DR
COLUMBIA DISTRIBUTING	424 Merchant Wholesalers, Nondurable Goods	https://www.coldist.com/	27200 SW PARKWAY AVE
COSTCO WHOLESALE #766	424 Merchant Wholesalers, Nondurable Goods	https://www.costco.com/	25900 SW HEATHER PL
PRECISION INTERCONNECT	339 Miscellaneous Manufacturing	https://www.te.com/usa-en/home.html	10025 SW FREEMAN CT
TWIST BIOSCIENCE	541 Professional, Scientific, and Technical Services	https://www.twistbioscience.com/	26600 SW PARKWAY AVE
OREPAC BUILDING PRODUCTS	321 Wood Product Manufacturing	https://www.orepac.com/	30160 SW OREPAC AVE
SOUTHERN GLAZERS	424 Merchant Wholesalers, Nondurable Goods	https://www.southernglazers.com/location/oregon/	9805 SW BOECKMAN RD

The table above represents the City’s top ten employers, as measured by full-time equivalent (FTE) employee count. Company names shown in green indicate a year-over-year increase in FTE, while red indicates a decrease. Black represents no growth or attrition in FTE.

Business Licenses renew each year in June. July, August, and September are usually spent collecting delinquent renewals. By October, the City has a good set of data in our enterprise permitting and licensing system, which staff can export into 3rd-party relationship management software for further analysis. This exercise is time-consuming but worthwhile, as it allows staff to strategically reach out, throughout the year, to those companies that are new, expanding, or contracting, to understand how the City and its partners can help those businesses to meet their goals and flourish in place, in Wilsonville.

Welcome to Prime Manufacturing

One such discovery, as described above, was the recent arrival of Prime Manufacturing to Wilsonville. They are a small CNC machining company, manufacturing small metal parts for several industries, primarily aerospace, and increasingly, semiconductor. Staff visited with them in their facility and discussed various opportunities for technical support, capital access, and business networking. They relocated from Estacada, where they had outgrown their space. They have doubled their square footage in Wilsonville and aspire to continue their growth trajectory. They moved to Wilsonville for its I-5 location, robust industrial economy, and access to labor/ machinists from both the Salem/Marion County and Portland areas. Welcome to Wilsonville!

Economic Development Division

Champions for Children Luncheon

In 2023, Council set a goal and directed staff to convene a consortium of child care providers and partners, in order to better understand if and how the City may be able to increase accessibility and affordability of child care in the City.

Staff will be briefing council on November 18 regarding our findings over the past 18 months, as well as presenting new data from a survey of Wilsonville families regarding their experience accessing and affording child care services in the City.

As part of Council's larger effort to support public support for child care, the Council adopted

2025 legislative priorities that call for the legislature to address childcare accessibility and affordability as a social issue, workforce issue, and economic development issue. Indeed, significant labor productivity and wages (income taxes) are foregone each year as families make the difficult decision to have one parent work less or not work at all in order to care for their small children, and school-age children after school ends.

As a symbolic gesture, staff attended the 2024 Champions of Children Luncheon hosted by the Children's Institute (CI). This fundraising event supports the work of CI, who is one of the largest and most influential child care advocacy groups in the State.

Assisting PGE Planning Efforts

Staff hosted PGE business development staff for a tour of the city and its growth areas, where additional distribution and transmission infrastructure may be needed in the future. These site tours are a critical part of PGE's future planning efforts and often spur further conversations about specific public and private development projects. For example, the proposed right-of-way improvements along Parkway Avenue north of Xerox Drive were discussed and future coordination on the undergrounding of electrical services will be a proactive point of coordination moving forward.

OEDA TIF Committee Leadership

In addition to annual dues, the City contributes in-kind to the Oregon Economic Development Association (OEDA) by way of its TIF (Tax Increment Finance) committee. In the current year, the committee is updating its "Best Practices Manual" which has been an important tool for urban renewal practitioners across the state since it was first published in 2014. Staff spent a number of hours in support of this project during the month of October, which will be recognized in the documents "Acknowledgements," further positioning the City of Wilsonville as a thought leader in the state when it comes to Tax Increment Finance/urban renewal.



Engineering Division, Capital Projects

2024 Street Maintenance (4014/4717)

Bid opening was held on May 21 and Council awarded on June 3, this project aims to:

Boones Ferry Road (Wilsonville Road to Bailey Street)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps
- Pedestrian signal improvements at Boones Ferry Road at the entrance to Fred Meyer
- Updating of the mid-block pedestrian crossing near Killer Burger

Bailey Street (Boones Ferry Road to cul-de-sac near Subaru Dealership)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps

Boberg Road (Boeckman Road to Barber Road)

- Reconstruction of entire road section

Boberg (Sewer) Manhole Replacement (2100)

This project just completed replacement of a sewer manhole and installation of an internal diversion structure adjacent to the new Public Works campus. This diversion structure will send flows from one sewage basin that sees high stormwater flows through inflow and infiltration (I&I) during rain events, to be diverted to a lower flow sewage basin. This diversion will reduce the potential of any sewage backups in the higher flow basin.

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 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Two main project sites exist, one between SW Parkway and SW Ash Meadows, and the other is on the Siemens campus. Surveying, geotechnical exploration, wetland delineations, and archeological investigations have been complete on both sites, ahead of schedule. Engineering modeling of the system is complete, the first round of deliverables have been given to the City showing promising results for amount of work needing to be reduced. The team is in discussions with property owners regarding easements and what the work will look like onsite. 30% design drawings are being produced and expected to be delivered to the City this month.

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 to seek input on the design to refine the layout. Results of the feedback were generally positive. Staff is preparing to present to Council the results of the preliminary design and other project findings. A scope of work to complete the project through design has been delivered to the City.

Engineering Division, Capital Projects

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 are 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 will be installed, work will commence after the bridge structure is in place.
- Work in the roundabout (RAB) at Canyon Creek and Boeckman has started, concrete is expected to be poured this week, with the first half of the RAB to be built.
- Trail construction from Boeckman under the bridge is well underway and on pause until the bridge work is further along.
- **Bridge Construction**
 - ◊ Bridge pile driving and abutment construction is complete.
 - ◊ Bridge girders were set at the beginning of the month
 - ◊ The bridge deck is expected to be poured near the end of the month.
- Final asphalt surface and striping to be completed at the end of the year.

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

Pictured: Bridge girders being set



Engineering Division, Capital Projects

Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station with a submersible lift station and replacing the force main from the station to the I-5 bridge. The design contract was awarded to Murraysmith in December 2021, and final design was completed in October 2023. A construction contract with Tapani, Inc. was awarded by City Council in December 2023, with construction anticipated for completion in November 2024.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction (pictured) of a new 3 million gallon water reservoir just west of City limits, along with approximately 2500 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 fall 2025.



WTP Expansion to 20 MGD (1144)

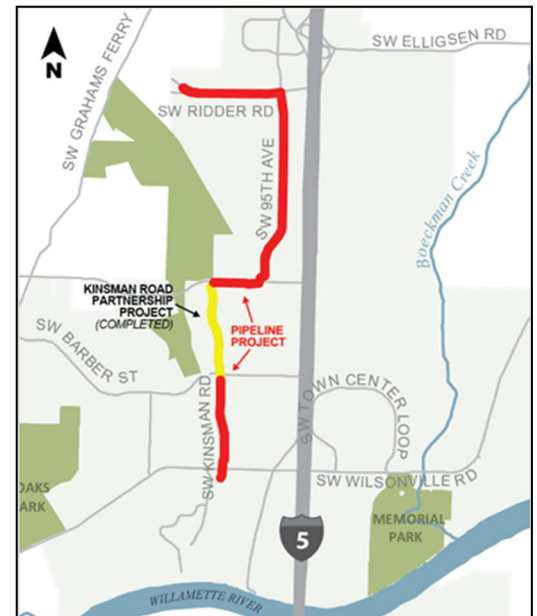
This project will expand the water treatment plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A construction manager/ general contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022, with completion expected in December 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)** 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 Hillman Court to Ridder Road has been temporarily paved and is opened to two way traffic. The northbound lane of 95th Avenue from Boeckman Road to Hillman Court is being prepared for temporary paving. Permanent concrete road panel restoration of 95th Avenue to follow in Summer 2025. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street and the road has been repaved and is open to two way traffic.



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 ongoing.

- Frog Pond Crossing subdivision, a 29-lot subdivision located north of Frog Pond Lane, was paved at the end of July. The contractor is working on punchlist items for project closeout. Home construction is underway.
- Frog Pond Estates subdivision, a 22-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, is working on final completion items. Housing construction is anticipated to begin in fall 2024.
- Frog Pond Oaks, a 41-lot subdivision located to the west of Frog Pond Crossing, is working to complete the new neighborhood park.
- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, is working on utility testing in preparation of paving.
- 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. Staff is awaiting submittal of revised plans
- Frog Pond Primary (pictured), the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. A portion of Sherman Drive has been paved. The remaining portions of paving along Sherman Drive is anticipated to occur in the fall.



- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is working on utility testing in preparation of paving.
- Frog Pond Vista subdivision, a 44-lot subdivision to the west of Frog Pond Oaks, is continuing to work on punchlist items for project closeout. Home construction is underway.

Natural Resources Division

Citywide Wildlife Monitoring

In August 2023, the City began monitoring wildlife year-round using a network of city-owned and managed motion detect cameras funded through the Community Enhancement Program. A consultant, Samara Group, installed the cameras on city-owned and school district property, including Memorial Park, Boones Ferry Park, Boeckman Creek corridor, Boones Ferry Primary School, and Boeckman Creek Primary School.

The consultant maintains the cameras and collects, reviews, and organizes the photos, and then works with City and School District staff to make the monitoring data available through a platform and distribution plan. To document the progress of the project, the consultant provides an annual summary of wildlife data collected. The first report documented the following activity (data represents camera monitoring through June 27, 2024):

- 1,210 instances of wildlife activity from at least 14 different species, including bobcat, gray fox, river otter, beaver, skunk, and coyote.
- **Boones Ferry Primary School:** 249 instances of wildlife activity from at least seven different species.
- **Boones Ferry Park:** 87 instances of wildlife activity from at least eight different species.
- **Memorial Park:** 100 instances of wildlife activity from at least 10 different species.
- **Boeckman Creek Trail:** 352 instances of wildlife activity from at least 10 different species.
- **Boeckman Creek “Dip”:** 256 instances of wildlife activity from at least 10 different species.
- **Boeckman Creek Primary School:** 166 instances of wildlife activity from at least seven different species.



Planning Division, Current

Administrative Land Use Decisions Issued

- 9 Type A Tree Permits
- 1 Type C Tree Permit
- 1 Class 1 Administrative Review
- 4 Class 2 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In October, 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 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)

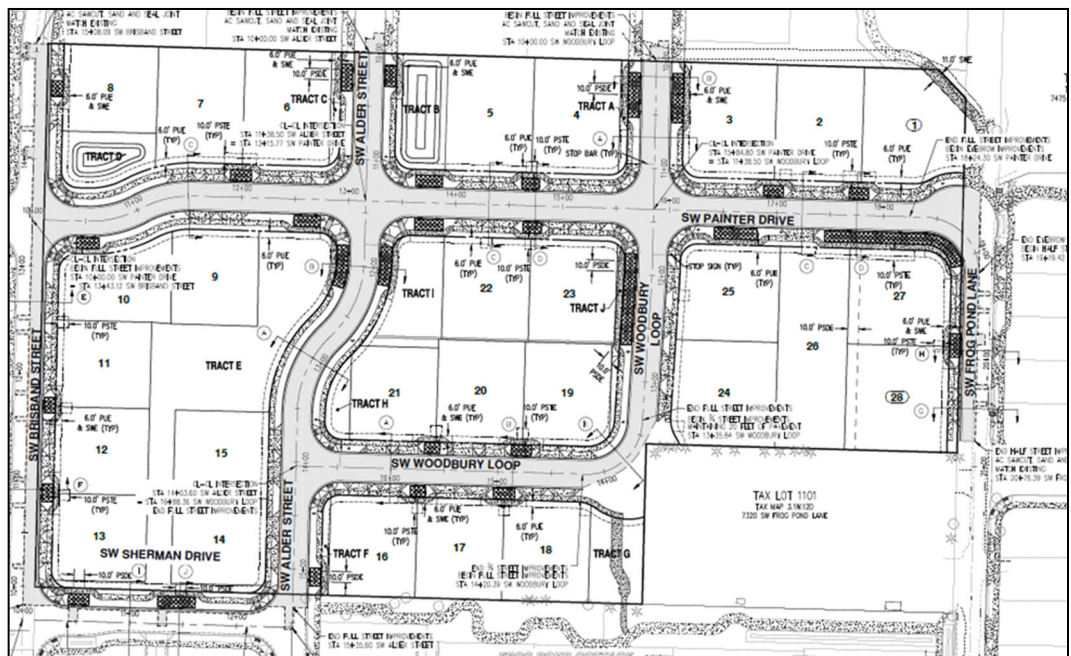
DRB Panel A met on October 14. The Board opened a public hearing regarding the Ridgecrest subdivision in Frog Pond West and, before taking testimony and at the request of the applicant, continued the hearing until November 14.

DRB Panel B did not meet in October.

DRB Projects Under Review

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

- Frog Pond Ridgecrest-54-home subdivision in Frog Pond West
- Residential zone change and partition off Camelot Street
- Sign Waiver for Parkworks campus
- Temporary Use Permit for model home complex in Frog Pond West



Proposed Layout of Ridgecrest Subdivision in Frog Pond West

Planning Division, Long Range

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December 2022, the City has been focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an Infrastructure Funding Plan. During October, the Development Code amendments were subject to a Planning Commission Public Hearing, during which the Commission unanimously recommended approval by City Council. Following the hearing, the project team prepared the necessary materials for City Council consideration of the Planning Commission recommendation on November 18. During October City Council held a work session regarding the Infrastructure Funding Plan for its consideration for adoption on November 18.



**FROG POND
EAST & SOUTH
MASTER PLAN**

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 October, the project team held a work session with City Council to introduce the Conversation Guide, a framework to enable community members to host conversations with friends, family, and colleagues about housing needs and how they could be supported by the City. Information collected from these conversations will inform the City's Housing Production Strategy. Community members can visit Let's Talk, Wilsonville! throughout October and November to request a Conversation Guide.

Oregon White Oak Response Coordination and Leadership

In October, 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. The communities of Lake Oswego and West Linn recently identified OWOs with MOB infestations and reached out to Wilsonville for support with navigating early days of infestation. Meetings are scheduled in late October with representatives from Oregon Department of Agriculture, Oregon Department of Forestry, Lake Oswego, West Linn and Wilsonville to coordinate management efforts. Planning for infested tree removal will continue in late October and November with the City preparing to remove two trees on Wilsonville property.

Planning Commission

The Planning Commission met on October 9. The Commission held a public hearing on the Frog Pond East and South Development Code update package. At the conclusion of the hearing the Commission unanimously recommended adoption of the Development Code update to City Council. Following the public hearing, the Commission held a work session regarding the Wilsonville Industrial Land Readiness project focused on market and other trends impacting the Basalt Creek and West Railroad future industrial areas.

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. The first phase of the project focuses on the Basalt Creek area, with a later second phase focusing on the entire City. During October, work continued with ECONorthwest on the economic analysis of the Basalt Creek area, as well as updating the buildable lands inventory (BLI) and starting work on site suitability analysis. Transportation and natural resource evaluation work is ongoing for the Basalt Creek area. In addition, City staff worked on putting a contract in place for the second, citywide phase of the project.