



JUNE 2022

MONTHLY

REPORT

From The Director's Office

Greetings!

Please join me in welcoming new Capital Projects Engineering Manager, Andrew Barrett!

Andrew Barrett has joined the City of Wilsonville Community Development Department as the new Capital Project Engineering Manager. Barrett brings 19 years of consulting and municipal engineering experience to Wilsonville, most recently serving as a Senior Project Engineer for Tualatin Valley Water District (TVWD).

At TVWD (2017-2022), Barrett was responsible for large contracted capital projects, including sanitary sewer pump stations, reservoirs, and miles of distribution and transmission mains. Additional duties included the refinement of design and construction standards, project management, and managing an employee team.

"It's already apparent that Wilsonville is a great place to work and live," Barrett said. "I'm looking forward to providing expertise where I can to keep things going in a great direction."

Previously (2009-2017), Barrett spent nine years as a Project Engineer with the City of Beaverton. His responsibilities included development review, permit compliance, customer service, and the management of capital projects, including three large trunk sewer extensions, storm water outfall treatment retrofits, street and bridge reconstruction, and the development of master plans for UGB expansion areas. Before that, he worked for consultants on land development and utility replacement projects.

Barrett earned his degree in Civil Engineering from Oregon Institute of Technology's Klamath Falls campus. His family resides in Tigard.



Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director


Economic Development Division

Beginning in April, we relaunched the popular recycling program for businesses. At no cost, Wilsonville businesses are able to recycle fluorescent bulbs and batteries. Businesses request boxes and buckets, for bulbs and batteries respectively, and staff delivers the requested materials directly to the business. After a handshake and well wishes from the City, the business fills the boxes and when full they call FedEx for a FREE pickup of the materials.

This program is a partnership between the City of Wilsonville and Republic Services. So far we have distributed 53 bulb boxes and 27 battery buckets to 12 Wilsonville businesses and the West Linn-Wilsonville School District.


Free Recycling for Wilsonville Businesses

Batteries & Fluorescent Mercury-Lamps



It's Easy!

1. Request a box and/or bucket
2. Fill the box/bucket
3. Call FEDEX for pickup



Business Summit at CCC Wilsonville

On June 15, the City co-hosted a Business Summit together with Clackamas Community College. There were approximately 50 attendees from local companies, cooperating agencies, and workforce development partners.

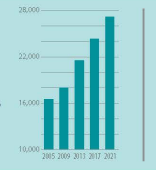
In addition to networking and celebrating the return to in-person events, the Summit aimed to identify opportunities and challenges facing local businesses with the idea that the college and City would take the information gleaned and identify ways the two organizations can support our local employers through collaboration and stronger partnership between local government, higher education, and industry. A debrief/post mortem meeting is set for July 11, to begin the conversation between the City and college regarding next steps and supports.

In preparation for the event, staff prepared the attached "By the numbers" infographic in order to spur table conversations around strengths and opportunities, as well as areas for improvement or focus.



BY THE NUMBERS

POPULATION
27,186




GROWTH RATE
14.5%
2016 - 2021

4th FASTEST GROWING IN OREGON
CITIES OVER 25K

36.5 MEDIAN AGE
CLACKAMAS CITY - 41.7
OREGON - 39.5

50% DETACHED / SINGLE-FAMILY
50% MULTI-FAMILY COMMUNITY



ANNUAL AGGREGATE PAYROLL
\$1.4 BILLION

1,200 BUSINESSES

20,500 JOBS
50% IN FAMILY-WAGE INDUSTRIES

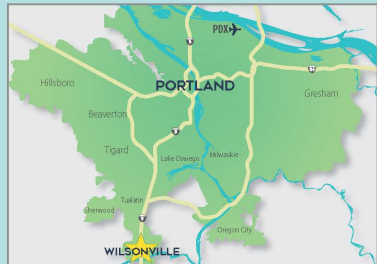
2 INSTITUTIONS OF HIGHER EDUCATION

BACHELOR'S DEGREE OR HIGHER
45%
CLACKAMAS CITY - 38%
OREGON - 34%

#2 SCHOOL DISTRICT
WEST LINN-WILSONVILLE SCHOOL DISTRICT

97% GRADUATION RATE
OREGON - 80%
USA - 86%

LOCATION



18 MILES
29 MILES

PORTLAND CENTRAL BUSINESS DISTRICT
PDX INTERNATIONAL AIRPORT

City of Wilsonville, Oregon | Matt Lorenzen, Economic Development Manager | 503.570.1539 | WilsonvilleEcDev.com

Economic Development Division

Continued work on Incentive Programs

Vertical Housing Development Zone (VHDZ)

The Vertical Housing Development Zone (tax abatement) program was approved by the City Council in late May. Through the month of June, we have been working to develop the administrative materials needed in order to field an application as soon as possible. A July 1 target was looking probable, but we have been delayed by the discovery of a problem in the abatement computation formulas prescribed by Oregon Revised Statutes. These formulas were modified in the 2021 Legislative Session (SB 141) and the Department of Revenue (DOR) is now working on a remedy to this issue. Evidently no other jurisdiction with a VHDZ program had detected this issue previously. The fix is simple, but the timeline for the issuance of an administrative rule from DOR remains unknown. They have requested a meeting with us on this issue on July 14. We have communicated with our one potential applicant for VHDZ regarding this delay and we will work with them to ensure this hiccup does not delay their project at Villebois. They expect to submit for public works permits as early as August or September.

Construction Excise Tax (CET)

Council is also interested in the investigation of a Construction Excise Tax for Affordable Housing. A "CET" would impose a one-time 1% tax on building permit valuation. Revenues would accumulate in an affordable housing trust fund, managed by the city, and fund developer incentives, land acquisitions, System Development Charge waivers, first-time homebuyer/down-payment assistance, and other programs to facilitate the development of affordable housing and provide pathways for aspiring first-time home owners. Staff has been working to develop a briefing presentation for Council, as well as some revenue forecasts and potential next steps, should Council communicate interest to pursue the program/tax further. In the coming weeks, staff will meet with the Mayor for a pre-meeting briefing, as well as other Councilors if they have interest. The formal presentation before Council will take place during the July 18 work session.

Urban Renewal Task Force (URTF)

The URTF did not meet in June due to scheduling difficulties. It can be challenging to align the schedules of 15 working professionals, plus City staff and our two consultants.

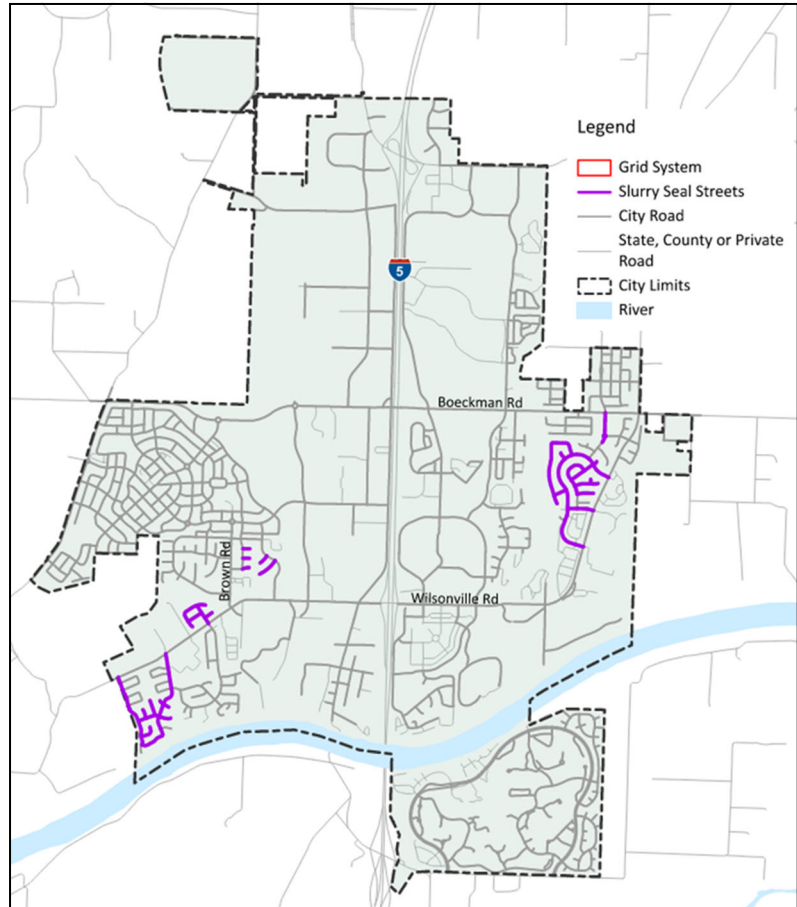
The task force will meet next on July 13, for a discussion around potential new uses of tax increment finance in Wilsonville—Basalt Creek and site-flexible Affordable Housing.

We are still on track to present the task force's recommendations to Council in fall 2022.

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 fall 2022 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., is scheduled to perform the slurry seal work the first week of August 2022 in the following neighborhoods: Willamette Way, Meadows, Guiss, and Montebello-Serenity. All residents have received advance notices and a map of the slurry seal work for each individual neighborhood. Furthermore, residents will receive door hanger notices and door-to-door verbal contact to ensure residents are aware of the work and that vehicles are moved outside of each day's work areas.



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. Work on 5th Street is nearly complete. Roadway construction of the Kinsman Road extension to Wilsonville Road is underway. Construction of the new Kinsman Road bridge over Coffee Creek is underway. Construction will continue through January 2023.



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 middle of 2022. The project's construction contract was executed with Braun Construction in March 2022 and construction was completed in June.

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.

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. A project kickoff meeting with the design team occurred on June 21 to help the team begin the integration processes and to work towards a common goal of project delivery. Currently, Right of Entry Permits are being acquired and soil boring, survey, and field work will begin in July.

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 coordinating with PGE on the utility undergrounding plans. Design work is wrapping up until construction funding is identified.

Raw Water Facility Improvements

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Phase I work is complete. The contractor has demobilized until summer 2022.

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 by December 2022.

Village Greens Circle & Edgewater Lane (1500/2500/4500/7500)

Village Greens Circle and Edgewater Lane are the next two rounds of Charbonneau Utility Repair in the Charbonneau District of Wilsonville. The City's selected engineering consultant, Wallis Engineering, will begin design work for these two projects starting July 2022 and continue through the end of the 2022 calendar year. Construction of the Village Greens Circle project is tentatively scheduled for early 2023 and Edgewater Lane construction work is tentatively scheduled for early 2024.

Engineering Division, Capital Projects

Water Treatment Plant 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.

Willamette Water Supply Program 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 Summer 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.



Wastewater Treatment Plant Master Plan (2104)

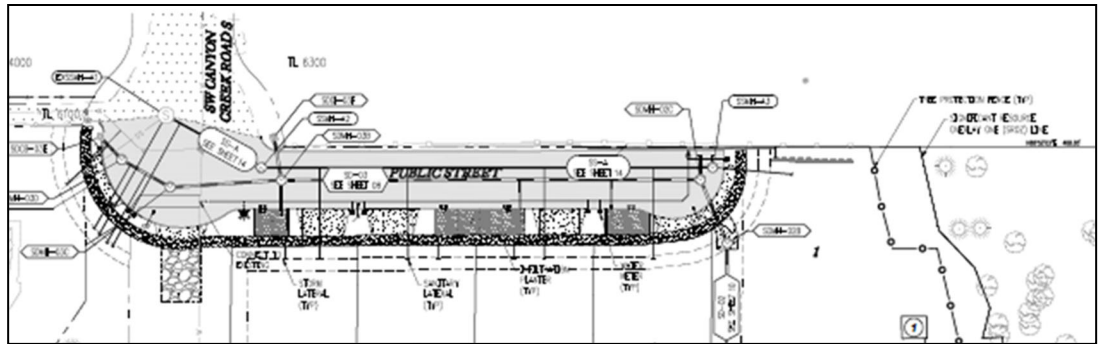
This project will evaluate capacity of Wastewater Treatment Plant (WWTP) processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed 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

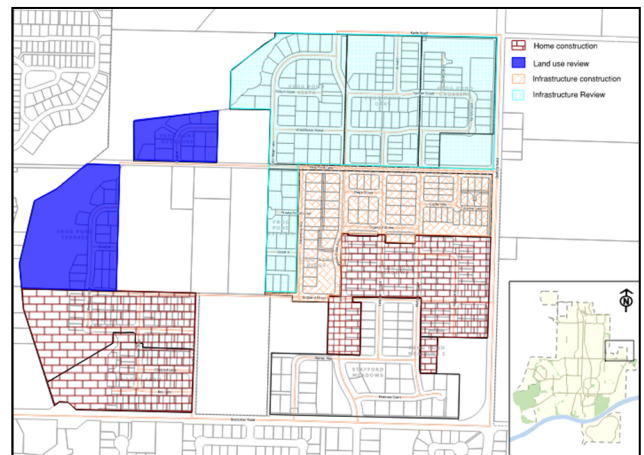
Construction is underway. The existing home was demolished. The contractor is working on grading and utility installation.



Canyon Creek South Phase 3

Frog Pond West

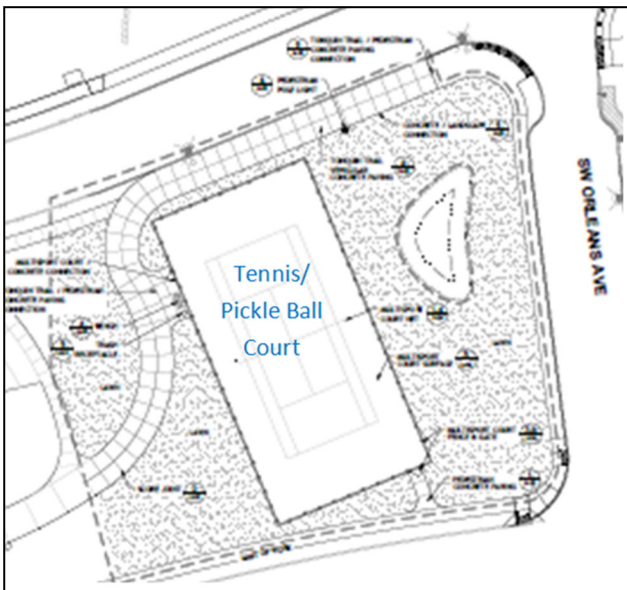
The Frog Pond West Master Planned area continues to see active construction. Four subdivisions were recently approved by the Development Review Board and infrastructure plans are under review by Engineering. The Frog Pond Ridge subdivision is under active infrastructure construction and one phase is nearing completion. Three previously approved subdivisions have after home construction. Two new proposed subdivisions have started the land use process.



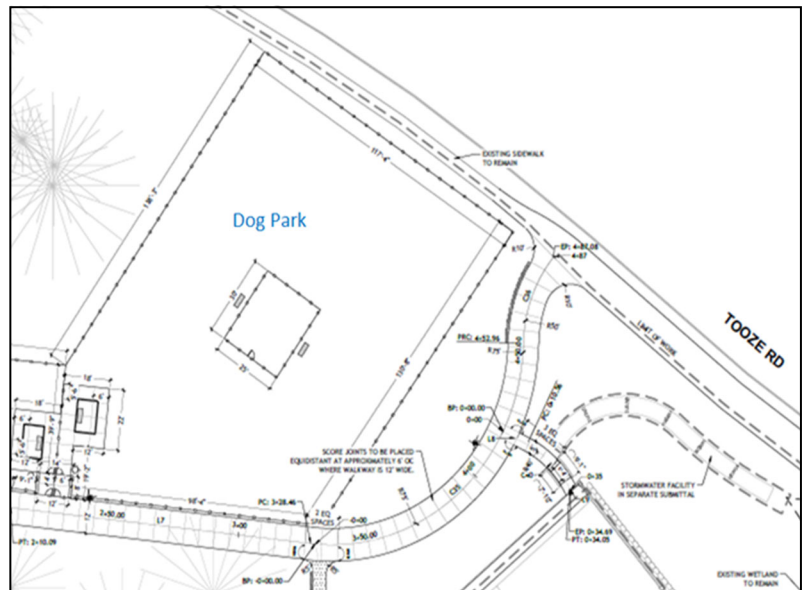
Frog Pond West

Villebois Clermont

The last piece of the Villebois puzzle, this 87 lot subdivision is nearing substantial completion of the public infrastructure and will soon move on to home construction. Plans for Villebois Clermont Regional Park 5 & 6 are under review by the City. In addition to extending the Tonquin Trail, Regional Park 5 includes a new tennis/pickle ball court. Regional Park 6 includes a new dog park and play area and will extend the Tonquin Trail to Tooze Road.



Regional Park 5



Regional Park 6

Engineering Division, Private Development

Commercial/Industrial Construction Activities

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. This project includes half street improvements along Clutter Road (improvements along Garden Acres were completed by the City in 2020). Street improvements are substantially complete. The contractor is working on punch list items to close out the project.



Coffee Creek Logistics Center

Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list items.

Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. Construction of stormwater facilities continues.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. Pavement restoration in the right-of-way occurred in May. Offsite utilities have been installed. Onsite work continues.

Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. Onsite work continues.

Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. The stormwater facility has been constructed and planted. Building modifications are nearing completion.

Natural Resources Division

Celebrating Pollinators!

National Pollinator Week was June 20 – 26. However, it's never too late to celebrate pollinators and recognize the critical role they play in sustaining life on Earth. Birds, bats, bees, butterflies, beetles, and small mammals that pollinate plants are responsible for bringing us one out of every three bites of food. They also sustain our ecosystems and produce our natural resources by helping plants reproduce.

Some steps to help pollinators include:

- Add local native flowering plants in your landscape
- Choose plants with a variety of colors
- Choose flowers with different shapes and sizes
- Choose plants with different flowering times to provide forage all season
- Select plants with different heights and growth habits
- Include plants that are favored food for butterfly caterpillars; the loss of foliage is well worth it!
- Reduce or eliminate the use of pesticides (including herbicides)

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with healthy habitat. Bee City USA corresponds with many of the existing "Bee Stewards" program initiatives, such as creating pollinator habitat, adopting an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.



Pollinator WEEK
June 20 - 26, 2022



Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In June, 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
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

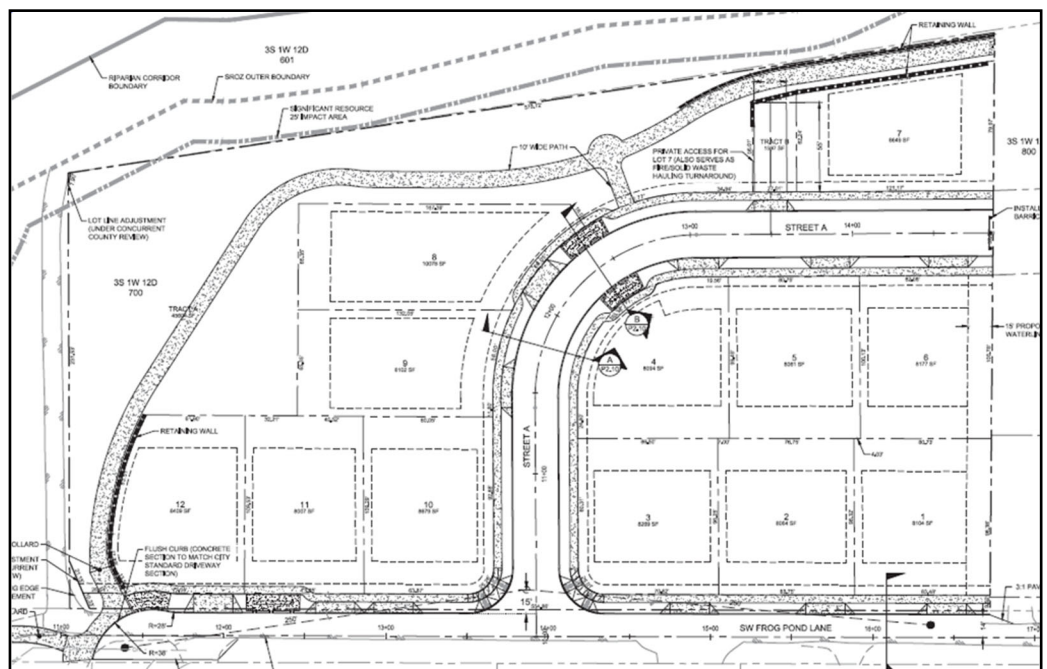
Development Review Board (DRB)

Neither DRB Panel met in June. Their next meetings are scheduled for July.

DRB Projects Under Review

During June, 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 building and storage yard on Day Road
- New signs for existing automobile dealership
- Storage yard and related improvements on Boones Ferry Road
- Two subdivisions in Frog Pond West



Proposed Frog Pond Terrace Subdivision

Notable Administrative Decisions

In addition to routine review of tree permits, building permits, sign permits, and other minor administrative reviews, the Planning Division issued administrative decisions on the following during June:

- The City's first Middle Housing Land Division enabled by new standards adopted by the City Council in October 2021. The action will enable additional detached units to be built in the Frog Pond Vista subdivision
- New architectural lighting for Holiday Inn

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 June, the project team continued to develop draft policies for City adoption later in the summer.

Frog Pond East and South Master Plan

June began with a June 8 Planning Commission Work Session to discuss recent public engagement efforts, infrastructure existing conditions, and land use and urban design alternatives. At the conclusion of the work session Planning Commission provided the project team with guidance to prepare a preferred land use and urban design alternative. Early in the month the City hosted an additional focus group with potential first time home buyers. During the remainder of the

month the project team worked on preparing the preferred alternative for review by Council and Planning Commission as well as kicking off additional infrastructure and public realm design work.



FROG POND EAST & SOUTH MASTER PLAN

Inclusive Outreach Framework Refinement

Building upon outreach efforts during the Town Center and Middle Housing projects, the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division and is applicable to departments throughout the City. During June, the project team held a number of interviews with past outreach participants, conducted four hours of training with City staff, and prepared their final draft of the engagement framework as well as a barriers and actions memo to share with the DEI Committee, Planning Commission, and City Council over July and August.

Planning Commission

During their June meeting, the Planning Commission received a presentation and provided feedback on components of the master planning for Frog Pond East and South, specifically regarding land use and urban design alternatives. The Commission received a briefing on public engagement and how feedback from the public helped shape the alternatives presented. The Planning Commission provided feedback on which parts of each design alternative they preferred and why, to guide the development of a preferred alternative. They also received a briefing and offered any comments on an infrastructure existing conditions memo and an update on outreach efforts.

Planning Division, Long Range

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 June, the City released a Request for Proposals (RFP) to the three development teams that submitted Statements of Qualifications (SOQ) during the Request for Qualifications (RFQ) process. These teams, which are led by Gorman & Company, Palindrome, and Reach Community Development Inc. with Farmworker Housing Development Corporation, will provide more detailed proposals for development at the TOD site, including project design, a development program, pro forma information, and anticipated funding sources. Responses to the RFP are due to the City on July 1.

General project information is available on the project website:

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

Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. After nearly a year of assessing the benefits and best practices associated with this tax abatement program, on May 2, City Council approved Resolution No. 2971 adopting a VHDZ Program in Villebois Village Center and Town Center. To supplement minimum eligibility requirements as defined in state statute, the program also includes local criteria to ensure that eligible projects include non-residential ground floor spaces that are publicly accessible and support active street frontages. Staff continues to produce program materials, including application forms and marketing materials, which will be available in early summer.

General project information is available on the project website:

<https://ci.wilsonville.or.us/economic/page/vertical-housing-development-zones>

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 June, the project team finalized the review of updated cost estimates for infrastructure projects to be included within the funding analysis. These updated cost estimates serve as the basis for development of the funding plan. The project team also reviewed a preliminary evaluation of funding tools for possible inclusion within the funding plan. Exploration of these funding strategies will continue throughout the summer.



WILSONVILLE TOWN CENTER PLAN