

### From The Director's Office

Greetings,

On March 6, Mayor Fitzgerald, City Manager Bryan Cosgrove and Economic Development Manager Matt Lorenzen hosted four principals from the Kitakata Ramen Ban Nai Company (aka Mensyoku Co. LTD.) on what was our first international economic development trade mission. The Kitakata Ramen Ban Nai Company has seven restaurants in North America and they are interested in potentially expanding their brand to Oregon as an extension of our Sister City relationship.

Spurred by the Council's recent visit to Kitakata where initial contacts were made, the local tour of Wilsonville included meeting with regional food production, manufacturing and distribution industries including representatives of Business Oregon, the Wheat Marketing Center, Shin Shin Foods, Food Guys, and the Oregon State University Food Innovation Center. The purpose of the meetings was to make connections within various food industries to explore opportunities for Mensyoku Co. LTD. to manufacture Kitakata's unique ramen brand right here in Oregon.

Mr. Nakahara, founder of Kitakata Ramen Ban Nai Company, noted that many meaningful connections were made during the tour with people in the food manufacturing and distribution industries setting the stage for future conversations. You never know how these relationships and efforts will bear fruit in the future, but taking the time to communicate what is available in Wilsonville from an industrial production and retail/restaurant perspective is surely worth the time that was taken to host our guests.

Cheers to future connections with the citizens of Kitakata and the country of Japan, as we look forward to the opportunity to enjoy their world famous ramen right here in Wilsonville.

Respectfully submitted,

Chris Neamtzu, AICP



## Building Division

### Navigating the Permit Process: A Pathway to Successful Construction Projects

Permitting is a crucial step in the construction process, ensuring compliance with safety standards and building codes.

#### Understanding the Permit Process:

The permit process is more than just paperwork. It's a vital checkpoint in the construction journey. Here's an overview:

- **Application Submission:** It all begins with submitting a complete application that details the proposed construction. Accuracy and thoroughness in the application are key to avoiding delays.
- **Plan Review:** Our team meticulously reviews the plans to ensure compliance with building codes, zoning regulations, and safety standards. This step is essential to identify potential issues before construction begins.
- **Permit Issuance:** Once the plans are approved, the permit is issued, allowing the construction project to commence. This document signifies that the proposed work meets the necessary requirements.
- **Inspections:** Throughout the construction phase, inspections are conducted to verify that the work is being executed as per the approved plans and meets safety standards.
- **Final Approval:** After successful inspections, the project receives final approval, indicating that it aligns with the approved plans and complies with building codes.

**Building Permit Application**  
 Online Inspection Request www.ci.wilsonville.or.us • 24 Hr Inspection FVR Line: 503-692-4159  
 Wilsonville, Oregon  
 23789 SW Town Center Loop East  
 Wilsonville, OR 97170

**Type of work**  
 New construction  Addition/alteration/repairment  
 Demolition  Other

**Category of construction**  
 1 & 2 family dwelling  Commercial/Industrial  Accessory building  
 Multifamily  Master outdoor  Other

**Job site information and location**  
 Job address:  
 City/State/ZIP: WILSONVILLE, OR 97170  
 Subdiv/lot apt. no. Project name:  
 Lot No.

**Description of Work**  
 List all known deferred submittals associated to this project

**Owner**  
 Name: Phone:  
 Address:  
 City/State/ZIP: Phone:  
 E-mail:  
 City/State/ZIP:

**Contractor**  
 Business name:  
 Address:  
 City/State/ZIP: Phone:  
 E-mail:  
 CCB lic. no. Exp. Date:  
 City Business/Metro License No. Exp. Date:

**Applicant**  
 Business name:  
 Contact name:  
 Address:  
 City/State/ZIP:  
 Phone:  
 E-mail:

**Owner / Applicant Signature**  
 Authorized signature: Date:  
 Print name: Date:  
 This permit application will expire if a permit is not obtained within 180 days after it has been accepted as complete.

**Office Use Only**  
 Permit fee:  
**Required Data: One and Two Family Dwelling**  
 Permit fees are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor overhead, and the profit for the work indicated on this application.  
 Value:  
 Number of bedrooms:  
 Number of bathrooms:  
 Total number of floors:  
 New dwelling area: square feet  
 Stamped/cast area: square feet  
 Covered porch area: square feet  
 Deck area: square feet  
 Other structure area: square feet  
**Required Data: Commercial Use**  
 Permit fees are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor overhead, and the profit for the work indicated on this application.  
 Value:  
 Building building area: square feet  
 New building area: square feet  
 Number of stories:  
 Type of construction:  
 Occupancy group:  
 Existing:  
 New:  
 New sprinkler system? Yes  No   
 New water meter? Domestic  Impingement   
**Notice**  
 All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.  
 Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any missing statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.  
 I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. (initials)  
**Building Permit Fees**  
 Create fee to fee schedule  
 Fee due upon application:  
 Amount received:  
 Date received:

#### Significance of Building Permits:

Building permits serve several critical purposes:

- **Safety and Compliance:** Permits ensure that construction meets safety standards, safeguarding the well-being of occupants and preserving property values.
- **Quality Control:** Compliance with building codes and regulations guarantees quality construction, protecting against potential hazards.
- **Community Development:** Permitted construction contributes to planned community growth, aligning with zoning ordinances and development guidelines.

Tips for a Smoother Permitting Experience:

- **Early Planning:** Engage with the Building Division early in the planning phase. Seek guidance before submitting applications to ensure completeness.
- **Complete Applications:** Submit thorough and accurate applications. Incomplete or inaccurate information can cause delays in the permit issuance.
- **Communication:** Maintain open communication with the Building Division throughout the process. Ask questions and seek clarifications whenever needed.
- **Adherence to Regulations:** Ensure that the construction complies with building codes, zoning ordinances, and other regulations to avoid potential setbacks.

## Economic Development Division

### Aurora Economic Opportunities Analysis

Economic Development Manager (EDM) Matt Lorenzen is participating on the Technical Advisory Committee (TAC) for the City of Aurora's Economic Opportunities Analysis (EOA). Cities are required to complete an EOA in order to remain in compliance with Goal 9 of Oregon's land use program. In theory, an EOA ensures cities have adequate lands to accommodate economic/employment growth, for the health of the city and for the health of the State of Oregon.

The City of Aurora is completing an EOA at this time in order to realize economic potential around the Aurora Airport. They are exploring the possibility of incorporating the area and providing urban services for more sustainable and healthy economic growth through a diversified tax base.

The TAC is a well-balanced group, and we are pleased to have been invited to participate. We are in attendance to provide insight, where appropriate, and to protect Wilsonville's interests. So far, in the two meetings that have already occurred, there has been no discussion of airport expansion as this is a separate issue. Some participants have been keen to discuss the topic, but the chair of the committee has been quick to remind participants that issue is separate and subject to other legally-required master-planning processes, with which Wilsonville's government affairs staff is well-acquainted.

### Elections Review of Measure 3-605 Public Outreach

The question of Town Center Urban Renewal will be on the May 2024 ballot for an advisory vote, as has been directed by the City Council. In order to inform the public about the effect of the ballot measure (3-605), if passed, staff has been working diligently since January to create three(3) core pieces of public outreach collateral—an informational website, an informational video, and a script for the video voiceover. After drafts had been reviewed internally by Community Development and Legal staff, EDM submitted the materials to the Secretary of State's Elections Division for review under the "Safe Harbor" program, which provides limited protection to public agencies if their public outreach materials are reviewed and approved before publication.



### Leaning on Partners

On March 25, staff had a working lunch with technical assistance non-profit, the Oregon Manufacturing Extension Partnership (OMEP). OMEP operates on a "fee for service" basis, providing consulting services to Oregon manufacturers that request assistance as they navigate a host of issues, including workforce development, supply chain, "Lean" manufacturing implementation, sustainable growth, and more.



Staff is exploring the possibility of creating a program that would offset some of the costs businesses incur when they contract with OMEP, in order to support and grow local industry.

## Economic Development Division

### Mayor welcomes Mensyoku Co. (Kitakata Ramen)

On March 6, Mayor Fitzgerald, City Manager Bryan Cosgrove, and EDM Matt Lorenzen, hosted executive leadership from Mensyoku Co. of Japan. Mensyoku is the parent company of Kitakata Ramen Ban Nai, which is a small chain of restaurants located in both the Japan and the United States—California and Illinois. Kitakata Ramen is also sold in retail grocery stores and manufactured and sold on a wholesale basis.

Mayor Fitzgerald and the City Council first met the Mensyoku Company during their recent visit to Kitakata, Wilsonville’s sister city, in February 2024. Company leaders were visiting California to celebrate the opening of a new retail store/restaurant in Torrance, CA. They gladly accepted the Mayor’s invitation to visit us in Oregon to learn more about how they could advance their company—both manufacturing and restaurant—in our region. The Mayor’s agenda included presentations from the Wheat Marketing Center, the Japan-America Society of Oregon, Business Oregon, and contract manufacturers and distributors of Asian foods in the region.

Our friends at Mensyoku appreciated our efforts and they look forward to exploring Oregon business opportunities more in the near future.

### Small Business Support

EDM met with a local business owner (name withheld for privacy) who shares a concern expressed by an increasing number of other local business owners in the City: high commercial rents and property managers whose practices seem to contribute to business tenant turnover and the erosion of profits for tenants.

This is not an issue the City can readily address, but it is something to watch and be aware of. While local businesses, whose products and services mainly reach residents only, are not often key drivers of the City’s economy and tax base, they do serve an important economic function—providing jobs, services, and amenities that are important for inviting and retaining both residents and businesses. A thriving retail, service, and restaurant sector is critical to the overall health of the City. The Council may hear from business owners during public comment at future Council meetings and should be aware of this growing concern, particularly in certain areas of the City.

### Westside Economic Alliance (WEA) Policy Conference

Mayor Fitzgerald attended the WEA Policy Conference on March 14, accompanied by Economic Development staff. The title for the conference was “Directing our growth through collaboration.” Key themes discussed by panelists included infrastructure, land readiness (residential and employment), and intra-regional collaboration.

There was balanced discussion about the need to remain economically relevant in the western United States. Land availability and infrastructure were identified as both barriers and opportunities. There was consensus that neither municipalities nor private developers/businesses could bear the costs to prepare lands and build infrastructure alone—or together, for that matter. More state and/or federal support is needed, and more strategic thinking at the regional level to direct growth and development where it is desired and where it makes the most sense, as it pertains to tying into existing or planned infrastructure. Ronler Acres of Hillsboro was held up as a case study of what is possible when infrastructure planning, available land, and visionary collaboration between the public and private sectors come together.



## Engineering Division, Capital Projects

### **2023 Street Maintenance (4014/4118/4717)**

The following improvements were performed by S-2 Contractors:

- Boeckman Road (near I-5 Overpass): Road base reconstruction, paving and re-striping.
- Wilsonville Road (between I-5 and Kinsman Road): Road base reconstruction, all paving and striping.
- Wilsonville Road (near Rose Lane): Road base reconstruction, all paving and striping.

Staff has performed a final inspection; however, the bike and crosswalk striping did not fully meet the obligations of the contract and will need to be fixed. Because the work is on Wilsonville Road, the City is requiring this work to be performed at night and is waiting for temperatures to come up so that the final product can be applied.

### **2024 Street Maintenance (4014/4717)**

On November 6, Council awarded a contract to Century West Engineering for the design of:

#### **Boones Ferry Road (Wilsonville Road to Bailey Street)**

- Rehabilitation 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 pavement section

This project is working through design with a goal of bidding in Spring and construction in June-August 2024.

### **Boberg (Sewer) Manhole Replacement**

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 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. The contract is in the final stages of being executed, and two site meetings have occurred to help define work for subcontractors. Additionally, the rights of entry to start work are nearly complete.

## Engineering Division, Capital Projects

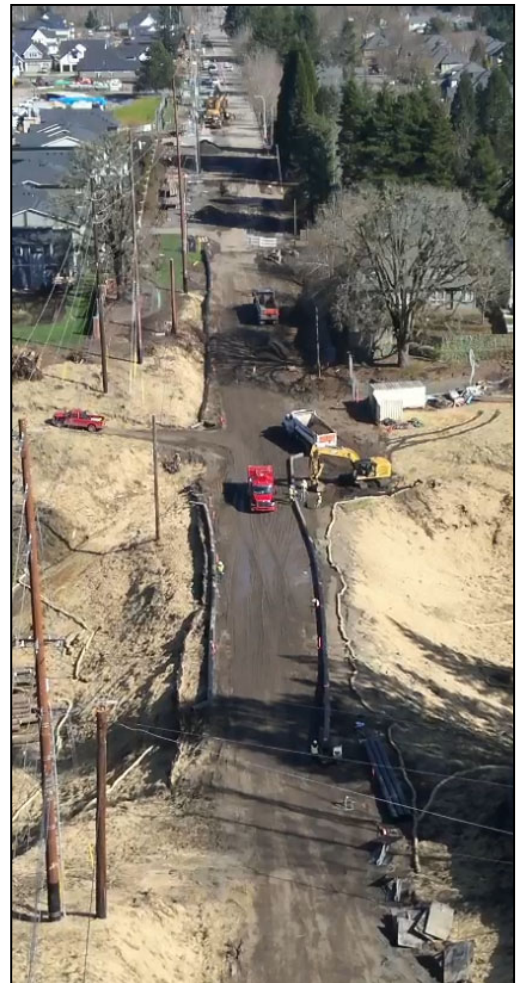
### **Boeckman Creek Interceptor (2107)**

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. Consultant proposal for additional work was accepted, and data is being gathered near the west side of the Wilsonville Bridge at Boeckman Creek. Once additional information is collected, analyzed, and reviewed, a public open house will be held to seek input on the design to refine the layout. The dates for events will be set at appropriate times and advertised in advance of the events.

### **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 nearly complete with design, with minor cleanup remaining. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages. The entire project is expected to be complete in Fall 2025.

- **GMP 1: Temporary Traffic Signal at Stafford Road and 65th Ave**
  - ◇ Work is complete on this package. Public feedback on the signal has been significantly positive.
- **GMP 2: Meridian Creek Culverts, House Demo**
  - ◇ Work is complete on this package (pictured). Recent heavy rain events were easily conveyed under the road through these culverts.
- **GMP 3: Bridge, Roundabout, and Road Widening**
  - ◇ All site clearing has been completed.
  - ◇ Sewer line installation is under way, with flagging in each direction.
  - ◇ Work in the roundabout at Canyon Creek and Boeckman have begun.
  - ◇ Pile driving activities are expected this spring. This activity is expected to generate significant noise. Outreach activities have been targeting informing the public well in advance of this work.
  - ◇ A temporary waterline has been installed as a part of this (pictured).



Road closure started on January 22, with extensive public communication and information distributed prior to the closure. Tree removal and overhead utility relocation work is underway, with deep sewer installation from the dip to Stafford Road starting this month. Pile driving activities are expected this spring.

## 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 September 2024.

### West Side Level B Reservoir and Transmission Main (1149)

This project will design and construct a new three million gallon water reservoir just west of City limits, along with a 24-inch transmission main connecting to the City water system. City Council awarded the design contract to Consor in February 2023. Design will be completed in spring of 2024, followed by construction in 2024-2025.

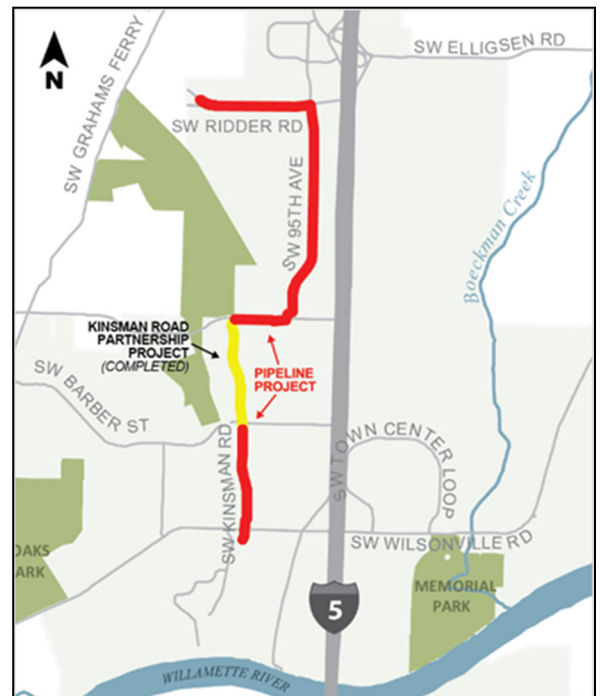
### Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

This project will expand the 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 June 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 2024. 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 has been completed. Pipe install on the northern half of 95th Avenue 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 east side of 95th Avenue from Hillman Court to Ridder Road has been temporarily paved and is opened to two way traffic, with permanent concrete road panel restoration to follow in Spring 2024. Pipe installation and water main relocation began on 95th Avenue from Hillman Court to Boeckman Road at the end of February 2024. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street, and the contractor has begun preparation for restoring the concrete road panels on the west side of Kinsman Road. The trenchless crossing under Boeckman Road has begun.



## Engineering Division, Private Development

### Residential Construction Activities

#### ***Canyon Creek South Phase 3***

The contractor paved at the beginning of December (pictured). The City awaits 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 Oaks and Frog Pond Vista subdivisions is on-going.

- 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, a 22-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, is working with the private utilities companies to have overhead utilities along Frog Pond Lane placed underground so that street improvements can be completed.
- Frog Pond Oaks subdivision, a 41-lot subdivision located to the west of Frog Pond Crossing, was is continuing to work on punchlist items for project closeout. Home construction is anticipated to start in spring 2024.
- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane and west of Frog Pond Vista, is anticipated to start construction in spring 2024.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road, working primarily onsite. Work on the utilities (sewer, storm, and water) located in Brisband Lane is continuing.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is anticipated to start construction in spring 2024.
- 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 underway.



#### **Villebois Clermont**

The contractor is continuing to work on punchlist items at Regional Parks 5 and 6. Home construction continues.



## Natural Resources Division

### Arrowhead Creek Park Pollinator Habitat

On March 9, 2024, the City and Friends of Trees hosted a pollinator-planting event at Arrowhead Creek Park. A total of sixty-one volunteers participated in the planting event, which included the installation of 1,100 native plants important to a variety of pollinators.

Since 2002, the City of Wilsonville has partnered with Friends of Trees Green Space program on a wide variety of natural resource plantings, 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

- 7 Type A Tree Permits
- 1 Type B Tree Permit
- 5 Class 1 Administrative Reviews
- 1 Class 2 Administrative Review
- 1 Class 1 Sign Permit

### Construction Permit Review, Development Inspections, and Project Management

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

- Industrial development on Day Road
- New gas station and convenience store on Boones Ferry Road
- Residential subdivisions in Frog Pond West

### Development Review Board (DRB)

DRB Panel A met on March 11. At the meeting, the Board approved a new industrial building at the ParkWorks (former Xerox) campus along Parkway Avenue. The board also approved a new electronic reader board sign at Boeckman Creek Primary School.

DRB Panel B had a special meeting on March 14 where they upheld, based on a hearing held February 26 and subsequent information placed in the record, the Planning Director's determinations regarding non-conforming use, structure, and site conditions on the property that was formerly Fry's Electronics in Town Center.

DRB Panel B met for their regular meeting on March 25. Following a public hearing, the board approved the proposed new office building for City County Insurance Services (CIS Oregon) at the Kinsman Road and Wilsonville Road intersection.

### DRB Projects Under Review

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

- Appeal of Administrative Decision RE: Non-Conformance Status
- Digital changeable copy sign on Boeckman Creek Primary School
- New electric substation along Parkway Avenue north of Boeckman Road
- New industrial building at ParkWorks off Parkway Avenue
- New Office Building for City County Insurance Services (CIS) at Wilsonville and Kinsman Roads
- Planning Director's Referral of a Continuation of Non-Conforming Use Determination
- Site improvement on the OrePac campus south of Kinsman Road south of Wilsonville Road
- Warehouse expansion on Boberg Road



Perspective of Proposed CIS Collaboration Center at Kinsman and Wilsonville Roads

## 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 is now focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an infrastructure funding plan. During March, the project team continued work on testing and refining draft code concepts. Also during March, work continued on the infrastructure funding plan, including meeting with the development community for feedback.



## 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 March, the project team held work sessions with Planning Commission and City Council to provide an update on the project and select representatives to the Project Advisory Committee (PAC). The PAC will review technical data and community input, providing input on new housing strategies the City can pursue in the future. The project team also posted a short survey on Let's Talk, Wilsonville!, open through mid-May, to gather the community's stories about how high housing costs impact quality of life. These stories will provide additional context to the City's housing needs identified in the project's technical analysis.

### Industrial Readiness Project

During March, the project team also worked on scoping and identifying consultants for the next phases of the project, which will include specific work on the Basalt Creek industrial area between current City limits and Tualatin, as well as a citywide look at industrial land availability and readiness. The City has secured \$390,000 in grant funds from Business Oregon (\$100,000) and Metro (\$290,000) to support this project.

### Oregon White Oak Response Coordination and Leadership

In March, 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 trees. The City hosted Oregon Community Trees (OCT) quarterly meeting in early March and presented to the group on the City's experience discovering and dealing with MOB. Georgia met with representatives of ODA and ODF at the end of the month to discuss any new information and plan for the upcoming spring and fall. Trapping efforts by ODA and ODF is already adding to the growing knowledge about MOB behavior in Oregon. OCT also announced their Organization Award will be given to Wilsonville's Park and Recreation team for their incredible efforts and work with trees and specifically acknowledged the work on MOB throughout the City.

At their monthly meeting, the MOB Task force discussed current process for removal, potential improvements, and revisions to removal and disposal criteria. The MOB task force continues to focus on planning for the spring season, coordinating with ODA, ODF, and other interested parties on research efforts.

## Planning Division, Long Range

### **Planning Commission**

The Planning Commission met on March 13. The Commission held a hearing on proposed amendments to the Stormwater System Master Plan and unanimously forwarded a recommendation for adoption to City Council. The Commission also held a work session to get updates on the Housing Our Future project and selected Commissioner Willard to serve on the advisory committee with Commissioner Scull serving as alternate.

### **Transit-Oriented Development at the Wilsonville Transit Center**

The Equitable Housing Strategic Plan identified exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. Throughout 2023, the City worked with the project's selected developer, Palindrome, to refine development plans for the site. The proposed project includes 121 units of housing affordable to households making between 30% and 80% of Area Median Income, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space. In March, the City continued its review of construction permit documents consistent with the Development Review Board's approval of the project in January.

General project information is available on the project website:

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

### **Wilsonville Town Center Plan Implementation**

During March, City staff continued implementation of a communications plan for the May advisory vote on the establishment of an Urban Renewal District in Town Center. The project team also continued planning for implementation activities in 2024, including additional development opportunity studies and parking management strategies. These activities are anticipated to begin later this year.



**WILSONVILLE TOWN CENTER**