



MARCH 2023 MONTHLY REPORT

From The Director's Office

Greetings!

In Salem, the 160-day 2023 Legislative Session is in full swing with many different bills being introduced. There is a new Governor and 22 new members of the Oregon House. To date, over 1,800 different bills have been introduced, which is anticipated to be about half of what may be introduced this session. Many of the bills are “placeholder” bills that were filed early on policy issues that will emerge as the session goes forward. To say that things are fluid in Salem would be an understatement.

The City's amazing policy and lobbyist team of Mark Ottenad and Greg Leo are doing an incredible job of representing the community and Council's interests in Salem. Working with the Community Development Department's subject matter experts in Planning, Engineering, and Economic Development, City staff are at the ready to support the efforts of our lobbyist team and assist regularly with defining policy positions and assessing the implications of a bill on City policies as well as providing expert written and oral testimony on specific bills.

This session, the City introduced several of our own pieces of legislation, including a bill to study Westside Express Service (WES) extension to Salem, funding and continuation of the Regionally Significant Industrial Sites (RSIS) program, a transit coterminous boundary bill, and an Aurora Airport coordination bill. A couple of these bills have gotten traction, and others are competing with similarly crafted concepts.

The Governor's office is focused on three primary issues: provision of affordable housing, an enhanced mental health system, and improvements in public education so we will surely see a strong push to approve bills that advance those legislative initiatives. The City continues to fight legislation that benefits special interests and threatens local control. Housing, industrial lands, and the Urban Growth Boundary are all being discussed and are the subjects of many bills. Where we will end up, anybody knows – it is surely a wild ride!



Chris Neamtzu, AICP
Community Development Director

Building Division

Whatcha Lookin At - Why Are Building Codes Important?

As an Inspector in the City of Wilsonville, I have seen firsthand the importance of building codes in ensuring the safety of our community. Building codes are a set of regulations and standards that dictate the design, and construction of buildings and structures. They are established by national and local governments, and their purpose is to ensure that buildings are safe, healthy, and structurally sound.

Building codes cover a wide range of areas, including structural design, fire safety, plumbing, electrical systems, ventilation, and accessibility. These codes are constantly evolving as new materials and construction techniques are developed and as the needs of society change. As a building inspector, it is my job to enforce these codes and ensure that all buildings in our community meet these standards.

One of the most important aspects of building codes is structural design. Buildings must be able to withstand the forces of nature, including wind, rain, and earthquakes. They must support their own weight and the weight of the people and objects inside them. Building codes require that buildings be designed and constructed with specific materials and techniques to ensure their structural integrity.

Buildings must be designed and constructed to be accessible to people with disabilities, including those who use wheelchairs or have other mobility impairments. Building codes require that buildings have accessible entrances, ramps, and elevators, and that they meet specific requirements for door widths, floor space, and other features.

Building codes are essential to ensure the safety and health of our community. As a Building Department Inspector in the City of Wilsonville, I take my responsibility to enforce these codes very seriously. By doing so, we can help to prevent accidents, protect property, and save lives. If you are planning to build or renovate a building in our community, I encourage you to work closely with our Building Department to ensure that your project meets all relevant building codes and standards.

Carl Brown, Building Inspector



Building Inspector Mike Ditty on site at Twist Bioscience

Economic Development Division

Advocacy in Salem

With support from Mark Ottenad, the City’s Government Affairs Director, Staff has been busy supporting legislation that benefits the City of Wilsonville’s economic development efforts. More specifically we have been tracking and supporting HB 2663 which would extend the State’s industrial site readiness program (RSIS) and deposit \$50M into the program’s fund for lending to cities and counties to complete critical infrastructure projects to support industrial land development.

HB 2663 has been merged with another bill, HB 2258, which was nearly identical except the fund capitalization amount would be \$40M. In addition to the fund capitalization and extension of the RSIS program, HB 2258 proposes to create a separate loan fund to fund similar industrial site readiness activities, including planning and design, land acquisition, environmental condition mitigation, infrastructure construction, and other similar activities that move industrial sites toward a “shovel ready” status. While HB 2258 really needs to allocate at least \$500M to the loan fund in order to effect real change across the state, \$40M is a start.

Collateral Development

To support our lobbying efforts, and for use in our meetings with our partners such as GPI (Greater Portland Inc), Metro, Business Oregon, and the Governor’s regional solutions team, Staff has developed a condensed demonstration of the opportunities and challenges/costs associated with preparing the employment lands in north Wilsonville for development. [A high resolution file can be downloaded here.](#) Preview below:

Forecasted Infrastructure Projects & Costs

Values below are inflation-adjusted and directionally accurate, but may differ from actual values at time of construction. While these costs are significant, they are orders of magnitude less than costs of serving land that is not adjacent to urbanized areas.

Coffee Creek		Basalt Creek	
Roadway Projects	\$ 59.43 M	Basalt Creek Parkway Extn. (city contribution)	\$ 1.93 M
Sewer	\$ 2.00 M	Multimodal Trails (2)	\$ 6.44 M
Storm/Detention	\$ 10.40 M	Widen Boones Ferry Road	\$ 6.96 M
Railroad Undercrossing	\$ 3.95 M	Widen Graham's Ferry Road	\$ 6.96 M
Administration and Finance Fees	\$ 3.26 M	Boones Ferry/95th Ave Intersection Improvements	\$ 3.22 M
Total	\$ 79.02 M	Basalt Creek Parkway Overcrossing	\$ 48.96 M
West Railroad		Day Road Overcrossing	\$ 51.53 M
Specific projects and associated costs are yet unknown. The development of this area is contingent upon the extension of utility infrastructure to the Basalt Creek Planning Area.		Deal Southbound Right Turn Lanes	\$ 0.64 M
		Pioneer Court Extension	\$ 10.31 M
		Total	\$ 136.95 M*

* Roadway only. Does not include associated utility extension projects.

WILSONVILLE ECONOMIC DEVELOPMENT

Wilsonville has 3 industrial planning areas that comprise over 450 developable acres already within the Metro UGB. In order to reach a “shovel-ready” status, significant infrastructure investments are required, explained on the opposite page.

Coffee Creek is a “Regionally Significant Industrial Area” (RSIA) designated by Metro. These areas are vital to the region’s economy as they possess superior attributes such as proximity to major highways and few development constraints.

Planning Area	Gross Acres	Developable Acres	Potential Bldg. Sq. Ft.	UGB Add Year
Coffee Creek	216	196	3 M	2002
Basalt Creek	255	137	2 M	2004
West Railroad	216	119	2 M	2004
TOTAL	688	452	7 M*	-

* Building Square Feet are assumed using a 0.35 lot coverage ratio—(national industrial average ranges 0.25-0.50).

Case Study: Garden Acres Road

This public project, the first in Coffee Creek Industrial Area (CCIA), improved a half-mile of roadway and extended public utilities, unlocking 66 acres for development at the heart of CCIA.

Utility extensions included sewer (8”), water (8”) and storm (18”) service to each parcel. Improvements included a thicker pavement section, widened travel lanes, protected bike and pedestrian facilities, stormwater planters, street trees, and roadway lighting to provide safe and reliable access to this employment district.

Since completion of the project in 2020, 1 private industrial facility has been completed, 1 is under construction, and 2 are in for review.

Sources
Sources of funding were numerous: System Development Charges, Urban Renewal, Reserves, a Commercial Loan, and a contribution from Willamette Water Supply.

Uses
Design, Permitting, Right of Way Acquisition, Hard Construction, and Contingency totalled over \$8.8M.

Current Uses

The primary existing land uses in these planning areas are outdoor, low-intensity industrial, hobby and commercial agriculture, and some rural residential consisting of low-density single-family housing on acreage. Industrial users include gravel quarries & cement manufacturing (northern West Railroad) and so-called contractor lay-down yards (primarily in western Coffee Creek).

Economic Development Division

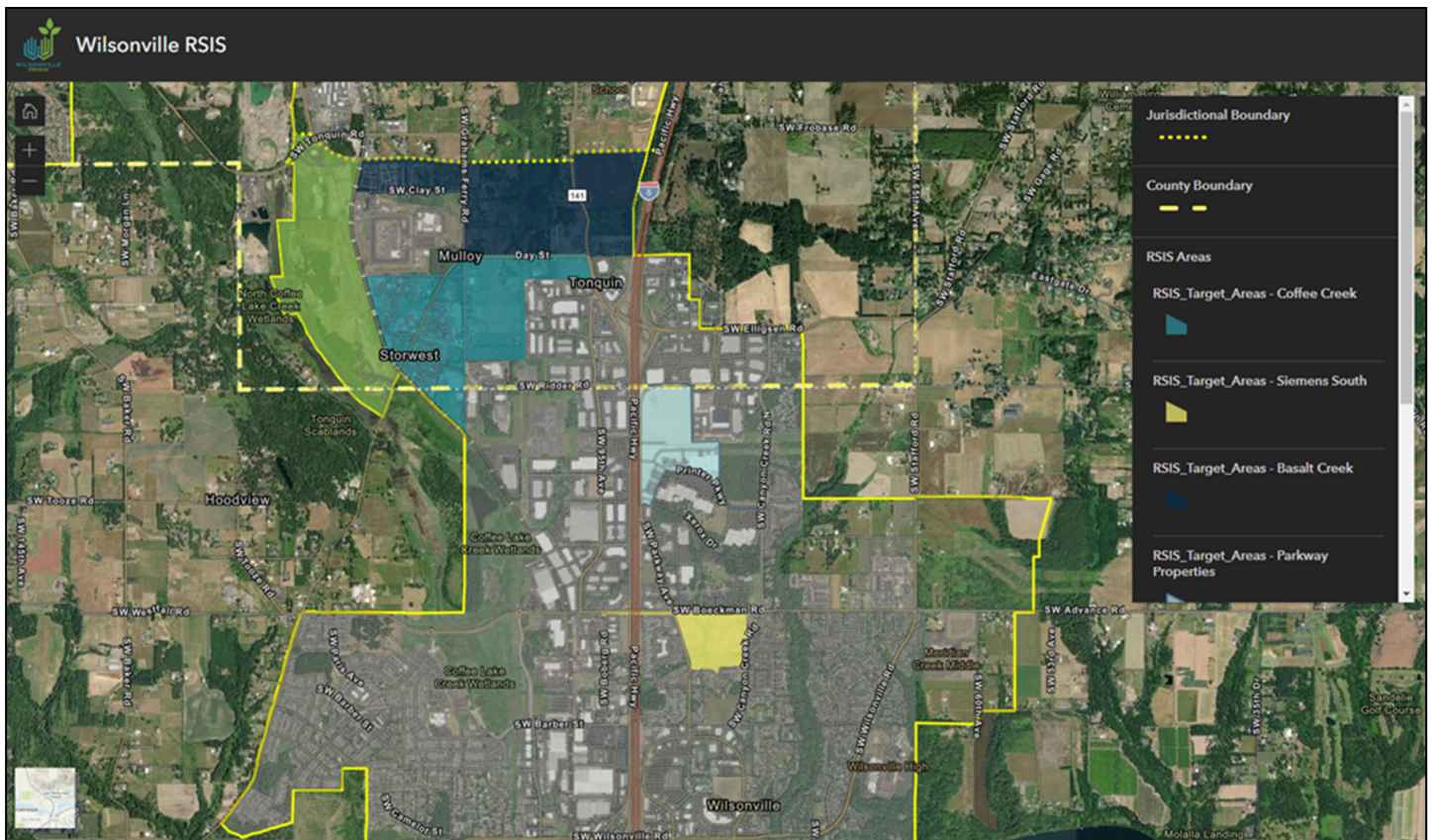
Regionally Specific Industrial Sites Program Application—"RSIS"

Between miscellaneous meetings with GPI, PGE, Washington County, Oregon City, Sherwood, Tigard, developer inquiries, Audix (local company), and others, much of March's staff time was allocated to the preparation of an application to Business Oregon's RSIS program.

RSIS provides funding assistance to cities and/or development partners that complete projects to move industrial property toward a shovel-ready status. As currently constituted, the program provides such funding assistance in the form of a reimbursement. Reimbursement funding is tied to income taxes created through job creation at the subject industrial site or sites. In more specific terms, if a city builds a road and extends utilities to serve a site or sites, identified in an approved RSIS application, the city can receive up to 50% of project costs as a reimbursement, over time, if/when jobs are created at the site or sites. The jobs create state income taxes and those income taxes are what is used to reimburse the city for its approved expenses.

The application is lengthy and requires the submittal of many attachments and detailed information regarding development plans, forecasted costs, timelines, ownership info, etc. We submitted our application on March 27th and expect to hear from Business Oregon regarding what additional information they may require before they can approve. The sites we have identified for eligibility consideration include three formal planning areas: Coffee Creek, Basalt Creek, and West Railroad. Additionally, we submitted several infill industrial development opportunity sites held by Sysco Foods, ScanlanKemperBard (SKB), Naito Properties, and Siemens (formerly Mentor Graphics), all of which require significant improvements to adjacent roads at the time of development.

All five areas we submitted can be viewed on an interactive [GIS WebMap accessible here](#)



Engineering Division, Capital Projects

2022 Street Maintenance

This project includes Pedestrian Curb Ramp Replacement (4014), Signal Modifications (4118), and Pedestrian Crossing Improvements (4717). The curb ramp replacements are being done to comply with ADA requirements ahead of the 2023 Street Maintenance project to repave the roads adjacent to the ramps. The signal modifications are to bring the pedestrian crossing pushbuttons and controls up to date at all Wilsonville Road and Boones Ferry Road intersection signals. Curb ramps and signal improvements will be constructed at the intersection of Wilsonville Road at Boones Ferry Road. Curb ramps will be constructed at Wilsonville Road at Rose Lane. These improvements will be made ahead of the 2023 Street Maintenance projects at the same location to comply with ADA requirements.

The projects are under construction by Emery & Sons and subcontractors. Pedestrian curb ramps have now been replaced at Wilsonville Road and Rose Lane (pictured). As of March 13, 2023 demolition and reconstruction of the pedestrian ramps are underway at Wilsonville Road and Boones Ferry Road. All ramp and pushbutton work at the latter intersection is expected to be completed by April 2023.

The pedestrian crossing improvements include seven street crossings on French Prairie Road in Charbonneau. These improvements will include new or updated signing and striping to enhance the safety and visibility of pedestrians. This work will occur in late April and May 2023.



Pedestrian ramps at Wilsonville Road and Rose Lane



Pedestrian ramps at Wilsonville Road and Boones Ferry Road

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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road is nearly complete. Beginning March 6, Industrial Way was closed and traffic began using the new section of Kinsman Road (pictured). Work on the 5th Street railroad crossing continues with track and utility work completed. Railroad signal equipment is being manufactured and is scheduled for installation in May 2023. 5th Street continues to be closed to traffic until the railroad work is completed. Overhead utility undergrounding work on Boones Ferry Road is underway. Construction work will continue through May 2023.



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. The kickoff meeting was held on October 31, 2022. Field investigations (survey, natural resources, cultural resources, and geotechnical) began late November/early December 2022 and continued through February 2023. These investigations will guide the design team in alternatives analysis and decision making for the trail and sewer alignments. Right of Entry permits are still being collected. Public outreach efforts have begun, and an article was included in the December 2022 Boones Ferry Messenger

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 pushing to get the design of the project and advancing time-critical components. Right of Entry Permits are complete, and survey and other field work is complete. Additionally, several guaranteed maximum price (GMP) packages are identified and scheduled to meet the project deadlines. The temporary signal at 65th Avenue and Stafford Road is 100% designed and NTP was issued this month. Review of the design of the bridge, roundabout, road improvements, and associated utilities is underway. Long lead time items are being ordered to avoid impacts to the schedule. The first GMP occurred in early February along with the first property acquisition request. Construction costs are currently under review for several project components. Construction is estimated to start in early summer.

Charbonneau Consolidated Plan (1500/2500/4500/7500)

Design for utility (water, wastewater, stormwater) and street improvements on Edgewater Lane and Village Greens Circle is underway. Smoke testing to help determine and remove cross connections has been completed. Alternatives analysis is complete. The consultant is on track to provide the 60% plans and specifications by mid-March 2023. A public open house will occur in April 2023 to discuss the project and any potential impacts with the neighborhood. To promote efficiencies in the design and construction, the consultant and City project manager are creating one design package for construction in 2024.

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 preliminary design was completed in July 2022. Final design is scheduled for completion in July 2023, with construction anticipated for completion in September 2024.

Priority 1B Water Projects—2023 (1148)

This project involves the design and construction of water mains in two areas: Wilsonville Summit/Canyon Creek Apartments and the Sundial Apartments. These improvements will improve system capacity and eliminate fire flow restrictions. Preliminary design is underway. The design for this project will be delivered utilizing the City's on-call roster of consultants.

Rivergreen and Corral Creek Lift Stations (2105)

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

Engineering Division, Capital Projects

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

This project will design and construct a new 3 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 2023, followed by construction in 2024-2025.

WTP Expansion to 20 MGD (1144):

This project will expand the Water Treatment Plant (WTP) capacity to 20 millions of gallons per day (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

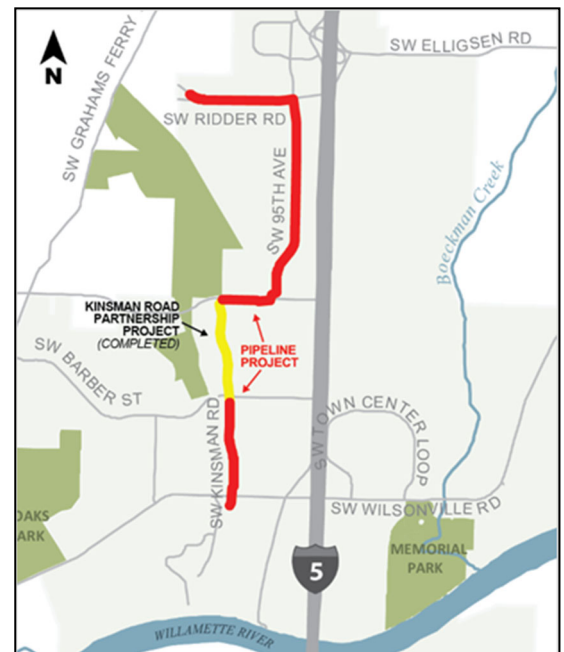


August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction (pictured above) began in June 2022 with completion expected in May 2024.

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 in 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. The trenchless crossing under Wilsonville Road began in March.



WWTP Master Plan (2104)

This project will evaluate capacity of 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 in April 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in spring and summer of 2023 .

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction has commenced again. The contractor is working on installing utilities.

Frog Pond West

Housing construction in Frog Pond Ridge, located south of Frog Pond Lane, continues. Frog Pond Crossing subdivision, located north of Frog Pond Lane, has installed utilities and is working to install curbs with paving to occur in April. To the right is a picture of Frog Pond Crossing under construction.



Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction is well underway, with some homes already occupied. The contractors are now working on final list items for the subdivision and Regional Parks 5 and 6. In the photo to the right the contractor is working to install a cork surfacing around the play structure at Regional Park 6. This is the first time this material is being used in a park in Wilsonville, it is shock absorbent material that has better protection against falls and allows for full accessibility - even for a wheelchair or other mobility equipment.



Commercial/Industrial Construction Activities

Black Creek Industrial

Onsite site work and building construction continues. The contractor is working to prepare the Grahams Ferry right-of-way for street widening once the overhead utilities are placed underground. Construction is anticipated to be complete late this spring.



Natural Resources Division

Stormwater System Annual Inspection and Maintenance Reports

The City has stormwater maintenance agreements with property owners for the operation and maintenance of private stormwater systems. By May 1 of each year, an annual inspection and maintenance report is due from the owner or responsible party (e.g., management company, HOA). In March, City staff mailed letters to property owners or responsible parties, including a report form, reminding them to submit their annual report. The required information includes the inspection date and any maintenance, repair, or replanting activities that were completed. After receiving the reports, City staff conducts an inspection to verify the information in the report.



Planning Division, Current

Administrative Land Use Decisions Issued

- 2 Type A Tree Permits
- 1 Type B Tree Permit
- 1 Type C Tree Permit
- 1 Class 1 Sign Permit
- 1 Class 1 Administrative Review

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:

- Clermont Subdivision (Villebois Phase 5 North)
- Five-lot residential subdivision on Canyon Creek Road South
- New gas station and convenience store on Boones Ferry Road
- New industrial warehouse building between Garden Acres Road and Grahams Ferry Road in Coffee Creek Industrial Area
- New Public Works Building
- North Valley Complex remodel for State Department of Administrative Services on 95th Avenue
- Residential subdivisions in Frog Pond West
- Wilsonville High School expansion/performing arts center

Development Review Board (DRB)

DRB Panel A met on March 13 for a training session regarding traffic and transportation.

DRB Panel B met on March 27. The board held a public hearing for and unanimously recommended to City Council approval of request to rename a street in Frog Pond West. Two additional items advertised for public hearings for this meeting, both industrial development in the Coffee Creek Industrial Area, were delayed to future meetings due to additional revisions needed on the applications.

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:

- Industrial development on Day Road
- Park modifications at Edith Green Park in Charbonneau
- New industrial building on Garden Acres Road
- New industrial building at ParkWorks off Parkway Avenue
- New primary school in Frog Pond West



Rendering of Proposed Primary School in Frog Pond West

Planning Division, Long Range

CFEC (Climate Friendly and Equitable Communities) State Rulemaking Compliance

Following former Governor Kate Brown's Executive Order 20-04 directing State agencies to address climate change within their authority the Department of Land Conservation and Development (DLCD) worked with the Land Conservation and Development Commission (LCDC) on a rulemaking initiative called Climate Friendly and Equitable Communities. The adopted rules direct a number of actions by local governments including reforming parking mandates, getting ready for electric vehicles, and changes to transportation modeling and performance measures.

In March, Planning Staff presented a summary of expected impacts to Wilsonville during the March 6 City Council meeting. Planning Staff also worked on creating a handout regarding new electrical vehicle (EV) ready requirements that went into effect at the end of March. In addition to existing 20% requirement for commercial parking spaces, the new EV ready standards require multi-family development to install conduit to support electric charging for at least 40% of provided parking spaces.

A summary of the State rulemaking can be found at: <https://www.oregon.gov/lcd/CL/Documents/SixPageOverview.pdf>

Coffee Creek Form-based Code Assessment and Basalt Creek Code Implementation

The Coffee Creek Form-based Code standards and review process was subject to a pilot period of three completed development applications or five years following adoption in February 2018. There are now four industrial projects in Coffee Creek and five years have elapsed since adoption of the form-based code. Since both milestones have been met, It is time to evaluate. Planning staff has embarked on an assessment of the standards and implementation process. The purpose is to determine whether the overall objectives of providing a clear development review process that fosters the creation of a connected, high-quality employment center in Coffee Creek is being realized. Planning staff will build on the form-based code assessment as we launch into planning for Basalt Creek Development Code implementation. This project is to develop regulations that enable future development of the Basalt Creek Planning Area consistent with the land use recommendations in the Basalt Creek Concept Plan. As these parallel processes move forward in coming months, Planning staff will keep City Council apprised with periodic updates.

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City is now focusing on implementation.

Three implementation steps are in process:

(1) related

Development Code

amendments, (2) an infrastructure funding plan, and (3) integrating transportation projects from the Master Plan into the citywide Transportation System Plan (TSP). The third in a series of work sessions on the Development Code was presented to the Planning Commission on March 8. Work on the infrastructure plan by consultants and City staff is ongoing and will be brought to Council in the coming months. The TSP was reviewed by the Planning Commission in a public hearing and the Commission forwarded a recommendation for approval to City Council.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Planning Division, Long Range

Legislative Report

It has already been a busy legislative session as a number of potential bills in 2023 Oregon Legislature session are related to the work the division does, especially related to housing. In March, the Planning team reviewed the following legislation and coordinated responses with Public Affairs, the City's lobbyist Greg Leo, and the League of Oregon City, among others.

- Senate Bill 847 Miscellaneous new housing-related standards
- Senate Bill 1051 Workforce Housing in Urban Reserves
- House Bill 2001 Housing Omnibus Bill including Oregon Housing Needs Analysis (OHNA) and enforcement of statewide housing production programs
- House Bill 2984 Commercial to Residential Building Conversions
- House Bill 3569 Oregon Homebuilders Association (OHBA) Right to Housing
- House Bill 3414 Residential Variances and Housing Accountability and Production Office

Housing Capacity Analysis and Housing Production Strategy

This two-year project will analyze Wilsonville's housing capacity and need followed by working on strategies to produce housing to meet housing needs. The City's last Housing Needs Analysis was adopted in 2014. Since that time the City has taken a number of follow up actions working on housing including finishing the Town Center and Frog Pond planning and adopting the Equitable Housing Strategic Plan. The current project will build on these past housing initiatives and newly adopted policies. The project is required under House Bill 2003 adopted by the Oregon legislature in 2019. Under State rules the City must complete its Housing Capacity Analysis by the end of 2023 and Housing Production Strategy by the end of 2024.

In March, the project team continued the Buildable Lands Inventory and other technical work, which will assess the available land capacity to support project future housing needs. The project team plans to share initial findings with the Planning Commission and City Council in late spring to early summer.

Planning Commission

The Planning Commission met on March 8. The Commission held a public hearing for and unanimously recommended to City Council approval of Transportation System Plan amendments reflecting the recently adopted Frog Pond East and South Master Plan. In addition, the Planning Commission held their third work session to review proposed Development Code amendments to support implementation for the Frog Pond East and South Master Plan. A primary focus of the Development Code discussion was architectural design standards.

Wilsonville Town Center Plan

Town Center Plan Implementation

The Town Center Plan identifies several implementation activities to support the transformation of



WILSONVILLE TOWN CENTER

Town Center into a vibrant, walkable destination that is the heart of Wilsonville. During March, the Town Center project team continued to plan implementation activities for 2023, including a more detailed urban renewal feasibility assessment and additional development opportunity studies. These activities are anticipated to begin later this year.