

From The Director's Office

Greetings!

An exciting and very different kind of park facility is being constructed at Oulanka Park (Regional Park 7) in Villebois. This park is located at the southwest corner of Villebois Drive North and Boeckman Road and was named after the rugged landscape of its Finlandian namesake, which is a national park where you can observe the power of water. While our Oulanka Park does indeed celebrate the adjacent wetland area, the main emphasis of the park design is based on birds.

The park design is focused on providing habitat for our avian friends, providing nesting, perching and hunting opportunities for a variety of species. You may have recently noticed the installation of numerous large snags creating habitat for insects and the birds that rely on them. In the adjacent photo, you will see a large nesting platform at the top of the snag serving as a raptor perch or a potential nesting site for hawks or osprey. The trunks of the snags have been fitted with new nesting bat boxes and the property line demarcation posts also contain bird houses. Protective devices have been installed that will prevent predators such as raccoons from climbing up the snag to the nests, protecting the vulnerable young birds early in their life.



Years ago, 110th Avenue, which was a county road, traversed the east side of the Dammasch State Hospital before the right-of-way was vacated and the new curvilinear streets of Villebois created. There was a very large old Douglas fir snag at the crest of the road where large adult bald eagles would often be seen perching over the Coffee Lake Creek wetlands as part of their flyway between the Willamette River and the Tualatin River National Wildlife Refuge. This landmark snag was removed with the vacation of 110th. Villebois park planners and landscape architects thought it important to create a new destination for birds of all shapes and sizes, and designed Oulanka Park with this special user group in mind.

Cheers to seeing the next generation of eagles, hawks, owls and bats make their home in the Villebois community.

Respectfully submitted,

Chris Neamtzu, AICP

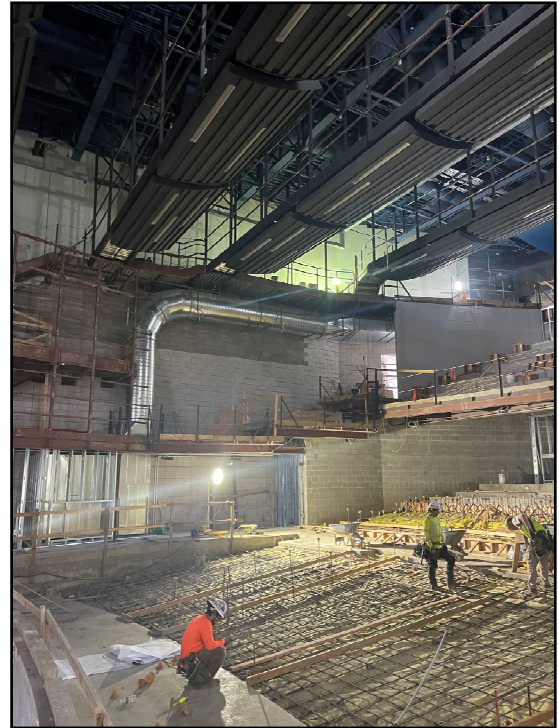
Community Development Director

Building Division

Project Update: Wilsonville High School Auditorium Building

The first phase of a new addition of a 600-seat theater with support spaces, lobby, public restrooms, and a new parking lot is nearing completion. The new auditorium will be completed by the end of the year, at which time the focus will shift to the renovation of the existing theatre space with classrooms. Energy efficiency and equity upgrades are included in the work.

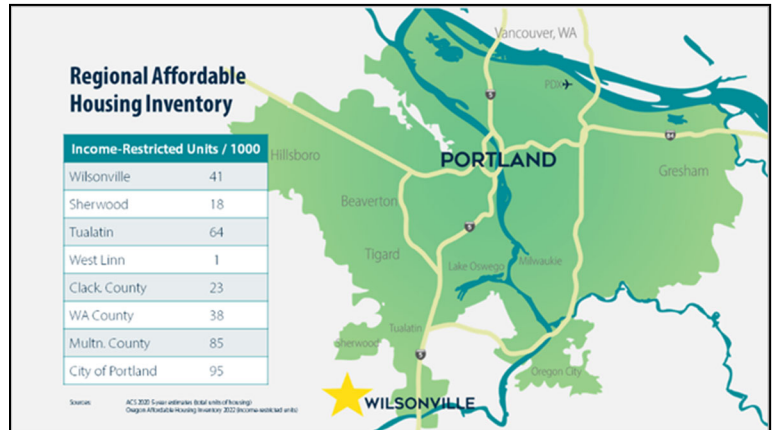
The project has been a challenging one. Large in scope and complexity, it has required a team effort from the Community Development Department to bring it to this point in construction. Innovative stormwater management techniques, beautiful landscaping, and state of the art architecture are a few of the exciting features of the job. Working closely with the school district project managers and personnel, along with the multitude of private contractors, has been a key element for success. This will be an 'awesome' addition to the City's infrastructure.



Economic Development Division

Construction Excise Tax (CET) for Affordable Housing

Staff presented on the topic of CET on September 19, 2022. There was a lot of material to review in a short period of time. With little opportunity to discuss the matter, the Council again decided to postpone any decision until they have a better understanding of the potential alternatives to a new tax. Staff has conveyed that there are many ways to remove barriers and incentivize the development of affordable housing in the city, but nearly all such strategies come at a cost to the City—e.g. system development charge (SDC) waivers, land donations/write-downs, cash or in-kind contributions, down payment loan/grant fund, tax abatement, etc. There are few, if any, viable alternatives to a CET that would generate the revenue needed to “backfill” for such costs.



Broker/Developer Engagement

The September edition of the “Wilsonville Development Update” featured the Wilsonville Investment Now (WIN) program, and Twist Bioscience, the first company to apply for and receive approval under the new program.

This periodic email communication reaches some 350 regional brokers (the most productive in the market), and 50 development firms (those completing mixed-use and industrial products). This communication tool is meant to create interest and excitement around real estate and business development opportunities in the Wilsonville submarket. To that end, it has been initially successful, generating one broker meeting, and several requests for more information from others.

Wilsonville Oregon

Twist Bioscience Attracted to Wilsonville by "WIN" Incentive Program

What is "WIN"?

Who is Twist?

Thanks for subscribing.

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Stay tuned for... (future emails)

- The Wilsonville Town Center Plan - Development Opportunity
- World of Housing Development Zones - Newsletter
- Wilsonville's Federal Opportunity Zone - Newsletter
- Coffee Creek and Basalt Creek Industrial Areas - Dev. Opportunity
- Wilsonville's next Tax Incremental Finance Areas - Dev. Opportunity

Should someone else in your organization get these emails?

YES/NO/STUP

YES/NO/STUP

Economic Development Division

Business Retention & Expansion

In cooperation with Washington County economic development staff, we orchestrated a meeting at Hartung Glass on Ridder Road. This local employer had reached out to the City staff earlier in the summer, at which time staff and Mayor Julie Fitzgerald met with the company leadership onsite to learn more. Hartung representatives expressed interest in working with local nonprofits and public agencies to help source employee candidates who may have obstacles to employment, such as past incarceration or limited skills and experience. On September 28, roughly 20 representatives from local employment and social service agencies convened at Hartung’s facilities to learn more about the company and the employment opportunities available. Hartung leadership was very happy with the turnout and expressed gratitude for the support. They look forward to developing these partnerships and growing their company with new employees.



Small Business Support

Wilsonville continues to collaborate with Tigard, Sherwood, and Forest Grove on a series of small business education webinars. In November, it falls to the City of Wilsonville to organize and host. The November program will be promoted via the Economic Development Local Business Newsletter and the city’s social media channels. The topic is Business Transitions (e.g. transitioning to family members/next generation, management buyout, sale to a 3rd party, etc.). Staff from the Clackamas Small Business Development Center (SBDC) will present.

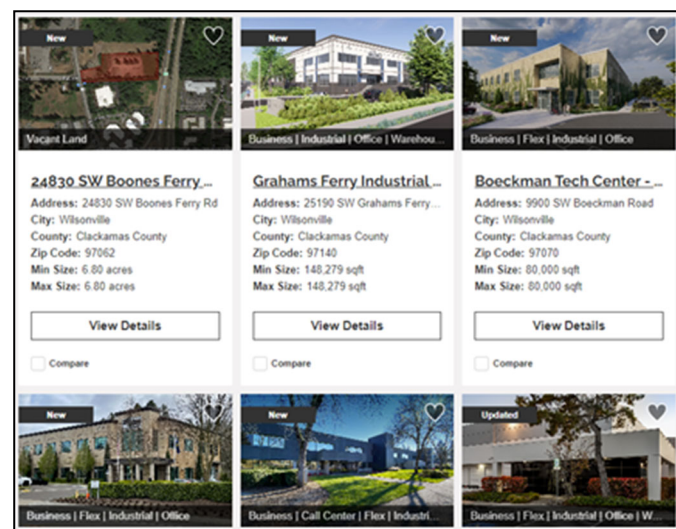


Interested parties can [register here](#).

Oregon Prospector

Business Oregon hosts a statewide site selection/property location tool called [Oregon Prospector](#). In September, in coordination with listing brokers, staff uploaded and/or updated Wilsonville’s properties on the Prospector website.

Notably, owners and developers of the forthcoming Grahams Ferry Industrial Center (Ares Management) provided staff with [marketing materials](#) to add to the property listing. Staff will support CBRE in identifying tenants for this property, coming online in 2023.



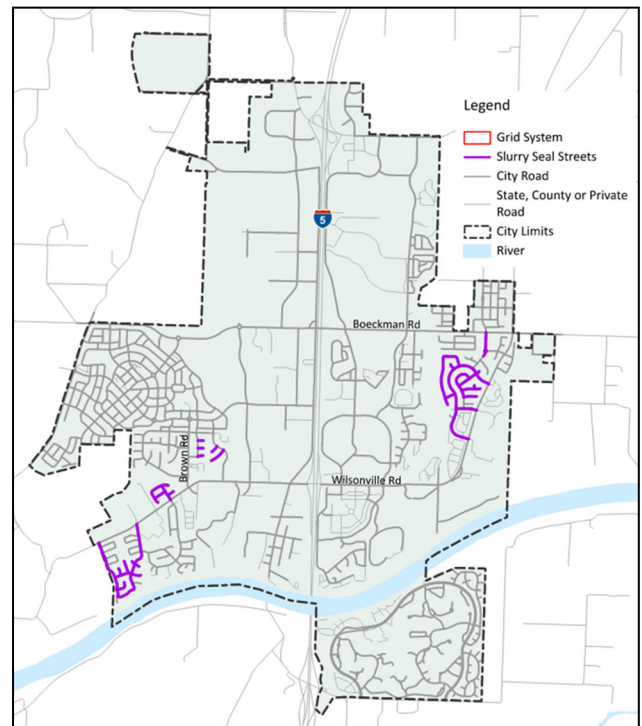
Engineering Division, Capital Projects

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 winter 2022 -2023 and complete by spring 2023.
- **Slurry Seal (4014)** The 2022 Slurry Seal project wrapped up in late August/early September with final striping restoration in the neighborhoods: Willamette Way, Meadows, Guiss, and Montebello. The project will be closed out in the coming weeks.

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 continues. The new Kinsman Road alignment in concrete next to the old asphalt Industrial Way roadway is pictured below. At the bottom of the picture, the new Arrowhead Creek Lane connection and Ice Age Tonquin Trail extension can be seen. Construction of the new Kinsman Road bridge over Coffee Creek is underway. Construction will continue through February 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. Punch list items were completed the first week of September, and the project will be closed out in the coming weeks.

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. Contractor bonding and legal problems have temporarily stopped this project.

Boeckman Creek Interceptor (2107)

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, and install a path from Boeckman Road to Memorial Park. The project is currently in scope negotiations with the design consultant. Design is expected to start in late fall or early winter.

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. Currently, Right of Entry Permits are nearly completely acquired, and survey and other field work are under way. Geotechnical borings have been completed with preliminary findings presented to the City. Road cross sections have been established and design is underway. Alternative analysis for options is due in November.

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

Design for utility (water, wastewater, storm water, and street) improvements on Edgewater Lane and Village Greens Circle has begun. Survey and utility inspection was completed in September. Construction will be phased, with Village Greens Circle in the first half of 2024 and Edgewater Lane in the second half of 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.

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 incorporating PGE utility undergrounding plans into the construction drawings. Design work is wrapping up until construction funding is identified.

Priority 1B Water Distribution Improvements (1148)

This project involves the design and construction of water main replacements in three areas: Jackson Way, Evergreen Court, and Barber Street. These improvements will improve system capacity and eliminate fire flow restrictions. Design work is nearing completion.

Engineering Division, Capital Projects

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 early 2023.

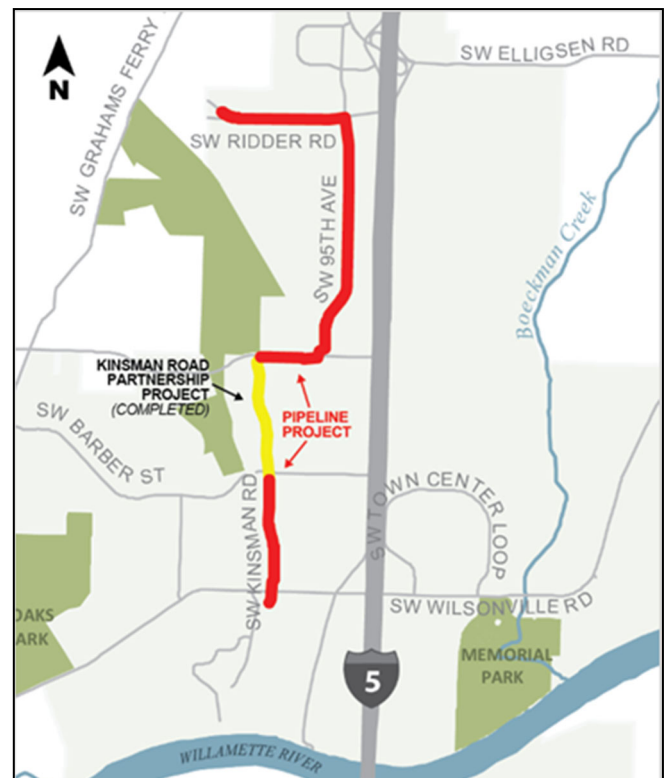
WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. 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.

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)** This is the WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville and began 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 was advertised in September.



WWTP Master Plan (2104)

This project will evaluate capacity of Waste Water 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. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in fall 2022.

Westside Level B Reservoir (1149)

This new reservoir is proposed in the adopted water master plan; on property purchased in 2010 near Tooze Road and Baker Road. A Request for Proposal (RFP) is nearing completion for engineering services, and is expected to be released sometime this late fall or early winter.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Work on this 5-lot subdivision is progressing. The contractor is working on site grading and prepping for installation of the utilities.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. The improvements along Frog Pond Lane have been installed. The contractor for the Frog Pond Ridge subdivision is working on punch list items. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road, has installed erosion control measures and is working on site grading.

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is underway. Contractor is working on final infrastructure punch list items.

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite grading continues (pictured below).



Frog Pond West



Villebois Clermont



Black Creek Industrial

Natural Resources Division

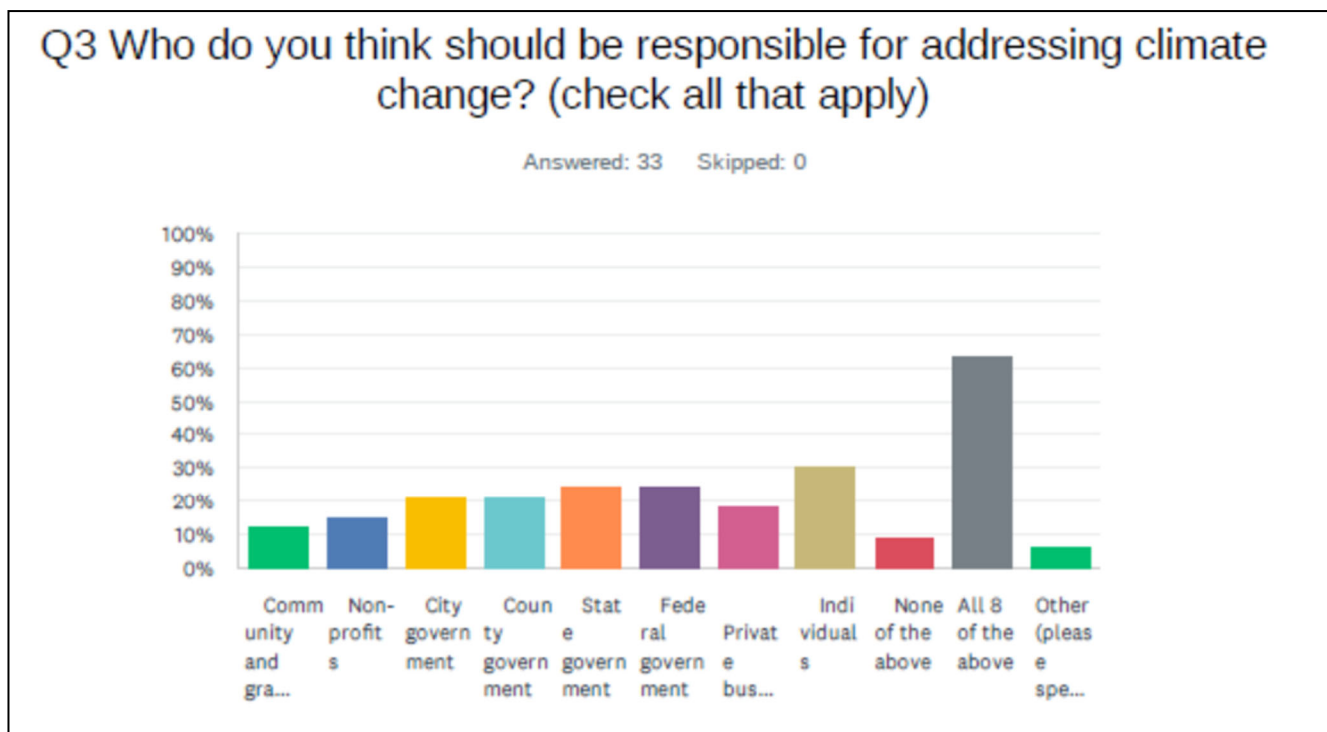
Clackamas County Climate Action Plan – Public Involvement

The City Council goals and strategies for FY 2021-23 include developing a Wilsonville climate action strategy in alignment with Clackamas County’s planning efforts. In 2020, Clackamas County began the process for developing their Climate Action Plan, which will have specific recommendations to reach the goal of being carbon neutral by 2050.

Based on the outcome of the County’s planning effort, the City Council will determine the most appropriate path for moving forward, such as developing a Wilsonville climate action strategy in alignment with the County’s Plan. City staff will monitor the progress of the Climate Action Plan, and provide periodic updates to the City Council.

Community engagement for the climate action plan is underway and they have solicited input from residents and businesses in Wilsonville and other communities in Clackamas County. A community survey was posted on the project webpage in June, and the survey results and analysis are available at: <https://www.clackamas.us/sustainability/climateaction>. The community survey gathered feedback from residents and other interested parties about actions needed to respond to climate change and help the county reach its goal of being carbon neutral by 2050. The survey, offered in both English and Spanish, included up to 50 questions depending on the interests of the respondent. The survey results were parsed out for local jurisdictions, such as Wilsonville, and included a total of 33 local residents who responded to the survey (responses listed below).

The County will also host community conversations on climate change (dates TBD) for people to ask questions and offer their opinions. They will post those dates and locations as soon as they are scheduled.



Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In September, 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
- Wilsonville High School expansion/performing arts center
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met on September 12. The board first concluded the hearing for a new gas station and convenience store on Boones Ferry Road just north of Wilsonville Road after hearing more about traffic for the proposed development. Following conclusion of the hearing, the board unanimously approved the proposal. The board also held a public hearing for and unanimously recommended approval to City Council of a 12-lot residential subdivision and related zone map amendment.

DRB Panel B did not meet in September.

DRB Projects Under Review

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

- Frog Pond residential subdivision
- Industrial development on Day Road
- New industrial building at Boeckman and Kinsman Roads
- New signs for existing automobile dealership
- Parking addition for industrial manufacturer



Rendering of Proposed Industrial Building at Boeckman and Kinsman Roads

Planning Division, Long Range

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 September, the project team presented draft Comprehensive Plan Policies to the Planning Commission and shared these with the City Council on October 3. The project is on track for a Planning Commission hearing in November followed by City Council adoption in December.

Frog Pond East and South Master Plan

In September, Planning Commission held two work sessions, one focused on infrastructure and transportation and another focused on land use and residential policies. A Spanish-language focus group was hosted September 17 regarding the public realm. The project team worked extensively during September to put together a complete draft of the Master Plan for presentation in October as well as work through a variety of technical details for the plan.



FROG POND EAST & SOUTH MASTER PLAN

Planning Commission

During their September meeting, the Planning Commission received a presentation and provided feedback and input on two work sessions, the public engagement strategy for the Transit Master Plan update and Frog Pond East and South. During the seventh Frog Pond East and South work session, additional guidance and input was provided specifically on housing variety policy and the design of parks, open spaces, pedestrian facilities, and bicycle facilities.

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 September, the City continued due diligence on the three development teams that submitted responses to the Request for Proposals (RFP) in July. The project team reviewed responses to additional questions that were sent to each development team in August. After review of these responses is complete, a preferred development partner will be selected.

General project information is available on the project website:

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

Planning Division, Long Range

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 September, the project team reviewed the preliminary findings of an assessment of potential funding tools, including the feasibility of using urban renewal, to support planned infrastructure projects in Town Center. This assessment will be shared with City Council at a work session in October.



WILSONVILLE TOWN CENTER PLAN