

The ‘Arc of History’ 2010-2020: A Decade of Making a Great Community

1. Introduction – Welcome and Good evening.

- I am Tim Knapp, and I have the pleasure as serving as Mayor for the City of Wilsonville, for the past 11 years.
- City Council members – different perspectives, better outcomes
 - Councilor Kristin Akervall, who serves as Council President
 - Councilor Charlotte Lehan, a former Clackamas County Commissioner, County Chair, and Wilsonville Mayor
 - Councilor Ben West
 - Newest City Councilor Joann Linville
- I would also like to recognize other elected officials attending tonight: *LIST of Attendees to be Provided at Event*
- 12 years ago I stood at this very podium & took my oath as Mayor
 - The Great Recession had recently started. Jobs were being lost.
 - Wilsonville industrial buildings were 45% vacant, future was in question
- Your Council & City Staff focused on building on our unique assets
 - We recommitted to growing our neighborhoods, our job base, and our commercial sector: to becoming a “complete community”
 - Carefully considered but bold decisions were made to advance next steps in major infrastructure projects, to keep our City moving
 - Such require consistent, clear priorities over long periods of time to accomplish
- Let’s consider a few of the major projects that have provided means to advance a successful, thriving community

2. Water Infrastructure: A primary vehicle for Community success

Domestic/Fresh Water

- 1998 – Council proposes Willamette River as domestic water supply
- 1999 - Voters approve measure to use river for domestic water
- 2002- Partnering w/Tualatin Valley Water District, treatment built
 - Plant opens at cost of \$50M - Can produce 15 million gallons/day
 - Top-of-line technologies, in redundant steps, Ozonation to purify
- 2008 – Coca Cola executives declare “Wilsonville Water as Some of the Best in the US”; and announce plans for major expansion at Wilsonville
- 2010 – Coca Cola opens \$35M, 160,000 sq. ft. expansion
 - Consolidates Western Oregon/Washington jobs to Wilsonville, going from 60 employees to 400 (now 500) workers in Wilsonville
- 2011 – City and TVWD agree to sell 5 million gallons/day of TVWD’s water right to City of Sherwood

- \$11.7 million; 3.6-mile-long, 48" pipeline built 2012-14
- 2014 – Wilsonville, TVWD, Hillsboro form Will. Water Supply Program
 - \$1 billion, 26-mile-long, 5-1/2' diameter pipeline for 45 million gallons/day, to supply western Washington County
- 2017 – After extensive research, debate, & negotiation by Staff and Elected Officials, agreement is reached:
 - 99-year-long ground lease to WWSP for water intake & pipeline
 - \$30M compensation to Wilsonville for use, repair and restoration of City property, staff time and inconvenience to the public:
 - \$17 million in ground-lease payments over 10 years
 - \$7 million in roadway and sidewalk improvements
 - \$3 million in seismic upgrades and additional capacity at Willamette River Water Treatment Plant
 - New park amenities, including Willamette River overlook and walking paths for Water Treatment Plant Park
 - *Wilsonville will be controlling operator of Wilsonville joint plant in perpetuity
- Now 2020 – construction and improvements are underway

WASTEWATER

- To 2011, 1970's treatment plant plagued with capacity & odor issues
- 2011- Staff, consultants, Council studied best way to remedy
- Initial estimates to build new facility were high, ~\$80 M range
- 2012 Council awarded contract to Design-Build-Operate new plant
 - Was innovative, 1st Wastewater design-build-operate in Oregon
 - \$44M to design-build, ~\$2M / year to operate for 15 years
 - Capacity increase from 2.4 mgd to 4mgd
 - Upgrade planned to 7mgd
 - Produces dry class A biosolids, less than 10% moisture
 - Reliable odor control! Less expensive disposition of solids!
- Wilsonville now has wastewater capacity for residential & business growth

3. Residential Living Infrastructure

- Villebois
 - 2000s - Years of planning for conversion of former Dammasch State Hospital grounds
 - Dammasch was originally proposed by the State in 1998 as site for the Coffee Creek Correctional Facility
 - Your Elected Officials, led by Mayor Lehan, worked tirelessly to oppose the State and Governor through much controversy.
 - Villebois only became possible when City offered the current prison site as an alternative
 - Villebois concept plan was hammered out and adopted

- 2500 total residential units composed of single-family homes, duplexes and multi-family communities
- 2005 – Construction starts on first homes
- 2013 – V is 40% built (even through the recession); construction on neighborhood center Piazza starts
- 2021 – Construction completion expected
- Today - Villebois is a high quality neighborhood, full of parks & wonderful green spaces, much loved by its families and residents
- Frog Pond, our next large residential development
 - 2002 – Frog Pond West added to UGB - 180a
 - 2011, -14, -18 City applied to include F/P East and South in UGB
 - Finally approved by METRO for UGB addition in 2018
 - 2015 - City Staff and Electeds collaborated w/school district to convince Metro to allow Meridian Creek School site into UGB on a special exception process
 - 2015 – Frog Pond West master plan adopted, school construction started, \$40M project
 - 2017 - Meridian Creek Middle School opens
 - 2019 - NW Natural Street of Dreams showcases 6 new homes
 - 2020 – Construction continues, ~15-20 homes completed, with 450 to 570 total homes planned in West neighborhood
 - Today - Going forward, the City will engage the public on designing a vision and master plan for F/P East and South
 - We intend it to become another unique, desirable and loved Wilsonville neighborhood
- OTHER RESIDENTIAL:
 - Apartment complex on former Thunderbird Mobile Court site:
 - 2012 Jory Trail apartments
 - 2013 Terrene apartments
 - 2014 Porterra apartments
 - 2014 Boat Club on the Willamette - 33 homes
 - 2014-2015 Brenchley Estates – 27 homes
 - 2018 Ash Park – 12 homes

4. Parks & Recreational Opportunities

- 2018 – City adopted new updated Parks & Recreation Master Plan
 - Includes Specific plans for Memorial Park and Boones Ferry Park
 - Theme of increased access to the Willamette River- both locations
 - 2017 Council purchased 5 acre riverfront to be part of B/F park
 - Proposed new sports fields for Memorial Park and Frog Pond Community Park, near Meridian Creek Middle School

- Plans include more outdoor recreation options:
 - Improved dog park now underway with new amenities, including restrooms and a dog wash
 - Better access to & expansion of community gardens complex
 - New disc golf course, new mountain bike course
 - More, new sports fields in multiple locations
- Introduced new health, exercise and recreational programming for youth and seniors in the past year
- Recreation is a Major Contributor to our concepts of healthy living for people at all life stages
- City Parks & Rec Task Force is looking at projects for a potential ballot measure in November 2020, to Bond for parks improvements
 - Would ask citizens whether they will back a small tax to enable moving our Parks Master Plan forward more quickly

5. Public-Transit Infrastructure

- Motivation for Wilsonville is to provide better quality local transit service
 - Transit use removes single-occupancy vehicles from freeway
 - Transit use reduces production of greenhouse gases and VMT
 - Provides free, local transit service for everyone, equitably
- WART started as small operation - one route and 2 buses, 31 yrs. ago
 - Now SMART is a highly professional operation: Fleet of 36 buses
 - Run 6 Regular fixed-routes and 2 out-of-town express routes, to Portland Tri-Met connection and to Salem
- SMART solves “last-mile connection” for transit commuters:
 - Promise 10 minutes from arrival of WES commuter train, at the Wilsonville Transit Center, to employer’s workplace door- many of our employers love SMART!
- Over time, Council has taken action on energy use and emissions
 - City participates in US EPA “Green Power Communities” program
 - PGE “Clean Wind” and the new “Green Tariff” solar-energy facility in Eastern Oregon
 - New PGE “Electric Avenue” charging stations at the Library
 - Council is supporting SMART in moving our bus fleet away from Diesel fuel to alternative-fuel buses, using:
 - Hybrid electric-diesel buses, CNG Buses, now EV full electrics
- SMART has won a series of very competitive state and federal grants enabling fleet modernization and conversion
- Federal Transit Admin & ODOT grants for new buses of \$4 M

(SCREEN PICTURE – Not to be read)

- 2012 – FTA award of \$1.1 million for four alternative-fuel buses
- 2014 – ODOT award of \$381,000 for a new bus
- 2016 – FTA award of \$320,000 for a new bus

- 2017 – FTA award of \$1.45 million for electric buses under the Low/No Emission program
- 2018 – ODOT award of \$555,000 for three CNG buses

- In 2017 SMART was one of only 51 public-transit agencies nationwide from 200 applicants—the only one in Oregon—to successfully compete for a \$1.45 million grant award, under the \$55 million federal “Low or No Emission Vehicle” Program.
- Our own SMART staff devised innovative methods for on-site CNG and electric power fueling infrastructure
 - SMART was recognized last October by the Oregon Transit Assn. with the Public Transportation System Innovation Award
- SMART’s Transit Master Plan was amended by Council in 2018
 - Oregon House Bill 2017 provides a new statewide revenue-source to support public transit
 - SMART to expand with new service, new routes, more frequency
 - More all-day service to Tualatin & mid-day trips to Salem
 - Extended hours for Crosstown service into late night and weekends

6. Transportation Infrastructure

- Connectivity – Mobility is critical: City is methodically constructing the “Street Grid” network needed by our growing community
- 2008 - Boeckman St. bridge across Coffee Lake opens
 - 425 ft. pile supported bridge, 400ft approach w/wildlife passages
 - 2012-2013 City reconstructs sinking approaches
 - Nearly \$1M settlement from contractor mostly covers
- 2013 - Canyon Creek Road Extension, Boeckman to Town Ctr. Lp.
 - North-south arterial, direct to the Post Office!
- 2014-2015 - Barber Street extension and bridge project
 - Connects Villebois with SMART/WES Wilsonville Transit Center
 - Opens east-west routing option and easy access to transit services
 - \$6.4 million
 - \$3.8 million federal funds earmarked in 2005 (9 years earlier)
 - \$2.6 M local dollars: using Urban Renewal & Systems Development Funds
- 2017-2018 – Have made strategic spot improvements at and near the I-5 Wilsonville Road interchange to improve mobility
 - Boone Ferry left turn onto Wilsonville Rd
 - New third stacking lane on the I-5 southbound on-ramp
 - Fred Meyer driveway flow improvement
 - “No turn on Red” during rush hour, Boones Ferry N. to Wilsonville Rd.

- 2018 - Kinsman Road Extension and additional utilities (W. side)
 - Connects Boeckman Road to Barber Street N-S
 - Combined road-sewer-water pipeline project was \$13.7 million
 - \$7.6 million or 56% was paid by non-City sources

SCREEN PICTURE – Not to be read

\$5.0 million - City Transportation SDCs

\$4 million - WWSP for 'Big Pipe' project

\$2.2 million - Federal/ODOT STIP

\$1.4 million - Federal/Metro MTIP-RFF

\$1.1 million - City sewer extension

- Coming major multi-modal transportation projects:
 - “Old Town Escape” 5th Street to Kinsman connection
 - Garden Acres Road will open up Coffee Creek Industrial Area
 - Boeckman ‘Dip’ Bridge, for safety near Frog Pond school site
 - I-5 Pedestrian Bridge to connect SMART & WES to new vision for a robust, much enhanced Town Center activity area.
 - French Prairie Bike-Ped-Emergency Bridge is a part of strategy:
 - Emergency-service bridge when needed
 - Access to Charbonneau when I-5 congested
 - Incident response for second-tier emergency responders
 - Adds a Redundant connection for Boone Bridge
 - Uses Seismic bridge construction to improve I-5 resiliency
 - Creates alternative transportation option & a tourism attraction
 - Connects metro Ice Age Tonquin Trail to Wil. Valley Bike Trail
- Wilsonville works actively with Metro, ODOT and state and federal legislators to seek solutions for improving I-5 traffic congestion
 - 2017-2018 - Southbound I-5 Congestion Study with ODOT:
 - Proposes the I-5 “Wilsonville Facility Plan”
 - Add an Aux Lane - Wilsonville Road past Charbonneau to Canby/Hubbard 551 Highway
- Wilsonville’s state Representative Courtney Neron helped to secure a budget note in the 2019 legislative session directing ODOT to undertake a ‘Cost-to-Complete’ Study
 - Study: adding a southbound auxiliary lane across the Boone Bridge
 - And Seismic retrofitting options for the Boone Bridge
 - Big Question: will entire Boone Bridge span need to be replaced?
 - ODOT: wide range of estimates from \$80 M, to over \$400 M
 - ODOT’s ‘Cost-to-Complete’ Study is now underway and due to the Oregon Legislature by February 2021

- Will need YOUR help to lobby Legislature, Metro, & Congress to fund these needed improvements to I-5 & Boone Bridge
- Funding major highway projects is VERY competitive
 - Currently proposed projects include:
 - I-205/Abernathy Bridge expansion and seismic retrofit
 - I-5/I-84 “Rose Quarter” interchange improvements
 - Oregon-Washington I-5 Interstate Bridge replacement
 - Highway 217 auxiliary lanes and improvements
 - Highway 26 West auxiliary lanes and improvements

6. Employment Infrastructure – Setting the Stage for Good Jobs

- Wilsonville focus is providing the infrastructure that cultivates high-wage jobs that can support a family.
 - HALF of Wilsonville jobs are in high-wage sectors manufacturing, engineering, computer programming and wholesale distribution
 - 2010: 15,000 jobs – total annual payroll of \$800 Million
 - 2019: 20,900 jobs – total annual payroll of \$1.4 Billion
 - In 10 years, Wilsonville added 5,900 jobs & \$600 M in local payrolls
 - A 39% increase in jobs, paying 75% more dollars
- 2012 Council adopted 1st formal Economic Development Strategy
- 2016 City Hired Wilsonville first Economic Development Manager (Jordan)
- City working on NEW opportunities to attract high-wage jobs:
- Coffee Creek Employment Area- 200 acres designated RSIA
 - Study project: 1800 jobs with an annual payroll of \$98 million
 - Urban Renewal Area created in 2016, following public vote 2015
 - New businesses help pay for needed, pipes, roads, water, sewer
 - Working on major infrastructure investments such as the Garden Acres Road upgrade, to invite PRIVATE sector investment,
 - Attract high quality companies that:
 - Offer desirable, well paid employment
 - Pay the taxes that support City services and amenities
- Basalt Creek Employment Area
 - 2004 Basalt brought into UGB by Metro as Employment land
 - 2011-2018 Wilsonville & Tualatin worked to complete Concept Plan
 - Which was adopted in 2018
 - 131 buildable acres for Wilsonville, all designated for employment
 - Road plan, trip projections, and land use types all identified
 - Potential 2,500 jobs

- Likely development after Coffee Creek area develops
- Have seen variety of significant business growth and development:
 - 2010 - Coca Cola expansion already mentioned \$35M - 160,000’
 - 2010-2011 – Fred Meyer Old Town Square \$66.5M - 199,600’
 - 2011-2012 Wilsonville Rd. Business Park \$13M - 112,000’
 - 2011-2012 Lowrie Primary School \$19.3M – 67,000’
 - 2013-2014 Southern Glazer’s Wine & Spirits remodeled and opened in former 225,000 SF G I Joes facility on Boeckman
 - 2015 World of Speed opened in remodeled building on 95th
 - 2015-2016 Orepac Building Products consolidated/expanded
 - 2017-2018 D W Fritz company- Remodeled former Orepac building on Boeckman Road 165,000’
 - 2018-2019???

7. Metrics of Success

- As with Wilsonville’s impressive job-count and wages earned by our workers, other metrics demonstrate the community’s success:
 - 2010 – the Real Market Value of Wilsonville real estate \$3.6 B
 - 2019 -- the Real Market Value of Wilsonville real estate \$5.6 B
 - A 58% increase of \$2.1 B
- Grants received by the City over past decade total over \$16 M

SCREEN PICTURE – Not to be read

<i>Year</i>	<i>Amount \$ Millions</i>	
2009	762,961	0.8
2010	1,244,504	1.2
2011	1,039,636	1.0
2012	3,340,134	3.3
2013	1,756,908	1.8
2014	645,254	0.6
2015	2,160,309	2.2
2016	1,613,005	1.6
2017	490,145	0.5
2018	880,276	0.9
2019	2,230,381	2.2
TOTAL		16.2

- Transit-related capital improvements and operations have won a lion’s share of grants, primarily federal funds channeled via ODOT or Metro, totaling over \$12 M

SCREEN PICTURE – Not to be read

<i>Road/Ped</i>	<i>\$1.3 M</i>
<i>Parks & Rec</i>	<i>\$2.1 M</i>
<i>SMART Transit</i>	<i>\$12.7 M</i>
TOTAL	\$16.2 M

- City staff work hard to win grants, and even harder to deliver projects on time and on budget, with a great record of success!

8. Conclusion: Wilsonville — A community for all ages & stages of life

- METRO projections are that another 500,000 people will call our Region home by 2040: another half-million people!
- Council will continue to set long-term direction for Wilsonville. We plan:
 - A “Complete Community”, well designed for physical and social connections, with access to the natural realm throughout.
 - Environmental Stewardship valued and incorporated everywhere
 - Thoughtful land use planning - maintaining QUALITY community
 - Strong, high quality, amenity rich, interconnected neighborhoods, commercial centers, employment areas
 - Responsible Economic Development for economic stability
 - Good Jobs, Diverse sectors, variety of skills & skill levels
 - Goods & services to be available locally
 - Choices for living, working, playing at all stages of our lives
 - Healthy, active living — attractive public spaces & recreation opportunities where people WANT to be
 - An inclusive, welcoming community where we demonstrate our commitment to all persons through our policies and actions
 - Encourage diverse housing types and price levels that meet the needs of all in Wilsonville, & of people throughout the stages of our lives
 - Develop transportation systems and connections to enable multiple options for how we move through our city and the region
 - Continue to build “employment environment” that attracts quality, family wage jobs, both now and into the future, as unknown as that is 20 or 30 years from now!
- City government works well: high-level of community engagement
 - Volunteers are key to making city work well – we Thank you all!
 - Provide thousands of hours each year serving on City boards and commissions, the library, community center, and many others
 - Professional level, quality City Staff – with SERVICE orientation
 - City regularly meets the highest standards for government budgeting: w/Conservative projections and tight fiscal controls
 - 22 consecutive years the Government Finance Officers Association has recognized the City of Wilsonville Finance Department with the “Distinguished Budget Presentation Award.”
 - In 2018, Standard & Poors Global Ratings increased the City’s financial rating from AA+, to Triple A (AAA)
- Community Surveys – every 2 years over past 6 years
 - Scientifically valid, conducted by the National Research Center
 - Results show that, of 500 communities surveyed across the U.S.:

- Wilsonville residents rate the overall quality of life, and quality of City services, as some of the best in the country
- Of those 500 communities surveyed, Wilsonville has consistently ranked in the top-10 **NATIONALLY** for citizen satisfaction.
- To produce this level of citizen satisfaction requires long-term, committed community leadership, on a steady, responsible path
 - Requires both local participation and regional engagement of elected leaders

9. Service to the Community and Greater Metro Region

- Over time, I have had the pleasure to:
 - serve as the representative of the City of Wilsonville
 - and elected to serve as the representative of many nearby cities to various regional leadership boards.
 - I am certain it is how to best represent the residents and businesses of this community.
 - Service on these regional public- and private organizations increases widespread awareness of Wilsonville issues.
 - Positions Wilsonville and SMART transit to: positively influence policy development, and to take competitive advantage of potential funding opportunities.
- Since 2008, I have served as City's primary representative to both the Clackamas County Coordinating Committee, and the Washington County Coordinating Committee.
 - These committees seek to advance land-use planning, infrastructure and transportation projects in a coordinated fashion.
- Elected in 2008 by the smaller cities of Clackamas County to represent small communities' interest in regional land-use planning:
 - First to Metro's limited-duration Urban/Rural Reserves Steering Committee, and then elected to serve on:
 - then to serve on MPAC-Metro Policy Advisory Com. On Land use
- Later elected in 2011 by the metro-area cities of Clackamas County to represent all of our communities' joint interests in regional transportation planning and project funding, as a member of:
 - Metro's JPACT – Joint Policy Advisory Com. on Transportation
- In 2012, seeing a need for greater unified voice of Portland metro area cities to Metro Regional and to State government, I helped to form the Metropolitan Mayors Consortium with Tualatin Mayor Lou Ogden and several other mayors.
- In 2016, I was elected by all of the smaller cities in the greater Portland region to serve as the Small Cities Consortium rep to the regional economic-development organization "Greater Portland Inc."
- In 2018 the Clackamas County Business Alliance asked that I serve on CCBA board of directors to represent Clackamas cities interests.
- In 2019, appointment by Metro Council President Lynn Peterson to serve as one of three Clackamas County government reps to the Metro Transportation 2020 Funding Measure task force.

10. FINISH

- We jointly have made very significant progress for our community
- That progress owes a great deal to the skill, dedication and capabilities of many people. It did not just “happen”, was not routine
- To succeed into the future, we must continue the consistent, principled work that we have committed to thus far
- The experience, deep perspective and dedication of your elected officials will continue to be a significant factor: choose carefully
- So the ONGOING Goal, and the overarching Challenge:
 - To Create a safe, desirable, aesthetically pleasing community, which nurtures, sustains, and connects us ALL.
 - We need all of Wilsonville citizens to join in this work, if our combined efforts are to yield the future we envision. Will you join in?
- I hope so, and Thank you.