

From The Director's Office

Greetings!

The industrial development market is red hot. The amount of inquiries the City has recently received has been very high. There is tremendous interest in bringing projects to market as companies are clamoring for high-quality locations in the south metro area along the I-5 corridor. Wilsonville is incredibly well positioned for significant investment and job creation over the next several years. As I reflect on what it has taken to bring the Coffee Creek Industrial Area (CCIA) to site readiness, I am amazed at the amount of work, and most importantly the patience, that is required to be successful.



Having the vision to ensure that we receive quality development representative of our community's goals is equally as important. Below is a high-level summary of the major efforts that have been undertaken in the Coffee Creek Industrial Area.

Loading Docks of the new Coffee Creek Logistics Center

- 1998: Medium security women's prison and intake facility super-sited in Wilsonville
- 1998-2000: Battle ensues to protect Dammasch and move to Coffee Creek successful
- 2001: Coffee Creek Correctional Facility opens
- 2002: Urban Growth Boundary expanded to add the 180-acre CCIA
- 2004: Regionally Significant Industrial Area (RSIA) designation applied by Metro
- 2007: Coffee Creek Industrial Area Master Plan adopted by Council
- 2011: DLCD TGM grant received to advance infrastructure planning in the area to 30%
- 2016: Coffee Creek URA established, UHS Hospital and SORT Biofuel approved
- 2020: \$13M Garden Acres Road urban upgrade initiated using UR TIF funds
- 2021: First major industrial project for Panattoni breaks ground
- 2022: Black Creek Group breaks ground on the second building in the CCIA
- 2022: Significant activity, Precision Countertops application under review, pre-apps

As the above 24-year timeframe demonstrates, priming industrial development takes time. It also takes patience, vision, and investment to make these new industrial areas successful. Cheers to a bright future in the Coffee Creek Industrial Area, we are open for business.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Becky White Receives State Award

The Oregon Building Officials Association named Becky White as Oregon's 2022 Permit Technician of the Year.

Becky has served as a Permit Technician for 20 of her 23 years employed at the City. This statewide honor is in recognition of Becky's hard work and dedication to providing exceptional permitting services and experiences to the community.

This statewide recognition is well deserved as Becky's knowledge, skills, and abilities as a Permit Technician 2 are exceptional. This year, after two years of tireless work, Becky successfully led our Building Department through implementation of a new permit system called Energov that went "live" in February. This system has led to a massive paradigm shift for our operations through offering completely paperless permitting services including permit applications, online payments, plan reviews, and inspections. It's incredible! While this was a massive team effort, Becky was the driving force for the Building Division. We are now virtually paperless with all processes online, and customers love it!

In order for this to be successful, Becky had to learn the ins-and-outs of online web portals, electronic payments, electronic plan review with Bluebeam studio, field inspections with an iPad, and others. Once she taught herself this, because there was little guidance from the vendor, Becky collaborated on developing training guides and trained our entire staff. She also was instrumental in proactively contacting and helping customers through a smooth transition with the new online portal.

Becky had numerous other curveballs that made for extremely challenging circumstances. On top of implementing a new permit system, Becky's leadership guided our department through one of the largest growth periods in our City's history. In addition, early in the fiscal year our department lost three staff members. One of these was a permit technician who handled a high volume of work. As if this were not enough Becky was impacted by personal tragedy midway through the year. Through this, Becky stayed focused on serving others and stayed positive. She is an incredibly hardworking individual who enjoys serving people and helping them get their projects to success. We are very proud of Becky and the honor she received as Oregon's 2022 Permit Technician of the Year!



Economic Development Division

Childcare, A Workforce Development Issue

A coalition within Clackamas County has formed to advocate for “Childcare for all” solutions. Staff is participating in an advisory capacity, but the coalition seeks further support from the City of Wilsonville—read, financial support. Government Affairs staff at the City feels it is appropriate to get a clearer picture of childcare needs within Wilsonville before presenting any request for funding to the City Council. As such, economic development staff has developed two surveys that are being distributed now via multiple channels: a survey for employers to complete, and one for Wilsonville residents and/or employees (people working, but not necessarily living in Wilsonville) to complete.



Construction Excise Tax (CET) for Affordable Housing

On July 18, staff presented an overview of CET, as authorized by SB (Senate Bill) 1533 to the City Council during work session. Additionally, staff presented some preliminary revenue forecasts, using different rate scenarios, if a CET were enacted.

While the Council has many questions and some concerns, they are still interested in looking into CET further. Specifically they want to see some examples of recent affordable housing projects and/or programs that have been implemented by peer jurisdictions. They would like to understand how other cities with CET are planning to expend their revenues. They would also like to see what a fee would have looked like on different recent development projects, e.g. industrial, residential subdivision, etc.

Staff will present again on the topic of CET on September 19, 2022.



Economic Development Division

Domaine At Villebois, Commercial Vacancy

Staff has been fervently pursuing the property management company and the individual property manager assigned to this property (San Diego, CA), in order to inquire about the progress (or lack thereof) in leasing up this highly visible space. After several attempts, staff received a voicemail from the property manager. A callback attempt resulted in yet another voicemail, but staff expects to connect with the property manager soon.

Employer Outreach

Noticing that the business license database contains generic and/or irrelevant email addresses (does not have management-level email addresses), staff has made a goal to establish solid contacts within the following areas at the City's 20 largest employers: Local general manager/ executive, Operations, HR, Facilities/Grounds, PR/Gov't Affairs.

The effort has required literal door-knocking, and thus far has been fruitful. Staff has made contact at 11 out of 20 so far. These contacts are added to the monthly economic development newsletter distribution, and will be helpful with other outreach and technical assistance efforts.

Urban Renewal Task Force (URTF)

The URTF met on July 13, and covered topics including Town Center, Basalt Creek, and Affordable Housing. The task force is supportive of further exploration of tax increment finance to facilitate development in Town Center, Basalt Creek, and for purposes of creating more affordable housing in the city. Next steps for each area/topic would be a full feasibility analysis.

We will convene the group once more, in late August or early September (meeting poll pending) to review a draft report and recommendations, which are being developed by our consultant team, with staff support, right now. After we receive final input from the task force, the strategic plan document will be presented to Council for their consideration and adoption.

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

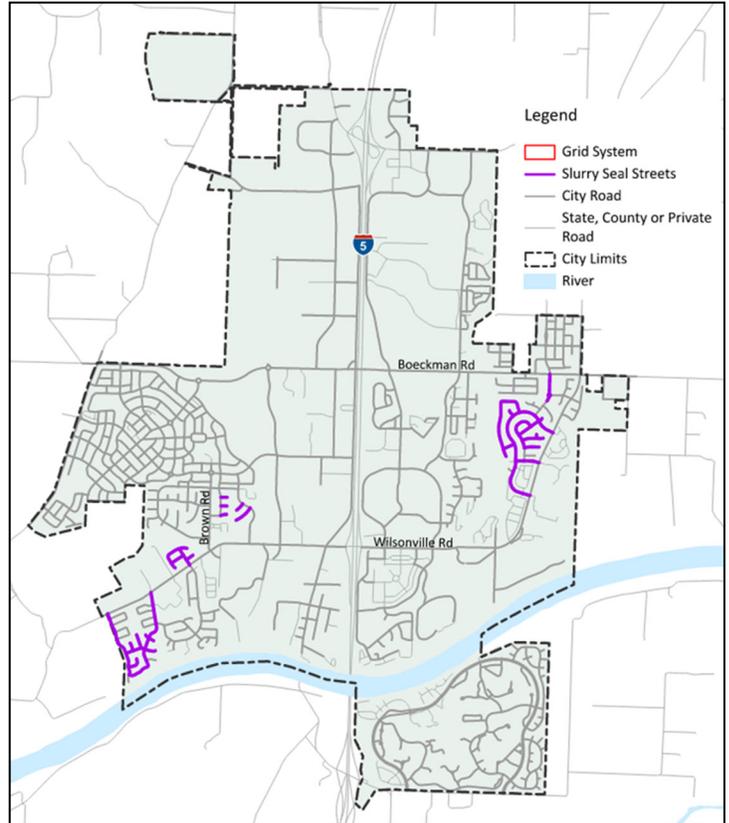
Vertical Housing Development Zone (VHDZ) Program

Council adopted Resolution No. 2971 – A RESOLUTION OF THE CITY OF WILSONVILLE ESTABLISHING THE WILSONVILLE VERTICAL HOUSING DEVELOPMENT ZONE (VHDZ) PROGRAM AND LOCAL CRITERIA on May 2, 2022. Since that date, Staff has been focused on developing the materials required to administer the new development incentive program. In so doing, staff identified an oversight in the statutorily prescribed exemption multiplier calculation methodology for projects comprised of multiple buildings. Fortunately, statute allows for locally administering jurisdictions to create “additional criteria” when certifying a VHDZ project. Staff will present one such criterion at work session on August 15, 2022 in order to properly calculate the tax exemption rate for a project with multiple buildings.

Engineering Division, Capital Projects

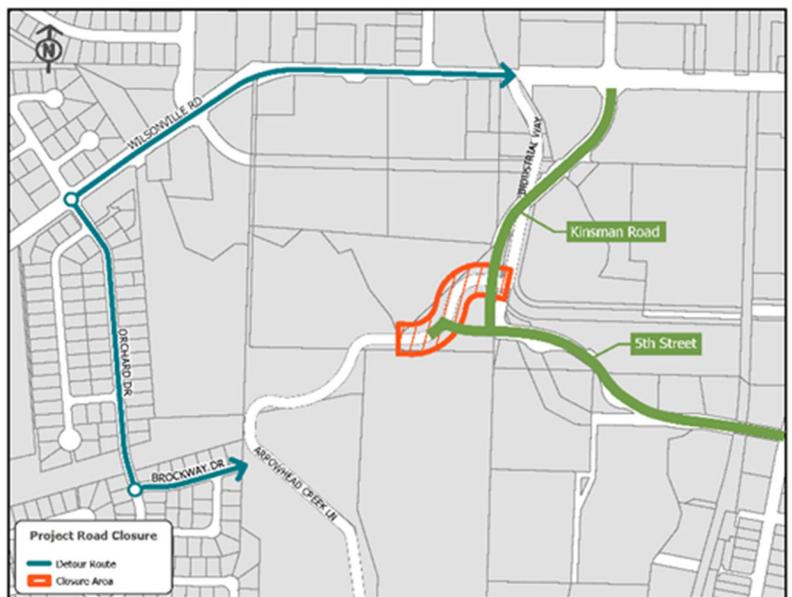
2022 Street Maintenance

- Curb Ramp Replacement (4014/4118)** Curb ramp replacements and upgrades are currently under design for the 2023 Street Maintenance summer construction season. The Engineering Division has opted to construct all curb ramp replacements/upgrades in advance of street maintenance work to streamline in-street maintenance and restoration work. Curb ramp work is tentatively planned to begin fall 2022 and complete by spring 2023.
- Slurry Seal (4014)** The City of Wilsonville, along with various other local jurisdictions, has partnered with City of Hillsboro in a Joint Cooperative Procurement to find savings in economies of scale to secure a contractor to complete the 2022 Slurry Seal project, a project of the City's Street Maintenance program. The selected contractor, Blackline, Inc., performed the slurry seal work the first week of August 2022 in the following neighborhoods: Willamette Way, Meadows, Guiss, and Montebello-Serenity. All residents received advance notices and a map of the slurry seal work for each individual neighborhood. Furthermore, residents received door hanger notices and door-to-door verbal contact to ensure residents were aware of the work and that vehicles were moved outside of each day's work areas.



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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road continues. Construction of the new Kinsman Road bridge over Coffee Creek is underway. Construction will continue through February 2023. Arrowhead Creek Lane will be closed for realignment with the new 5th Street extension between August 1 through August 19 with Willamette River Water Treatment Plant traffic detoured through Orchard Street and Brockway Street (pictured).



Engineering Division, Capital Projects

95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipe prior to work being performed by Willamette Water Supply Program for the construction of PLM_1.3 which is scheduled for the fall of 2022. The project's construction contract was executed with Braun Construction in March 2022 and is slated to be completed in August.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Due to contractor delay issues, construction is being postponed until weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Progressive Design Build (PDB) Agreement was awarded to Tapani-Sundt Joint Venture by City Council on June 6 with Notice to Proceed issued on June 17. A project kickoff meeting with the design team occurred on June 21 to help the team begin the integration processes and to work towards a common goal of project delivery. Currently, Right of Entry Permits are being acquired and soil boring, survey, and field work will begin in August. Geotechnical borings have been completed.

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.

Raw Water Facility Improvements

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

Rivergreen and Corral Creek Lift Stations (2105)

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

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

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

Engineering Division, Capital Projects

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 is scheduled to begin Summer 2022, with completion in 2024. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road. (see image). The Engineering Division is currently in the process of reviewing final plans. Also, selection of an inspection services consultant to perform inspection of all City-owned public improvements throughout the project work areas is underway.



WWTP Master Plan (2104)

This project will evaluate capacity of Wastewater Treatment Plant (WWTP) processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed by the end of 2022. A summary of the draft Master Plan findings is scheduled to be presented to the Planning Commission and City Council in summer/fall 2022.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction is underway. The existing home was demolished. The contractor is working on grading and utility installation. The curb along the north side of the public street has been installed.

Frog Pond West

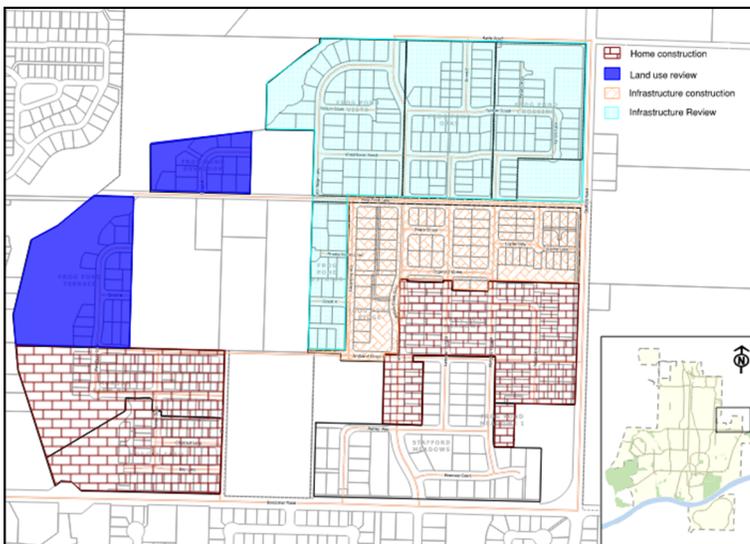
The Frog Pond West Master Planned area continues to see active construction. Four subdivisions were recently approved by the DRB and infrastructure plans are under review by Engineering. The subdivision plat for Frog Pond Ridge Phase I has been recorded and home building has commenced. The improvements along Frog Pond Lane are not constructed yet but is anticipated in the next couple of months once the overhead utilities have been placed underground. Frog Pond Estates, just east of Frog Pond Ridge Phase 2 has started construction. Three previously approved subdivisions have active home construction. Two new proposed subdivisions have started the land use process and are anticipated to go to DRB and Council in August and September.



Canyon Creek South Phase 3



Villebois Clermont



Frog Pond West

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is anticipated to begin in August and will take approximately four months to complete.

Engineering Division, Private Development

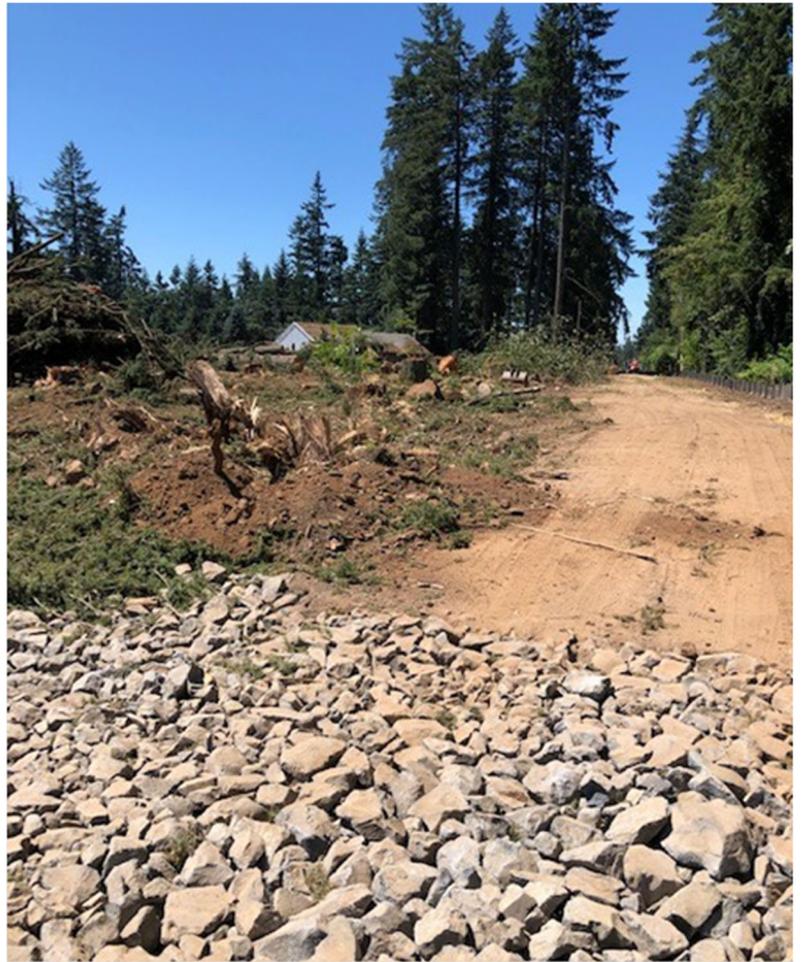
Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between SW Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along SW Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite grading and demolition of the existing structures has begun.

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. This project includes half street improvements along Clutter Road (improvements along Garden Acres were completed by the City in 2020). Street improvements are substantially complete. Occupancy permits are anticipated to be issued to the new tenant in August.



Black Creek Industrial site



Coffee Creek Logistics Center

Natural Resources Division

NPDES Stormwater Permit – Industrial Inspections

Wilsonville is home to a wide array of industrial businesses. Some of these industrial facilities use hazardous substances to manufacture products. To ensure these hazardous substances do not enter the stormwater system, annual inspections are conducted at facilities throughout Wilsonville. These inspections focus on “high potential pollutant generating facilities” that have been identified based on the City’s business license inventory.

Sarah Sand, the City’s Stormwater Management Coordinator, conducts the annual inspections, which are a combination of windshield surveys and formal site inspections. Annually, all of the high potential pollutant generating facilities are surveyed, and based on professional judgment and the knowledge of current activities and facilities at each site, a number of facilities may be selected for formal inspections.

During the formal inspection, Sarah walks the site, both indoors and outdoors to evaluate whether the facility has the potential to contribute significant pollutants loads to the stormwater system. A facility inspection form is completed, noting any findings of concern indicating the appropriate follow-up action(s). At the conclusion of the inspection, Sarah discusses any findings of concern with the business owner/operator. Typically, joint inspections are conducted with the City’s Industrial Pretreatment Coordinator.

The results of the industrial inspections are included in the City’s National Pollutant Discharge Elimination System (NPDES) Stormwater Annual Report, which is submitted to the Oregon Department of Environmental Quality.



Improperly stored process water



Grease in manhole

Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In July, 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 did not meet in July.

DRB Panel B held a public hearing on July 25 concerning a proposed gravel storage yard and rezoning on Boones Ferry Road south of Boeckman Road. Following the public hearing the DRB Panel approved the proposed gravel yard and recommended approval of the Zone Map Amendment to City Council.

DRB Projects Under Review

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

- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Industrial building and storage yard on Day Road
- New signs for existing automobile dealership
- Parking addition for industrial manufacturer
- Storage yard and related improvements on Boones Ferry Road
- Two subdivisions in Frog Pond West



Rendering of Proposed Industrial Building at Boeckman and Kinsman Roads

Notable Administrative Decisions

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

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

Planning Division, Long Range

Aurora Airport

Aurora Airport Good-Neighbor Policies

As an affected jurisdiction, it is important to articulate the relevant land use issues, associated with being a neighbor to an airport, into local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. During July, the project team continued to develop draft policies for City adoption later in the year.

Frog Pond East and South Master Plan

In July, Planning Commission and City Council held work sessions to provide guidance on residential variety policies for Frog Pond East and South as well the draft preferred land use alternative. During July the project team also prepared for public engagement activities and additional work sessions with the Commission and Council in August. In particular, the team has kicked off work around design of public areas such as streets and parks and planning water, sewer, and roads infrastructure.



FROG POND EAST & SOUTH MASTER PLAN

Planning Commission

During their July meeting, the Planning Commission received a presentation and provided feedback and input on components of the Wastewater Treatment Plant Master Plan. Next, during the sixth Frog Pond East and South work session, Planning Commission reviewed the draft land use alternative as well as discussed policy regarding housing variety. After the two work sessions, Wilsonville's Framework for Inclusive Engagement was presented as an informational item. The framework will be an important resource for the City's ongoing public engagement efforts.

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 July, the City reviewed responses to a Request for Proposals (RFP) from the three development teams that submitted Statements of Qualifications (SOQ) during the Request for Qualifications (RFQ) process. Information provided in these proposals includes project design, development programs, pro forma information, and anticipated funding sources. As part of this review, the project team held interviews with all three development teams to ask further questions about each proposed project. Based on the information gathered during the RFP process, the project team will assess each proposal and selected a preferred development partner later this summer.

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 July, the project team continued evaluating funding tools for possible inclusion within the funding plan. Assessment of these funding strategies will continue throughout the summer in preparation for work sessions with the Planning Commission and City Council in the fall.



WILSONVILLE TOWN CENTER PLAN