



# JANUARY 2022

# MONTHLY

# REPORT

## From The Director's Office

Greetings!

Hiring new employees is a responsibility that the City takes very seriously. For me personally, working to fill vacant positions and finding high quality professionals is one of the most important responsibilities that I have as a Manager. Attracting employees that embrace a strong customer service ethic, care for community and place, and building teams that function at very high levels is at the heart of our recruiting efforts.

While Community Development still has several positions to fill before we are back up to full speed, I am very proud of the recent hires that we have made. In December, the City hired Matt Lorenzen to serve as its new Economic Development Manager. For the past five years, Matt served in a similar capacity for the City of Estacada, where amongst other things, he implemented a business retention and expansion program, won multiple grant awards, served to support commercial growth, sought private-public partnerships, and brought in new capital investment.

In addition to his professional experience, Lorenzen served a two-year stint (2018-2020) on an Economic Development Committee as well as on a Historic Main Street Committee in West Linn, where he resides with his wife and three kids. Prior to working in the public sector, Lorenzen worked in real estate as both a broker and project manager. Hailing from Arizona, Matt earned a Master's in Public Administration from the University of Utah after completing his undergraduate studies at Brigham Young University.



Matt Lorenzen

Additionally and equally as exciting, Amy Pepper has joined the Community Development team as the new Development Engineering Manager. Amy brings 20 years of municipal engineering experience to Wilsonville, most recently as a Senior Project Engineer for the City of West Linn where she served for the past five years. In West Linn, Amy was responsible for development review and managed capital projects, including a sewer pump station upgrade, storm water master plan, and a sewer line installation.

Previous to West Linn, Amy spent 15 years with the City of Troutdale as a Civil Engineer, where her responsibilities included development review, customer service, permit compliance, environmental programs, and the management of capital projects. Amy grew up in Wilsonville and graduated from Wilsonville High School. It is really cool to be able to hire a true Wilsonville local, who has seen all the changes over the course of her life, and now she gets to contribute through her work to making her hometown even more wonderful. Amy earned her degree in Civil Engineering from the University of the Pacific and her family resides in Canby.



Amy Pepper

Cheers to rebuilding the team!

Respectfully submitted,

Chris Neamtzu, AICP

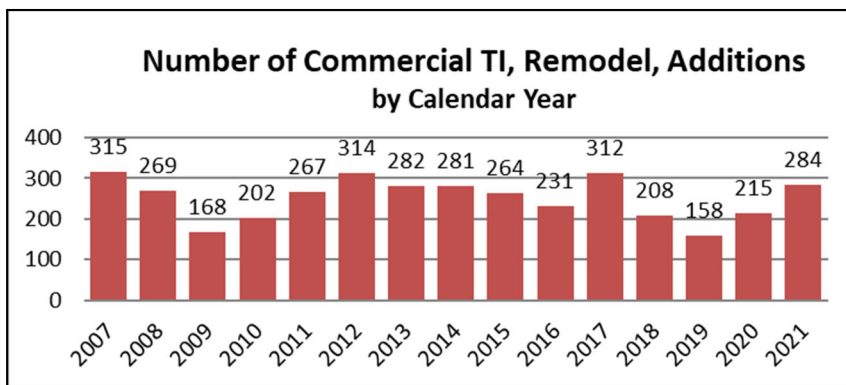
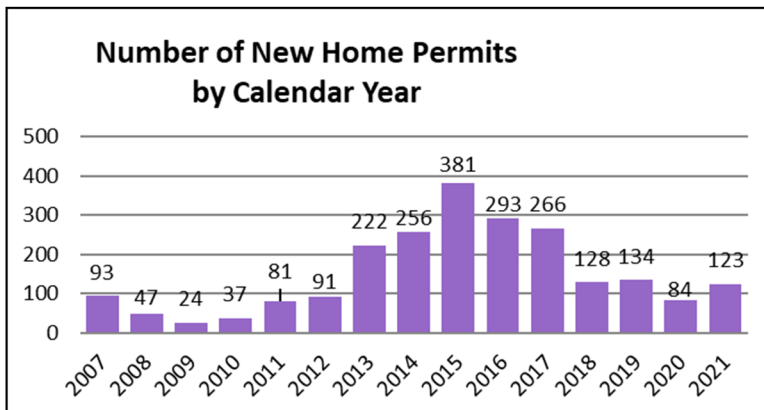
## Building Division

### Whatcha Lookin' At – 2021 In Review

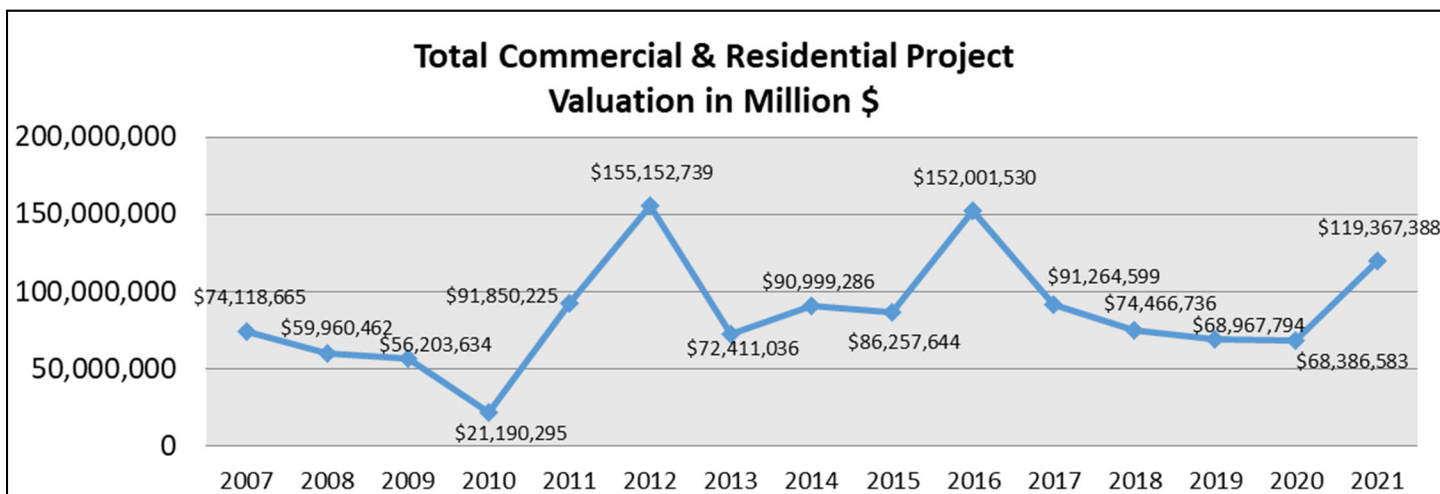
It's been a very positive and productive year for the Building Division. This month we reflect on 2021 in light of the past 15 years of building permit related construction activity in the City.

As noted in the chart (right) we've seen a leveling off of new home starts since 2018. With the Frog Pond Development area in full swing with a number of subdivisions under construction, in 2022 we anticipate the level of new home permit activity will be similar to the last four years.

In 2021 the level of commercial construction activity was robust as businesses invested heavily into new and existing buildings. We had permits issued for 10 new commercial buildings in 2021 including several new warehouses. There were 284 permits issued for commercial remodels, additions, and tenant improvements, including Twist Bioscience who is relocating their business to Wilsonville at the former Xerox campus.



As shown in the chart below, the level of development activity remains very strong producing the third highest total project value in the last 15 years. As we anticipate another strong year in 2022, it takes a team of great staff who work to deliver services that are timely and predictable while ensuring projects are on track and code compliant.



## Engineering Division, Capital Projects

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

The 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. Utility casing installation beneath the railroad track is complete (pictured). Sewer, storm, and water pipeline installation and overhead utility undergrounding on Boones Ferry Road between Bailey Street and 5th Street is underway. Construction of the Tonquin Trail boardwalk and 5th Street Bridge over Coffee Creek is underway. Construction will continue through January 2023.



### 95th Avenue Storm Pipe Repairs (7062)

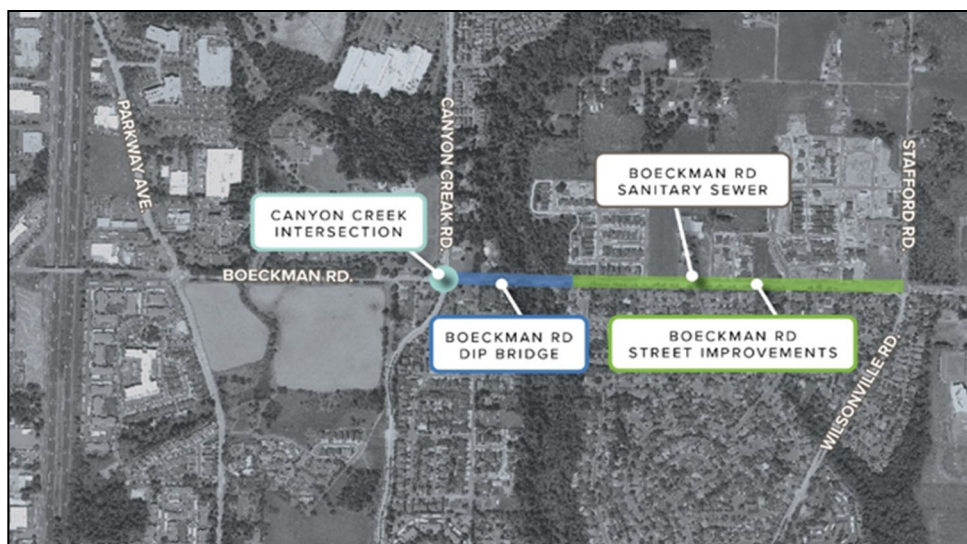
This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipes prior to work being performed by Willamette Water Supply Program for the construction of PLM\_1.3 which is scheduled for the middle of 2022. Bidding and construction of this project is currently scheduled for spring 2022.

### 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 to early spring 2022 when 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. Work to develop the progressive design build contract and request for proposals is underway. A draft of the preliminary hydraulic analysis work for Boeckman Creek is under review. Advertisement for submission of progressive design build proposals is anticipated for February 2022.



## Engineering Division, Capital Projects

### **Crosswalk Enhancement Assessment (4717)**

This project originally consisted of the study of nine existing or proposed crosswalk locations throughout the City and will recommend new safety measures or enhancements for each crossing. In the beginning of September, nine additional crossing locations within the Charbonneau District were added to the contract. Because of these added crossing locations, Kittelson & Associates will be performing assessment activities through the end of February 2022.

### **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. Review of the 90% design documents is complete. The design team continues to coordinate with ODOT in planning for traffic control during bridge construction. The design team is wrapping up this phase of the design work until construction funding is identified.

### **Memorial Park Pump Station (2065)**

This project involves replacing and relocating the wastewater pump station in Memorial Park. The contract was awarded to McClure and Sons. Construction began in July 2020 and will be completed in February 2022 .

### **Old Farm Road Phase I (1500/2500/4500/7500)**

This project includes paving, storm sewer, sanitary sewer, and water line improvements to Old Farm Road, Arbor Glen Loop, and Arbor Glen Court in the Charbonneau development. The contract was awarded to Braun Construction in April. Construction began in June and will be completed in February 2022 .

### **Priority 1B Water Distribution Improvements (1148)**

This project constructs water distribution piping improvements to correct fire flow deficiencies identified in the Water Distribution System Master Plan. Fiscal year 2021-2022 improvements include 8-inch pipeline upgrades on Jackson Way and Evergreen Avenue and an 8-inch loop connection north of Seely Avenue. Design work will occur internally within the Engineering Division over the winter time with bidding and construction happening in late spring to summer 2022.

### **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. Design was completed in December 2021, with construction anticipated for completion in 2022.

### **Street Maintenance Project 2021 (4014/4118/4725)**

This project involves the rehabilitation of the asphalt driving surface on Town Center Loop and Park Place and includes ADA improvements to pedestrian curb ramps and pedestrian signals, new vehicle signal detection at signalized intersections and bike safety improvements along Town Center Loop. Minor corrective work is underway and should be complete by the end of February.

## 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 will be completed in coordination with the CMGC by February 2022, followed by construction through 2022-2023.

### 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 is coordinating with the City of Wilsonville to construct 12,200 feet of a 66-inch water pipeline from just south of Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road.
  - Construction of the PLM\_1.3 pipeline is anticipated to begin in Spring 2022, with completion in 2024.
  - 90% design plans are expected to be submitted to the City for review in February 2022.



### 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 by spring of 2022.

## Engineering Division, Private Development

### Canyon Creek South Phase 3

This is a five lot subdivision on Canyon Creek Road South. The project is currently under review.

### Charbonneau Activity Center

Construction continues on the building. Offsite work is complete. The contractor is working on final items before a final walk-through .

### Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. Onsite work continues. PGE has relocated power poles to allow street improvements on Clutter Road to begin.



Coffee Creek Logistics Center

### Costco ADA Improvements

Project will include erosion control inspections.

### Frog Pond Ridge

This is a 69-lot subdivision north of Frog Pond Meadows. The contractor has installed majority of utilities in Phase 1 and is beginning to install utilities associated with Phase II.

### Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. The developer has poured foundations and is working on site. Sanitary sewer and water have been installed.

### Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list items.

### Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. Construction of stormwater facilities underway.

### SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. Onsite work continues. The contractor will be installing utilities on 95th Avenue at the end of February.

### Villebois Clermont

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois. A large portion of utilities have been installed and tested. A portion of the curbs have been installed.

### Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. Along with the new auditorium. Onsite work continues.

### Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. Building modifications are nearing completion; the stormwater facility has not been started yet.

## Engineering Division, Natural Resources

### **Stormwater Master Plan Update**

Since February 2021, City staff have been developing an update to the Stormwater Master Plan (SMP), which will improve understanding of stormwater system characteristics and infrastructure in the city. The SMP will include a capital improvement program (CIP) reflecting the prioritization of capital projects and programmatic activities to address conveyance, capacity, water quality, and natural resource enhancement for both existing and future development.

Over the last year, the project team has focused on public engagement, data collection, model development, assessing problem areas, conducting a stream assessment, and documenting existing maintenance activities and programmatic needs. Future steps include the second round of public engagement, regulatory review, retrofit analysis, capital project development, and draft and final versions of the SMP.

For more information about the project, check out Let's Talk, Wilsonville!

<https://www.letstalkwilsonville.com/stormwater>



## Planning Division, Current

### Administrative Land Use Decisions Issued

- Improvements to Willamette River Water Treatment Plant, including construction of a new electrical switchgear building; installation of new freestanding generator, fuel tank, and transformer pads
- 5 Type A Tree Permits
- 1 Type B Tree Permits
- 1 Class I administrative review
- 1 Zoning verification letter
- 2 Residential building permits
- Other building permits

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

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

- Residential subdivisions in Frog Pond West
- Panattoni warehouse on Clutter Road
- Clermont subdivision (Villebois Phase 5 North)
- Parkway Woods industrial campus

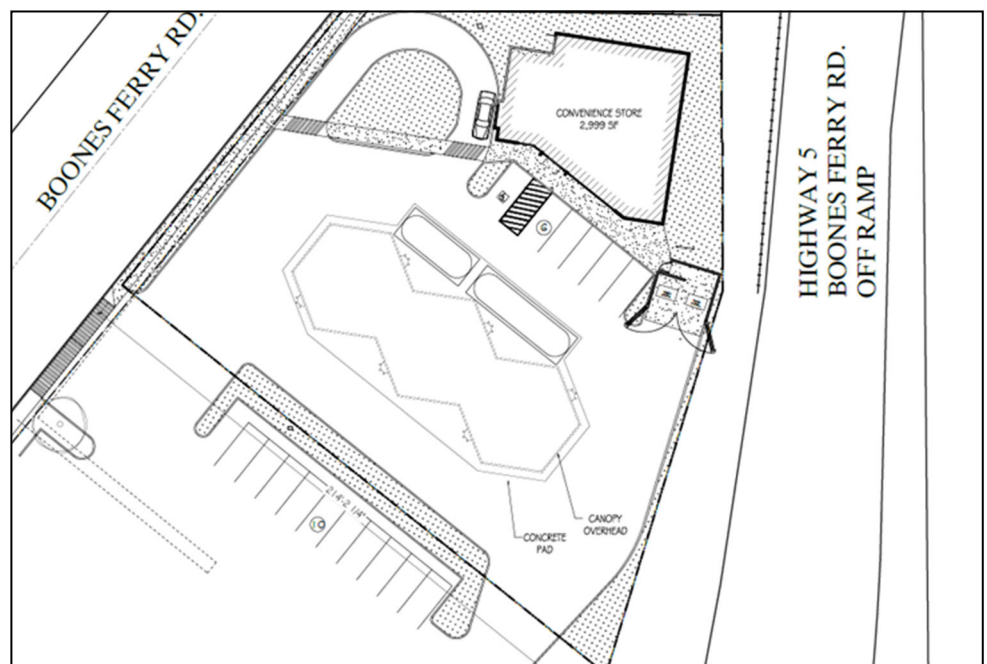
### Development Review Board (DRB)

During their January 10 Meeting DRB Panel A heard an appeal for of the Planning Director's decision to approve a new fence on the Holiday Inn property adjacent to the Chevron station. Following a public hearing the Panel upheld the Planning Director's decision. Also, Jean Svadlenka was elected chair for 2022 and Daniel McKay was elected vice chair at the meeting.

### DRB Projects Under Review

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

- 5 subdivisions in Frog Pond West
- Industrial building between Garden Acres Road and Grahams Ferry Road
- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Appeal of administrative decision on fence at Holiday Inn



Proposed Site Plan for Convenience Store and Gas Station



## Planning Division, Long Range

### **Aurora Airport**

#### *Comprehensive Plan Update related to Aurora Airport*

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. As an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in state law. In January, the project team continued work on the project and prepared for upcoming outreach in February and March, which will include stakeholder interviews, online open houses, and an online survey using [Let's Talk, Wilsonville!](#).

### **Frog Pond East and South Master Plan**

During January the Planning Commission, in their role as the Committee for Community Involvement, hosted a community conversation regarding the master plan, focused mostly on housing components. On January 20, the City Council held a work session focused on affordable housing policies for the project area. The project team also worked on a number of items, including the Affordable Housing Analysis to present to Planning Commission, City Council, and the public during February and March.



**FROG POND  
EAST & SOUTH  
MASTER PLAN**

### **Inclusive Outreach Framework Refinement**

Building upon outreach efforts during the Town Center and Middle Housing projects the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division. The City team is calling the framework "Stories to Policies." The basic notion is taking stories reflecting lived experiences taken from diverse community members, particularly those historically marginalized, and translating them into specific policies. During November, the City team discussed the framework internally as staff, with the Diversity, Equity, Inclusion Committee, and worked to get a contract in place with a consultant to help further refine and solidify the framework.

### **Planning Commission**

Planning Commission did not hold their regular meeting in January. However, on January 18 they hosted, as their role as Committee for Community Involvement, a community conversation regarding Frog Pond East and South master planning. The meeting, held virtually, enabled the commission and project staff to answer a number of the public's questions about Frog Pond East and South.

### **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 January, staff reviewed a draft Request for Qualifications (RFQ) document. The RFQ is the first step in developer solicitation process, and will generate Statements of Qualifications from interested project developers. The project team expects to release the RFQ in early 2022, with a RFP to follow.

General project information is available on the project website: <https://ci.wilsonville.or.us/planning/page/wilsonville-transit-center-tod>

## Planning Division, Long Range

### Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. During January, the project team reviewed draft local criteria related to the definition and design of eligible non-residential spaces based on the input received from City Council. The draft criteria will be shared with City Council at a work session in February, after which the project team will begin the adoption process for a VHDZ program



Massing Feasibility Study

### 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 January, the project team began gathering data to update cost estimates for infrastructure projects to be included within the Plan's analysis. The updated cost estimates will serve as the basis for development of the funding plan.



## WILSONVILLE TOWN CENTER PLAN

#### *I-5 Pedestrian Bridge*

The Town Center project team neared completion of the preferred bridge and plaza designs for the I-5 Pedestrian Bridge and Town Center Gateway Plaza project, which will provide an important connection between Town Center, the Wilsonville Transit Center and neighborhoods west of Interstate 5. During January, the project team reviewed the 90% Design package and provided comments to the consultant team for plaza design refinement. Once complete, the project team will share the final 90% Design package with the Planning Commission and City Council in early 2022.

General project information is available on the project website: <https://www.ci.wilsonville.or.us/engineering/page/i-5-bikeped-bridge-project>.