

From The Director's Office

Greetings!

It was June 2001, the City Council had just adopted sweeping natural resource regulations that addressed Statewide Planning Goal 5 - Natural Resources, Title 3 of Metro's Functional Plan related to water quality protection, and the listing of salmonids by the National Marine Fisheries Service (NMFS) as threatened in the upper Willamette River under the Endangered Species Act. The program that was created was called the Significant Resource Overlay Zone (SROZ) incorporating development regulations that addressed all three distinct requirements.

The SROZ has been in place for over 20-years now, replacing the old method that was incorporated into the Comprehensive Plan as Primary and Secondary Open Space. The maps that had guided natural resource protection up to the year 2000 had been crude and overly generalized, making administration at the site level a difficult task. With the advent of high-technology digital maps via Geographic Information System (GIS) software that were based on detailed high resolution aerial photos at a 6" pixel grid, the technology was a game-changer for this type of work, allowing for overlay zones to be drawn on top of aerial photos with topographic information down to the parcel or even the individual tree level.

Over the course of the past twenty-plus years, the SROZ has proven to be an effective tool for protecting the highest quality natural resource areas community-wide. Covering wetlands, stream corridors, riparian areas, steep slopes, and upland forest groves, the SROZ code contains processes to address a wide variety of situations, including regulatory takings, boundary refinements, permitted areas of conflicting use, and resource impact reports. Kerry Rappold, Natural Resources Manager, who administers the program for the City estimates that there has been a total encroachment into the protected boundary of less than 2 acres through approved land use actions over the course of 20-plus years, with over 10 acres being restored to a natural state.

This program has stood the test of time and has served the citizens of Wilsonville well. Just as important, it has served the wildlife of the community with whom we peacefully coexist with daily, providing opportunities to experience wild in the City.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

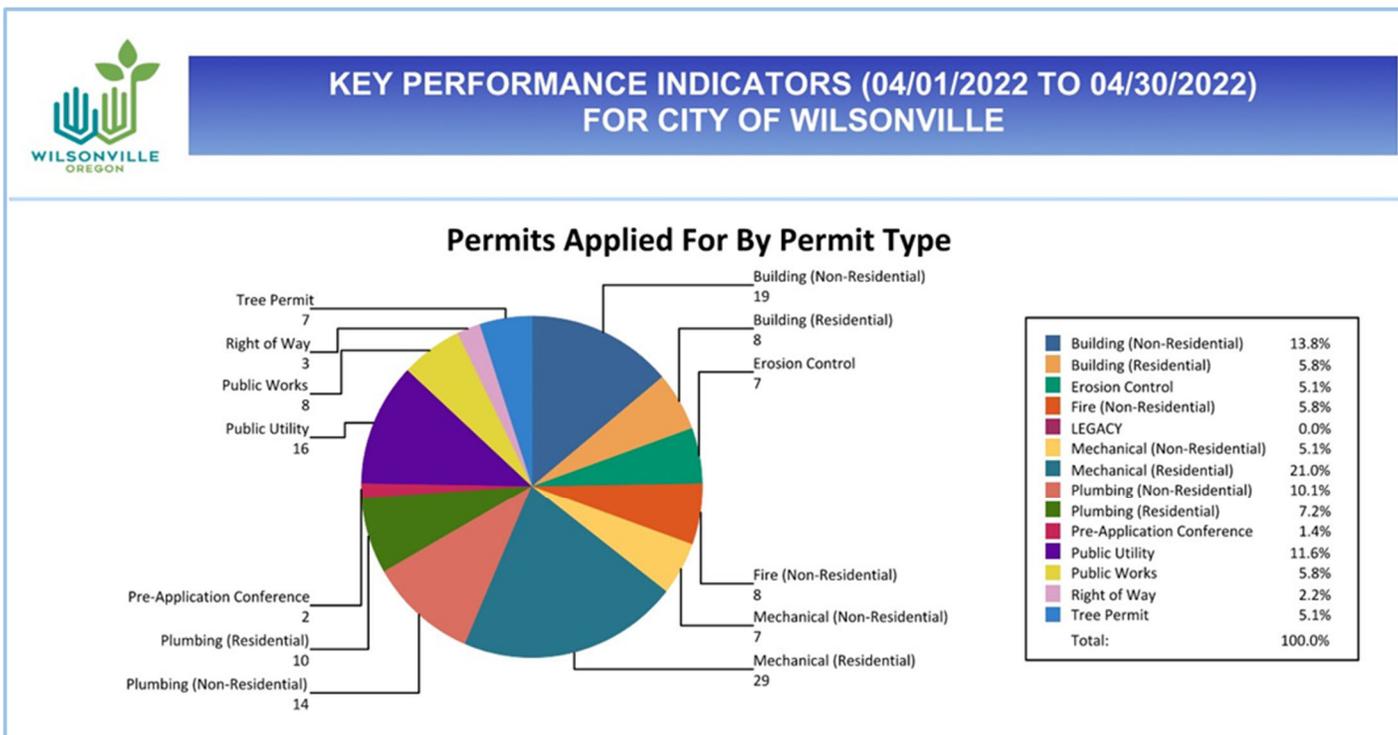


SROZ Areas of The City Mapped in COW Maps

Building Division

Building Division Update

The Building Division is continuing work on implementing Energov, the City’s new online permit system. One of the many features of the new system is that it provides a more comprehensive set of reporting tools to view the permits the department is working on. Below is a sample of permits applied for in April .



May is Building Safety Month. We typically spend a lot of time in buildings and it is important to ensure construction meets minimum building safety, energy efficiency, and ADA accessibility standards. Obtaining permits helps to ensure construction projects are inspected at key points along the way and meet minimum codes. If you have questions about a project, Building staff welcomes the opportunity to discuss with you. In addition, here is a link for more valuable information about Building Safety Month themes: <https://www.iccsafe.org/building-safety-month/>.

BUILDING SAFETY MONTH 2022
Safety for All.
BUILDING CODES IN ACTION

Building Safety Month is an international campaign celebrated in May to raise awareness about building safety. [Learn more.](#)

- WEEK 1** ENERGY AND INNOVATION
- WEEK 2** BUILDING SAFETY CAREERS
- WEEK 3** DISASTER PREPAREDNESS
- WEEK 4** WATER SAFETY

Economic Development Division

Work continues on the projects mentioned last month: outbound marketing that highlights Wilsonville and its economic assets, including the WIN program. Staff meets regularly with brokers, regional developers, and local employers in order to match-make and connect businesses with support services offered by partners of the City.

Business Summit

Plans are coming into focus for a Business Summit, to be held in person, in conjunction with Clackamas Community College at their Wilsonville Campus on the morning of June 15, 2022.

The Wilsonville Business Summit will convene local businesses, the city, and higher education in order to identify common goals and challenges and to establish and strengthen partnerships that meet the immediate and future needs of our community.



Urban Renewal Task Force

The Urban Renewal Task Force has now met twice. They have reviewed past and current urban renewal plans of the city and now set their sights on potential new uses of urban renewal for critical infrastructure development, among potential other uses, in Town Center and Basalt Creek. They will also consider how urban renewal may be used flexibly across the city in order to facilitate the creation of affordable housing. Meetings of the Task Force will continue through the summer. The recommendations of the Task Force will inform the creation of a new Urban Renewal Strategic Plan, which Council will review and consider for adoption in the fall.

Affordable Housing

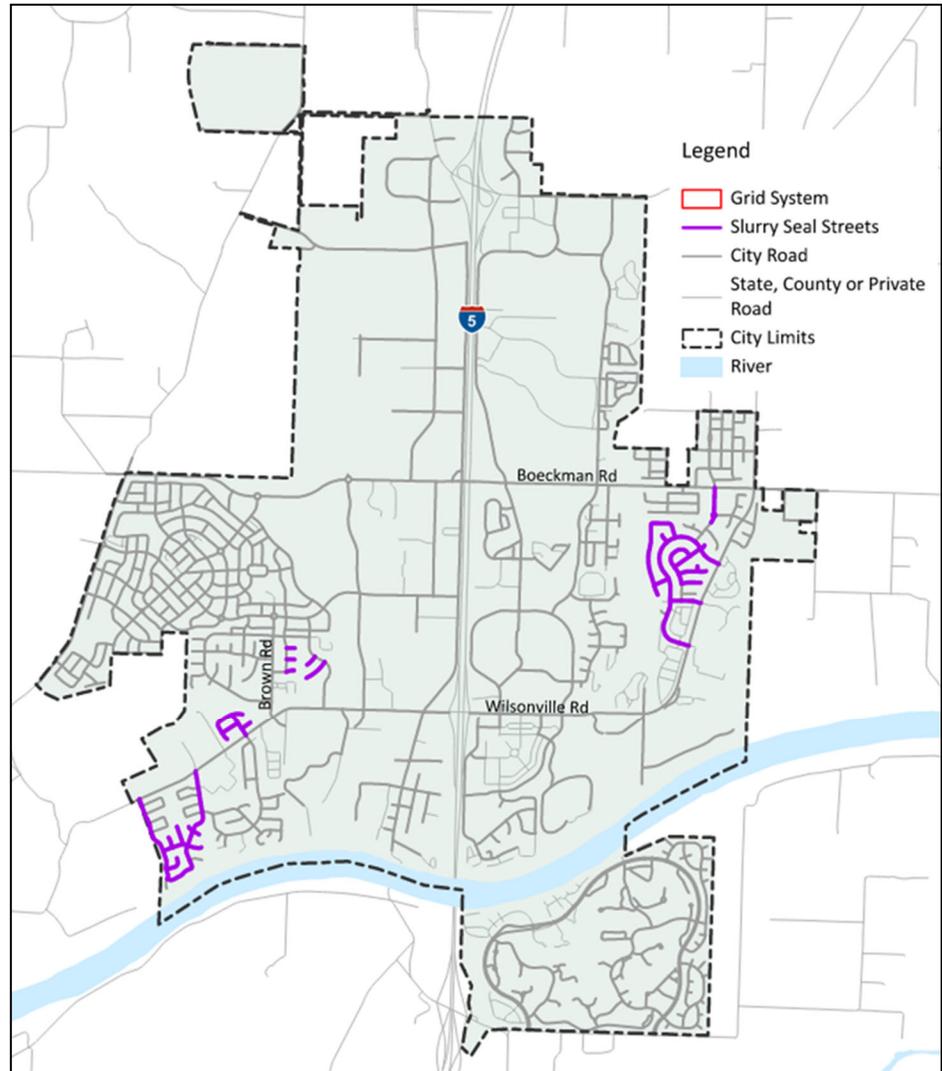
Economic development staff continue to support the Planning division with the creation of a Vertical Housing Development Zone program, which will offer tax-abatements for mixed-use development in parts of Villebois and Town Center. The program was considered for adoption by Council on May 2, 2022. The program, if adopted, will be administered primarily by the Economic Development division.

The Council has also expressed interest in a Construction Excise Tax (CET) in order to create a fund to incentivize affordable housing in the city. Staff has begun early stage research, revenue generation modeling and prepared a memo in order to inform further conversation around whether or not to pursue a CET in earnest.

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 child project of the City's Street Maintenance program. Wilsonville City Council awarded a construction contract to Blackline, Inc., the lowest, responsive, and responsible bidder, at the April 18 Regular Council Session. Slurry seal work is tentatively scheduled to occur in the first part of August 2022.



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. Overhead utility undergrounding and curb installation on 5th Street is complete. Preparation of roadway for paving is underway on 5th Street (pictured). Construction of the 5th Street Bridge over Coffee Creek continues. Construction will continue through January 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. 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 middle of 2022. The project's construction contract was executed with Braun Construction on March 3, 2022 and construction will start and be completed before June 30, 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 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. Review of the progressive design build (PDB) proposals and interviews with PDB teams is complete. Tapani-Sundt Joint Venture has been identified as the successful proposer and a final scope of work and fee is under negotiation. Award of the PDB Agreement is scheduled before City Council on June 6, 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. The Mobility Advisory Committee (MAC), in coordination with ODOT, recently approved the traffic control plan that will be used during construction. The design team is wrapping up this phase of the design work until construction funding is identified.

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 was completed in March 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.

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 by December 2022.

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 deadline for proposals for design and construction services was March 9, 2022 with proposal scoring completed on April 4 with Wallis Engineering as the selected design consultant. Scope negotiations are currently underway with design work tentatively scheduled to begin in June 2022. Design work for these two projects will continue through the end of the 2022 calendar year with construction of the Village Greens Circle project starting in early 2023 and Edgewater Lane construction work tentatively occurring in early 2024.

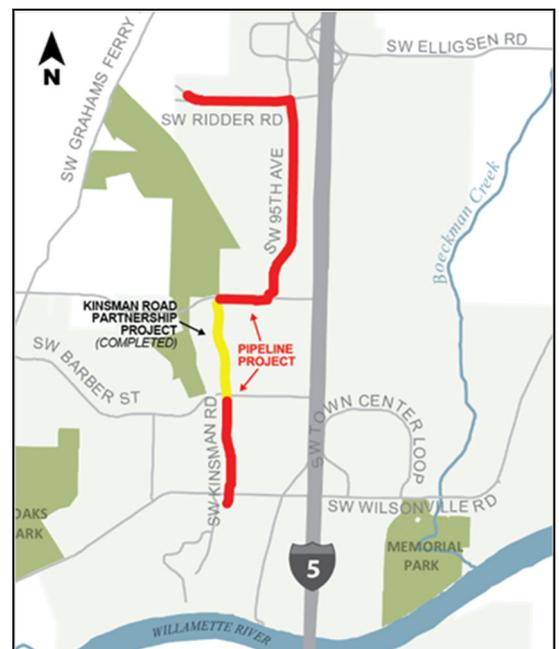
WTP Expansion to 20 MGD (1144)

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 will begin 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 SW Kinsman Road, SW Boeckman Road, SW 95th Avenue, and SW 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 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.

Engineering Division, Private Development

Frog Pond Ridge

This is a 71-lot subdivision north of Frog Pond Meadows. The contractor has installed majority of utilities in Phase I and has begun installing utilities associated with Phase II (pictured). Phase I paving of internal streets complete. Utility redesign of Phase II to accommodate connections for nearby future Frog Pond Oaks and Frog Pond Vista subdivisions is under review by the City.



Magnolia 6-Plex

A small development in Old Town that will require sanitary, storm, and water facilities. Sanitary and water have been installed. The contractor has poured foundations and is working on site. Construction of storm facilities and final paving will occur next.

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 continues.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. Onsite work continues. Offsite utilities have been installed. Pavement restoration in the right-of-way is anticipated to occur in May.

Villebois Clermont

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois. A portion of utilities have been installed and tested. A portion of the curbs have been installed. Paving of a portion of the development has occurred. Plans for Villebois Clermont Regional Parks 5 and 6 are under review by the City.

Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. 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 been constructed and planted.

Engineering Division, Natural Resources

2021 IPM Activity Report

In April, City staff completed the 2021 Activity Report for the Integrated Pest Management (IPM) Plan. The IPM Plan was adopted in 2018, and this is the third installment of the activity report. IPM offers a broad-based approach that relies on a combination of common sense practices. The IPM Plan identified management areas and key pests of concern and outlined approaches mindful of pest biology and the resources of the City while minimizing the risk associated with pest management.

Highlights from this year’s activity report include

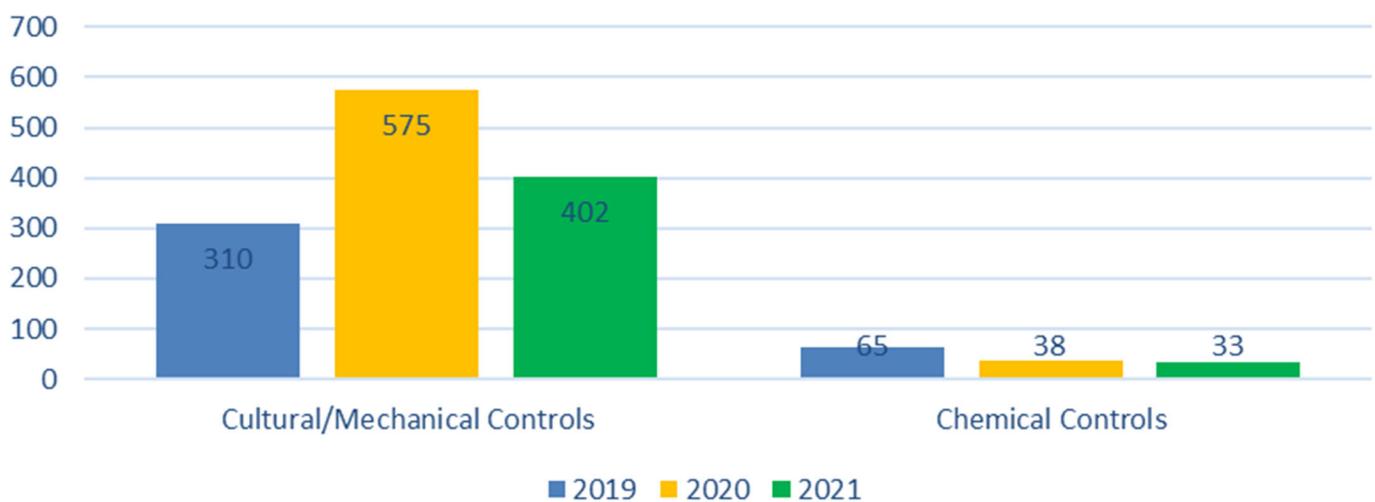
- The City’s continued reliance on cultural or mechanical controls over chemical practices
- The Parks and Recreation Department’s weed steamer, which uses saturated steam to kill weeds
- Goats browsed one acre of invasive plant species in Memorial Park



The IPM Plan and activity reports from 2019, 2020 and 2021 are available at:

<https://www.ci.wilsonville.or.us/natural/page/integrated-pest-management>

Pest Control Practices - Acres Managed



Planning Division, Current

Welcome Mandi Simmons, Administrative Assistant III

During April Mandi Simmons joined the Planning team as an Administrative Assistant. Mandi has a strong customer service and administrative background, most recently serving as the Senior Administrative Assistant for a local tax and accounting firm for almost eight years. She is also a former Division 1 athlete for the Western Michigan University Varsity Softball Team, which makes her a great addition to our collaborative team here at the City. Mandi holds a Bachelor's Degree in Exercise Science from Western Michigan University and attended High School in Milwaukie, Oregon.

Construction Permit Review, Development Inspections, and Project Management

In April, 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)
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

During their April 11 Meeting, DRB Panel A held a public hearing for an additional 41-lot subdivision in Frog Pond West called Frog Pond Oaks. Following the hearing, the board members unanimously approved the proposal contingent on City Council approval of the required annexation and zone map amendment.

During their April 25 Meeting, DRB Panel B held a training session regarding making motions as well as the Coffee Creek Industrial District standards.

DRB Projects Under Review

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

- Four 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
- Storage yard and related improvements on Boones Ferry Road
- Industrial building at the corner of Kinsman Road and Boeckman Road
- Industrial building and storage yard on Day Road



Perspective of Proposed Industrial Building on Day Road

Planning Division, Long Range

Aurora Airport

Aurora Airport Master Plan PAC Meeting #3

On Tuesday, May 3, 2022, ODAV conducted PAC meeting #3. The meeting was again challenged by technical difficulties, with the City's PAC alternative not receiving the link to the zoom meeting in a timely manner. The day after PAC/public comments were due to ODAV on 4/12 for the draft Aurora State Airport Master Plan Chapters 1-3, ODAV submitted to FAA on April 13 the draft Chapters along with the public comments. ODAV shifted the focus of PAC meeting #3 to revisit what is included in an Airport Master Plan and to respond to PAC member's requests to answer some of the questions raised at previous meetings.

Then, on April 29, ODAV requested FAA ignore ODAV's April 13 submission, and indicated that ODAV will be submitting an updated Draft Chapter 3 - Aviation Activity Forecasts in the coming weeks for FAA review. This updated draft chapter will include revisions and responses to comments received from the Planning Advisory Committee following PAC meeting #1 (February 25, 2022), PAC Meeting #2 and Open House (March 1, 2022), and the PAC work session (April 5, 2022). PAC comment period for Draft Chapter 3 closed on April 12, 2022. The reason for all of this appears to be the fact that the city's PAC member and staff raised significant concerns with the accuracy of the technical data included in the draft master plan leading to ODAV's request to withdraw the FAA review. The next PAC meeting is not scheduled, but is anticipated to be sometime this summer.

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. In April, the project team presented results of recent work and outreach results to the Planning Commission in a work session and gathered the Commission's feedback as well as prepared for a City Council work session on May 2.

Frog Pond East and South Master Plan

April began with an April 11 Planning Commission Work Session to discuss placement and design of a neighborhood commercial center as well as recommended base design concepts to guide land use and urban design alternatives. During the remainder of the month, the project team worked to prepare for and begin outreach efforts, including an April 30 focus group meeting. Outreach efforts will continue to May including a May 12 design workshop and additional focus groups and stakeholder interviews. In addition, key work on infrastructure planning and financing got underway.



**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 and is applicable to departments throughout the City. During April, the project team continued coordinated efforts with the Frog Pond East and South team and prepared a draft framework document and barriers and actions document. The draft documents are scheduled for presentation to the DEI Committee, Planning Commission, and City Council in May.

Planning Division, Long Range

Planning Commission

During their April meeting, the Planning Commission held two work sessions. For the first work session the Planning Commission heard an update on the Aurora Airport Comprehensive Plan Policies, including community feedback, and offered input on draft airport good-neighbor policies to add to the Wilsonville Comprehensive Plan. Input included asking for more emphasis on explaining the reason of the policies, comments on the size of proposed area of special concern, surface transportation issues, and noise issues.

For the second work session the Planning Commission received a presentation on provided feedback on components of the master planning for Frog Pond East and South regarding a neighborhood commercial center and recommended design concepts for development of land use and urban design alternatives. Regarding the neighborhood commercial, the Planning Commission supported the hybrid main street approach recommended by the project team. The Planning Commission expressed how the proposed location and layout allowed for the necessary high visibility for retail while helping create a desirable gathering space. Regarding design concepts, the Planning Commission expressed unanimous support for the recommended design concepts. Additional considerations expressed by the Planning Commission are keeping the Grange building as close to the current location as possible if it needs to be moved for road construction and being mindful of potential health concerns from the high-voltage power lines.

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 April, the City received Statements of Qualifications (SOQ) from interested project developers based on the Request for Qualifications (RFQ) document released in March. Review of the SOQs will be the first step in developer solicitation process. After evaluating the SOQs, the City will select a short list of development teams to respond to a Request for Proposals (RFP), anticipated later this spring.

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

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 April, the project team finalized the evaluation of potential displacement impacts as required by state statute and prepared a resolution for adoption of the VHDZ program, including local criteria, in portions of Villebois Village Center and Town Center. Adoption of a VHDZ program was held for consideration by City Council on May 2.

General project information is available on the project website: <https://ci.wilsonville.or.us/economic/page/vertical-housing-development-zones>

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 April, the project team reviewed updated cost estimates for infrastructure projects to be included within the funding analysis. The updated cost estimates will serve as the basis for development of the funding plan.