



APRIL 2023 MONTHLY REPORT

From The Director's Office

Greetings!

It was 25 years ago that I wrote and submitted the required documentation to the National Arbor Day Foundation for Wilsonville to become a brand new Tree City, USA community. The City had just adopted its first tree preservation and protection ordinance in response to illegal logging that occurred in protected open space, which at the time was quite controversial but provided the political momentum necessary to adopt a regulatory approach to removing trees in the community. The City was already spending the required two dollars per person on tree related activities, so the last piece was to plan and celebrate Arbor Day, which in the State of Oregon is not one day, but the first full week of April. So I got to work!

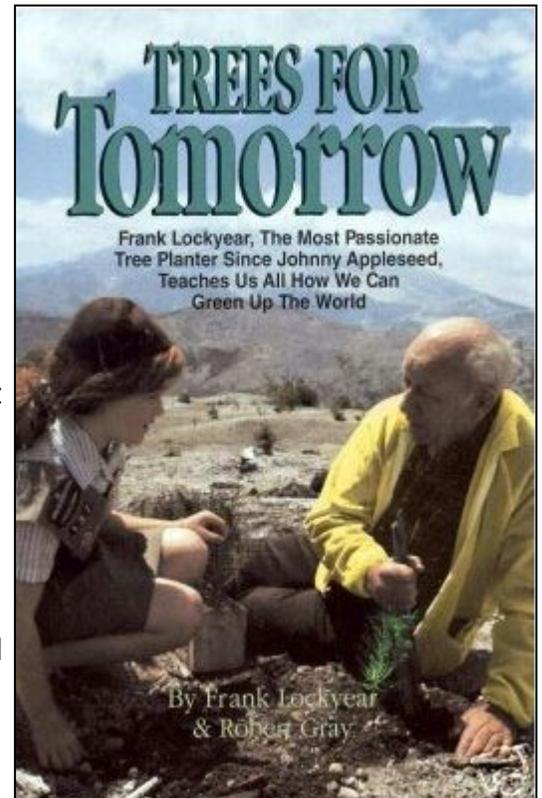
To make the celebration happen, I approached Mr. Frank Lockyear (1913 - 2001), a local Wilsonville nurseryman who was a legend in the tree planting community. His own book "Trees for Tomorrow" calls him the most passionate tree planter since Johnny Appleseed! He graciously provided the incense cedar and coast redwood seedlings that were planted by Boy Scouts at the first Arbor Day Celebration at the entry to Memorial Park. Today, many of those trees still exist, and now they are well over forty feet tall.

For more than 50 years, Mr. Lockyear dedicated his life to his passion of planting trees. He was the founder of Re-Tree International, a nonprofit organization dedicated to planting "forests" on idle lands around the world. He believed that the world always needed more trees and that youth should be part of that effort so they could be educated in the importance of growing and maintaining healthy forests. His tireless efforts resulted in the planting of millions of trees in over fifty countries- two million in the Pacific Northwest alone. There are trees all over Wilsonville planted by Frank and his volunteers. Today, there is a grove of Douglas-fir trees located at the Library that are a part of the City's Heritage Tree program that is dedicated to Frank and his tree planting efforts.

Over the years, being a Tree City, USA and earning numerous Growth Awards for tree planting, care and maintenance programs that go beyond the minimum have become hallmarks of the Wilsonville community. Every April, when the Tree City, USA flags fly over the community, I take a moment to remember the many people who care deeply for our urban forest, a defining feature of this wonderful community that contributes significantly to the livability of the city.

Chris Neamtzu, AICP

Community Development Director



Economic Development Division

Advocacy in Salem

As noted in March, HB 2663 has been merged with another bill, HB 2258, which was nearly identical, except the fund capitalization amount would be \$40M instead of the \$50M we were looking for. In addition to the fund capitalization and extension of the Regionally Significant Industrial Sites (RSIS) program, HB 2258 proposes to create a separate loan fund to fund similar industrial site readiness activities, including planning and design, land acquisition, environmental condition mitigation, infrastructure construction, and other similar activities that move industrial sites toward a “shovel ready” status.

In April, we learned that HB 2258 was moving through committees with broad support, but budgetary limitations slowed the momentum. The \$40M fund capitalization was removed by amendment and the bill was sent to Ways and Means where a funding decision would have to be considered.

At this point, we believe HB 2258 will pass, but a funding amount, if any, is yet unknown. We continue to advocate and contact legislators as appropriate. We have also heard there may be a non-legislative path to funding, through the Governor’s office—to be determined.

April Small Business Webinar

On April 18, the City co-hosted a webinar for small businesses. The marketing for the event can be seen here. Businesses considering reaching international markets with their products, through exporting, learned from trade specialists at the US Commercial Service and the Oregon Small Business Development Center. Attendees learned about the free services and grant dollars available to companies that are even just considering the idea of exporting.

Several Wilsonville companies have benefitted from such resources, including Theia Technologies and Allied Technologies International, both of which will be panelists at an upcoming summer event we are working on, again with Sherwood, Tigard, and Tualatin, to highlight export opportunities and resources and networks to support the same.

BUSINESS SUPPORT WEBINAR

GOING GLOBAL

PRESENTED BY

Haisum Shah, Sr. International Trade Specialist
U.S. Commercial Service – Portland, Oregon
International Trade Administration | U.S. Department of Commerce

David W Kohl, Global Trade Liaison
Oregon SBDC Network Global Trade Center

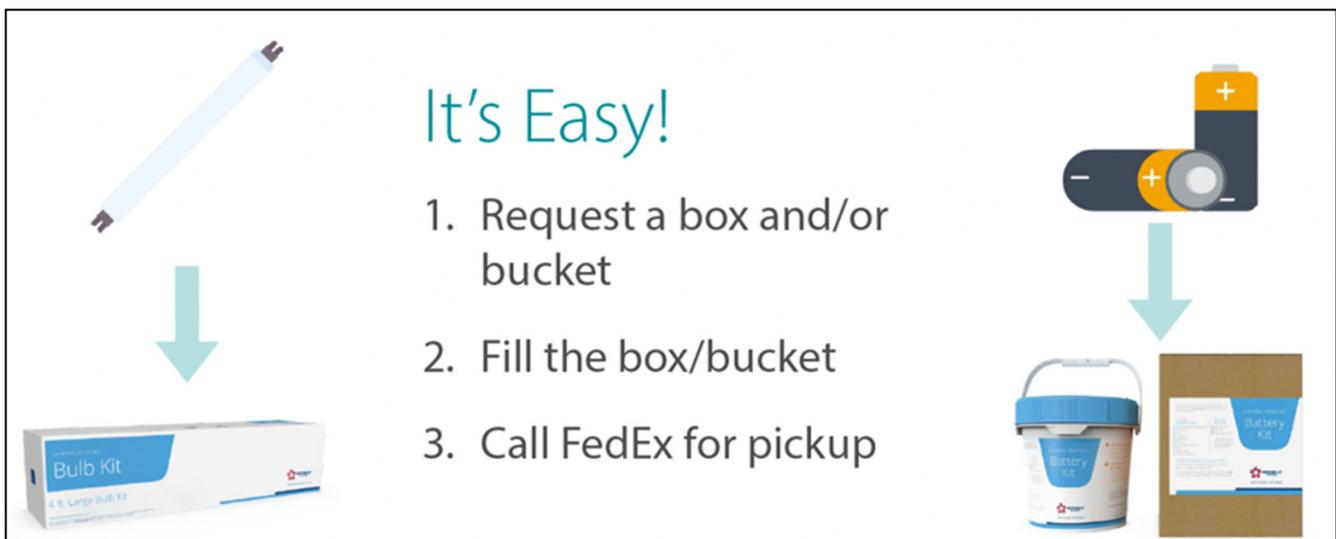
TUESDAY
APRIL 18
11 AM–NOON

Economic Development Division

Business Recycling Program Concludes

In 2022, the City relaunched a previously successful program for a second round. In partnership with Republic Services, the program allows local businesses to recycle fluorescent tube bulbs, containing mercury, and batteries of many varieties, at no cost. As seen in the graphic below, businesses fill the boxes or buckets with their recyclables and then call FedEx for free pickup at their place of business.

The program was publicized through the economic development Local Business Newsletter and through social media. 15 businesses took advantage of the program; 62 boxes for bulbs, and 42 buckets for batteries were distributed in total. While it would be ideal to serve more than 15 businesses, those that participated and benefitted from the program were very appreciative. In particular, Andrew Thiel, Facilities Maintenance Manager at Audix, enthusiastically applauded the program and asked if it would be continued in the future.



Mayor and Councilors tour Oregon Tech

Mayor Fitzgerald and Councilors Berry and Linville toured the Wilsonville Oregon Institute of Technology Campus, aka Oregon Tech on April 3. The tour featured several student presentations and connections with key staff and faculty in Wilsonville. The university has expressed interest in making closer connections with local industry where there is alignment with their programs, which staff will work to facilitate.



Economic Development Division

Partner Meetings

In April, staff had two important meetings with partner agencies. On April 10 staff met with Vince Porter, an advisor in the Governor's office on economic development and workforce matters. Mr. Porter was briefed on our industrial planning areas and opportunities, and staff communicated the importance of the RSIS program and HB 2258. Furthermore, staff noted our concerns with authority granted under SB4 (the so-called Semiconductor package) to the Governor, to "supersite" semiconductor fabrication facilities outside the Urban Growth Boundary (UGB)—particularly south of the Willamette River—and again noted the development opportunities already within the UGB. The briefing was followed by a tour of the planning areas by car. Mr. Porter noted that super siting authority would be exercised with great caution, if exercised at all. He noted that only a once-in-a-lifetime opportunity for the State of Oregon would warrant an executive action regarding land-use. For site requirements, even up to 200+ AC, the Governor's office is much more interested in utilizing employment lands already within the UGB.

On April 14, staff met with and toured Washington County's economic development manager, Matt Craigie. The content of the meeting was broad in scope and covered many topics. Mr. Craigie was hired two years ago, while the city's economic development manager, Matt Lorenzen, has been on staff roughly 16 months. This was the first time the two had the opportunity to discuss Wilsonville specifically. The city's northern industrial planning areas, Coffee Creek and Basalt Creek, were highlighted, particularly because both areas are within Washington County, whereas most of Wilsonville exists within Clackamas County. Staff noted the concern about the continuation and issuance of new permits for uses allowed under Washington County code, which are incompatible with the vision and plans for these areas. Mr. Craigie understood the city's perspective and indicated his interest to talk with his planning teammates about what could be done to align the county's policies with the city's vision. While we are hopeful for some change, this is not the first time the city has raised this issue with Washington County.

Regionally Significant Industrial Sites Program Application – "RSIS"

After submitting a complete application and supporting documents in March, Business Oregon (state business development agency) reviewed the package and requested only one additional document before they will prepare a memo recommending our application for approval.

If approved, the City stands to be reimbursed for millions of dollars of infrastructure projects after they are completed in Coffee Creek, Basalt Creek, West Railroad, and two additional prospective development sites near Parkway Avenue and Boeckman Road. Unfortunately, the program cannot reimburse the City for work already completed, but the RSIS funds will certainly help our work to serve these areas with transportation infrastructure and utilities moving forward.

Urban Renewal in Town Center

With two existing urban renewal plan areas being retired—one this fiscal year, and another next year—the city is well-positioned to explore where and how we may use tax increment finance to support development in high-priority areas of the city. The 2022 Urban Renewal Strategic Plan has identified Town Center redevelopment as the area of greatest interest, with broad public support and anticipation, as communicated in the 2019 Town Center Plan.

The City has received an acceptable proposal for feasibility study services from a qualified consulting firm to explore the technical aspects and feasibility of establishing a new urban renewal area in Town Center. If the study shows sufficient increment revenue capacity to support those projects identified in the Town Center plan (and potentially others), our intent is to develop a ballot title to be approved by the City Council and included on either the November 2023 or May 2024 ballot. If that advisory vote is successful, we will work toward the development of an urban renewal plan and technical report for adoption immediately thereafter.

Engineering Division, Capital Projects

2022 Street Maintenance

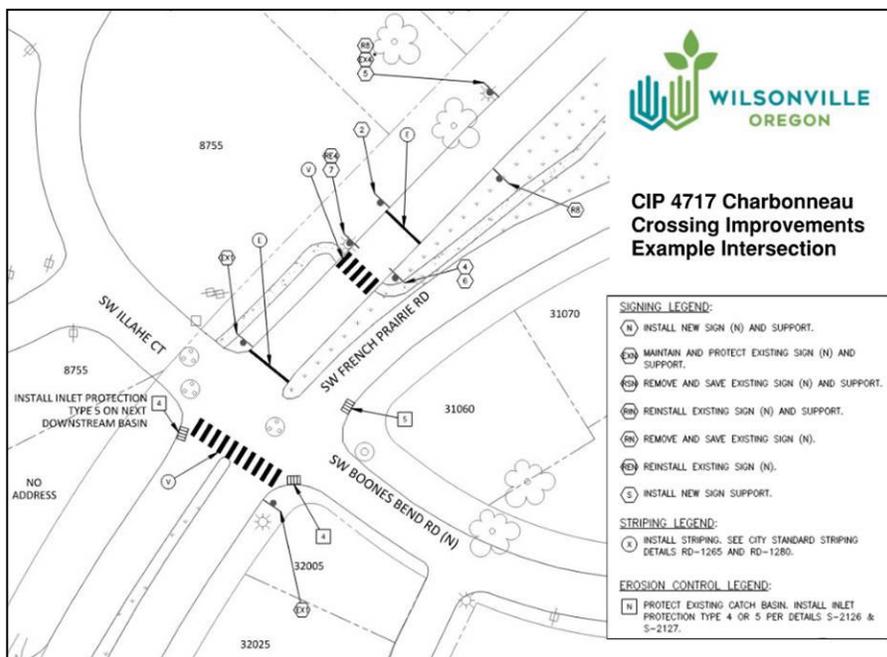
This project includes Pedestrian Curb Ramp Replacement (4014), Signal Modifications (4118), and Pedestrian Crossing Improvements (4717). The curb ramp replacements are being done to comply with ADA requirements ahead of the 2023 Street Maintenance project to repave the roads adjacent to the ramps. The signal modifications are to bring the pedestrian crossing pushbuttons and controls up to date at all Wilsonville Road and Boones Ferry Road intersection signals.

The projects are under construction by Emery & Sons and subcontractors. Pedestrian curb ramps have now been replaced at Wilsonville Road and Rose Lane and at Wilsonville Road and Boones Ferry Road (pictured). Pushbutton work (CIP 4118) at the latter intersection was completed in April.

The pedestrian crossing improvements include seven street crossings on French Prairie Road in Charbonneau. These improvements will include new or updated signing and striping to enhance the safety and visibility of pedestrians. This work will occur in mid May 2023. (see plans excerpt—right).

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. Utility work on Boones Ferry Road (Bailey - 5th Street) is complete and reconstruction of the pavement is underway (pictured). Final paving is scheduled for the first week of May. Substantial completion of the project is anticipated for the end of May 2023 with the exception of the new railroad crossing signal at 5th Street, which will be finished by the end of June 2023.



Engineering Division, Capital Projects

Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. The kickoff meeting was held on October 31, 2022. Field investigations (survey, natural resources, cultural resources, and geotechnical) began late November/early December 2022 and continued through May 2023. These investigations will guide the design team in alternatives analysis and decision making for the sewer and ultimately the trail alignments. Significant progress was made on Right of Entry permits, and survey work started in April. Increased outreach efforts are underway.

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 Tapani-Sundt Joint Venture is pushing to get the design of the project and advancing time-critical components. Right of Entry Permits are complete, and survey and other field work is complete. Additionally, several guaranteed maximum price (GMP) packages are identified and scheduled to meet the project deadlines. The temporary signal at 65th Avenue and Stafford Road is 100% designed and notice to proceed (NTP) was issued. Review of the design of the bridge, roundabout, road improvements, and associated utilities is completed and refinements are underway for resubmittal. Long lead time items are being ordered to avoid impacts to the schedule. The GMP 2 (trunk sewer in Boeckman) construction costs are currently in negotiations, and scheduled for possible Council approval in May or June. Construction is estimated to start in early summer.

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

Design for utility (water, wastewater, stormwater) and street improvements on Edgewater Lane and Village Greens Circle continues. Alternatives analysis is nearly complete and the consultant has provided 60% plans for City review. A public open house occurred in April 2023 to discuss the project with the neighborhood and any potential impacts. A City and consultant meeting took place mid April to discuss the 60% plans, the upcoming public open house, and utility coordination and potholing work. To promote efficiencies in the design and construction, the consultant and City project manager are creating one design package for construction in 2024.

Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station with a submersible lift station and replacing the force main from the station to the I-5 bridge. The design contract was awarded to Murraysmith in December 2021, and preliminary design was completed in July 2022. Final design is scheduled for completion in July 2023, with construction anticipated for completion in September 2024.

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 summer 2023.

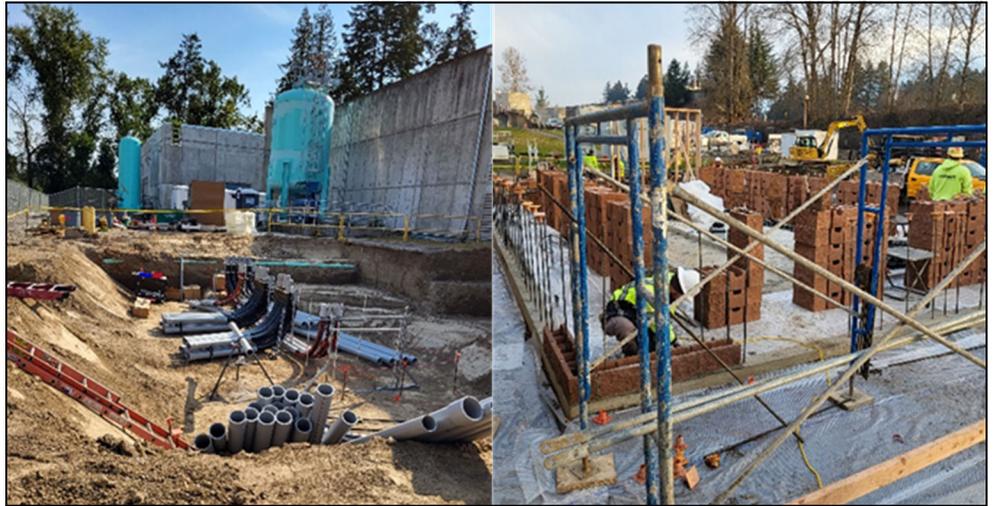
West Side Level B Reservoir and Transmission Main (1149):

This project will design and construct a new 3 million gallon water reservoir just west of City limits, along with a 24-inch transmission main connecting to the City water system. City Council awarded the design contract to Consor in February 2023. Design will be completed in 2023, followed by construction in 2024-2025.

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144):

This project will expand the Water Treatment Plant (WTP) capacity to 20 millions of gallons per day (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 (pictured above) began in June 2022 with completion expected in May 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)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion in 2024. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans. The trenchless crossing under Wilsonville Road began in March. Work has started on 95th Avenue and installation of pipe is headed north to Ridder Road.



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 in June 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in spring and summer of 2023.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction has commenced again. The contractor is working on installing utilities for the five residential lot subdivision located on Canyon Creek Road.

Frog Pond West

Housing construction in Frog Pond Ridge, located south of Frog Pond Lane, continues. Frog Pond Crossing subdivision, located north of Frog Pond Lane, has installed utilities and is working to install curbs. Frog Pond Oaks, located to the west of Frog Pond Crossing is anticipated to break ground on the public improvements in May.

Villebois Clermont

The public improvements associated with the Villebois Clermont subdivision have been accepted by the City. Home construction continues. The contractor is continuing to work on punchlist items at Regional Parks 5 and 6.

Commercial/Industrial Construction Activities

Black Creek Industrial

Onsite site work and building construction continues. The contractor is working to prepare the Grahams Ferry right-of-way for street widening once the overhead utilities are placed underground. The contractor has started construction on the private supporting street that will connect Grahams Ferry Road and Garden Acres Road.



Canyon Creek South Phase 3



Frog Pond Crossing Subdivision



Black Creek Industrial

Natural Resources Division

Urban Forest Management Plan – Urban Tree Canopy Assessment

An Urban Forest Management Plan (UFMP) to guide the City’s programs and actions related to the urban forest was adopted by the City Council in December 2021. The UFMP provides an integrated approach to preserving, sustaining and regenerating Wilsonville’s urban forest into the future.

A high-resolution urban tree canopy (UTC) assessment, identified as a project in the UFMP, was recently completed. The UTC assessment provides an opportunity to refine and augment the canopy assessment in the UFMP and establish more detailed canopy goals and prioritized target areas, such as by zoning categories and neighborhoods.

The assessment report mapped urban tree canopy, possible planting area, and tree canopy changes from 2012 - 2020 and analyzed their distribution throughout Wilsonville and its UGB, and within the Significant Resource Overlay Zone (SROZ) and greenway, census block groups, zoning, and study areas (i.e., neighborhoods). The City’s total land cover contained 25% tree canopy, 32% non-canopy vegetation, 3% soil/dry vegetation, 38% impervious surfaces, and 3% water (due to rounding this total exceeds 100%). The 1,468 acres of canopy in Wilsonville provide a multitude of economic, environmental, and social benefits valued at just over \$1.5 million annually, as well as \$12 million in carbon storage.

For a copy of the report, please contact Kerry Rappold, Natural Resources Manager at rappold@ci.wilsonville.or.us or 503-570-1570.

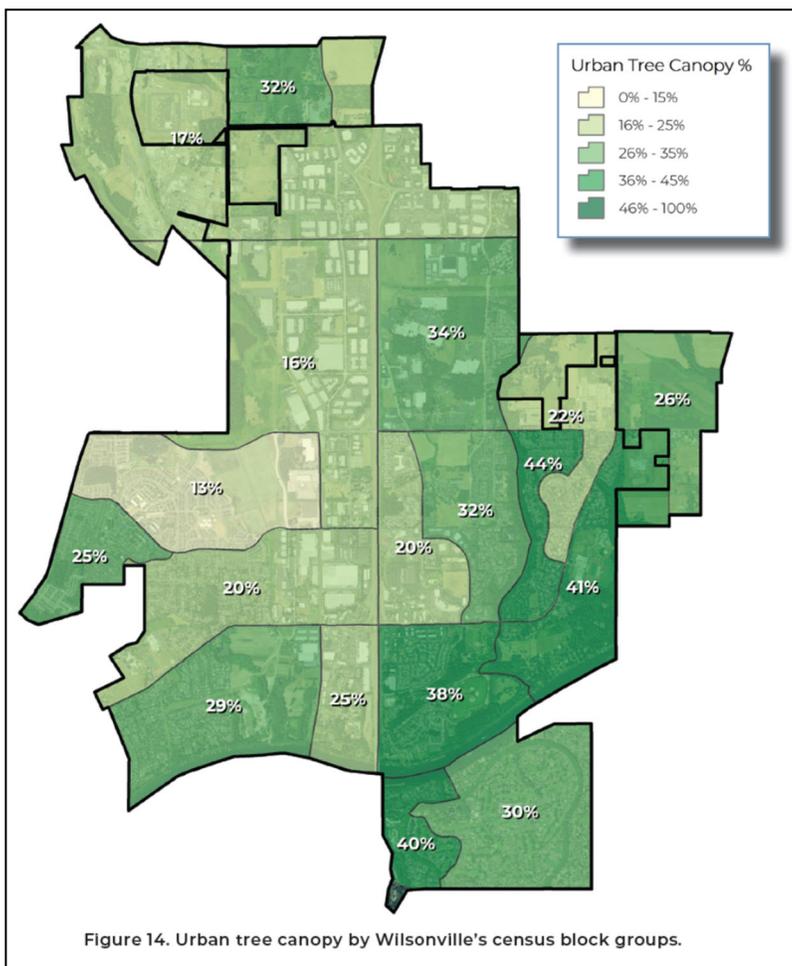


Figure 14. Urban tree canopy by Wilsonville's census block groups.

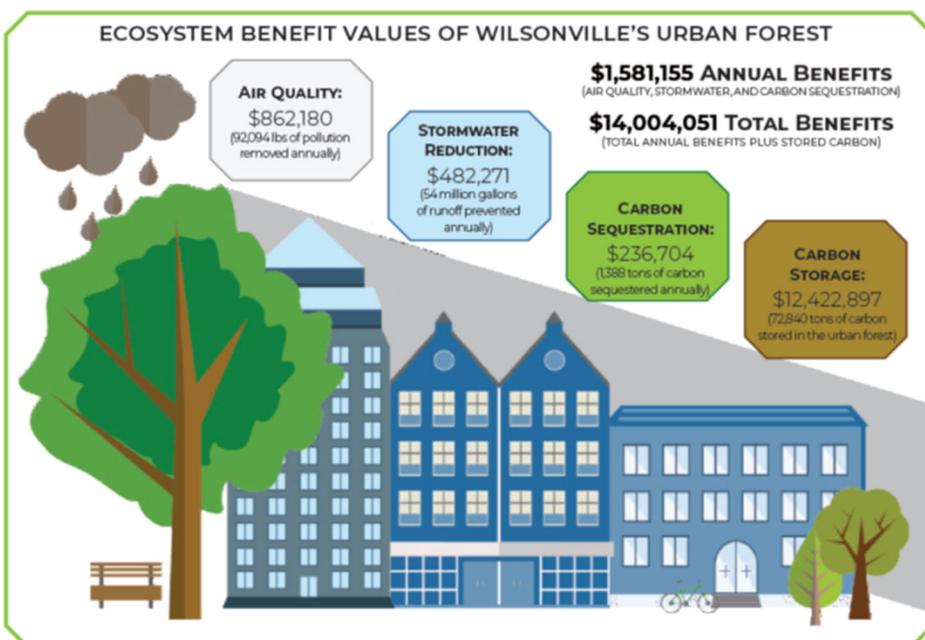


Figure 21. Eco-benefits of Wilsonville's urban forest.

Planning Division, Current

Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 2 Type B Tree Permits
- 2 Type C Tree Permits
- 3 Class 1 Sign Permits
- 1 Class 1 Administrative Review
- 1 Class 2 Administrative Review

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)
- Five-lot residential subdivision on Canyon Creek Road South
- New gas station and convenience store on Boones Ferry Road
- New industrial warehouse building between Garden Acres Road and Grahams Ferry Road in Coffee Creek Industrial Area
- New Public Works Building
- North Valley Complex remodel for State Department of Administrative Services on 95th Avenue
- Residential subdivisions in Frog Pond West
- Wilsonville High School expansion/performing arts center

Development Review Board (DRB)

DRB Panel A met on April 10 for two public hearings after which they approved two new developments in Wilsonville. First, the Board approved an industrial building/headquarters for Precision Countertops on Garden Acres Road in the Coffee Creek Industrial area. Second, the Board approved the planned primary school in the Frog Pond West Neighborhood along Boeckman Road at Sherman Drive.

DRB Panel B met on April 24 for a training session regarding traffic and transportation.

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:

- Industrial development on Day Road
- Mixed use residential development in Town Center
- New industrial building at ParkWorks off Parkway Avenue
- New primary school in Frog Pond West
- Park modifications at Edith Green Park in Charbonneau



Rendering of Proposed Mixed-Use Development at Park Place and Town Center Loop West

Planning Division, Long Range

Coffee Creek Form-based Code Assessment and Basalt Creek Code Implementation

The Coffee Creek Form-based Code standards and review process was subject to a pilot period of three completed development applications or five years following adoption in February 2018. Planning staff has embarked on an assessment of the standards and implementation process. Planning staff will also build on the form-based code assessment as we launch into planning for Basalt Creek Development Code implementation. In April, an additional industrial project was approved by DRB in Coffee Creek and staff worked on finalizing another for approval in May. Also in April, Community Development staff explored grant funding opportunities to support the upcoming work in Basalt Creek.

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City is now focusing on implementation.

Three implementation steps are in process: (1) related Development Code amendments, (2)

an infrastructure funding plan, and (3) integrating transportation projects from the Master Plan into the citywide Transportation System Plan (TSP). The fourth in a series of work sessions on the Development Code was presented to the Planning Commission on April 12. Work on the infrastructure plan by consultants and City staff is ongoing and information will be brought to Council in May. The TSP, following a March recommendation by Planning Commission, was approved by City Council on first reading on April 17.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Legislative Report

It has already been a busy legislative session as a number of potential bills in 2023 Oregon Legislature session are related to the work the division does, especially related to housing. In April, the Planning team reviewed the following legislation and coordinated responses with Public Affairs, the City's lobbyist, Greg Leo, and the League of Oregon City, among others.

- Senate Bill 847 Miscellaneous new housing-related standards
- Senate Bill 1051 Workforce Housing in Urban Reserves
- House Bill 2984 Commercial to Residential Building Conversions
- House Bill 3569 Oregon Homebuilders Association (OHBA) Right to Housing
- House Bill 3414 Residential Variances and Housing Accountability and Production Office

Housing Capacity Analysis and Housing Production Strategy

This two-year project will analyze Wilsonville's housing capacity and need followed by working on strategies to produce housing to meet housing needs. The City's last Housing Needs Analysis was adopted in 2014. In April, the project team continued the Buildable Lands Inventory and other technical work, which will assess the available land capacity to support projected future housing needs. The project team also attended the April Diversity, Equity and Inclusion Committee meeting to gather initial input on the public outreach plan for the project. The project team plans to share initial findings with the Planning Commission and City Council in early summer.

Planning Division, Long Range

Planning Commission

The Planning Commission met on April 12. The Commission held a public hearing for and unanimously recommended to City Council approval of Transportation System Plan amendments reflecting the recently adopted Frog Pond East and South Master Plan. In addition, the Planning Commission held their fourth work session to review proposed Development Code amendments to support implementation for the Frog Pond East and South Master Plan. A primary focus of the Development Code discussion was open space requirements.

Wilsonville Town Center Plan

Town Center Plan Implementation

The Town Center Plan identifies several implementation activities to support the transformation of Town Center into a vibrant, walkable destination that is the heart of Wilsonville. During April, the Town Center project team developed a draft scope for a detailed Urban Renewal Feasibility Study, which will take the findings of the recently adopted Infrastructure Funding Plan and further assess forecasted revenues, maximum indebtedness, a project list, and proposed district boundary for an Urban Renewal District in Town Center. Work on this project is anticipated to begin mid-2023.



WILSONVILLE TOWN CENTER