



AUGUST 2023 MONTHLY REPORT

From The Director's Office

Greetings!

In many places across the country, long-range plans are prepared by municipalities only to sit idly on the shelf waiting for implementation. In Wilsonville, where a significant amount of long-range planning is undertaken, lack of implementation is not a problem as our plans are created with widely robust public engagement, giving them a meaningful shelf life, with the highest priority projects being rapidly advanced toward implementation. Whether it be the Transportation System Plan, Parks and Recreation Master Plan, Villebois Village Master Plan, Town Center Plan, or the Frog Pond Plan, Wilsonville's long-range plans get implemented.

This month's story is about the implementation of the Citywide Signage and Wayfinding Plan, which is a design guide to installing identification signage at city facilities and parks with new high-quality, long-lasting signage indicative of our community image. To date, 1-5 monuments, wayfinding kiosks and City Hall logos have been installed to raise the city's profile, while providing key wayfinding. I am proud to report that the latest phase of implementation is complete with a new monument sign having been installed at the Library. Library Director Shasta Sasser is quite excited.

Along with the new monument (center photo), two new directional pedestrian finger board signs (top photo) have been installed. Additionally, two new park monuments have been installed at Boones Ferry and Engelman Parks (bottom photo).

It should be noted that the signs are made out of corten steel plates. They currently look black, but will soon transform into a beautiful weathered gold patina as the steel rusts. The change in color will occur over the next several months as we head into fall and winter. Next up, staff will be placing a similar sign in front of the new Public Works complex, and will continue to implement gateway and parks signs over the next couple of years as resources are committed by the Budget Committee.

In Wilsonville, plans have purpose and are created and adopted so that they can be implemented. This is yet another reason why Wilsonville is best in its class.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



Building Division

Whatcha Lookin At? - Building Codes

Building Codes—Some say that if it weren't for Hammurabi, who was King of the Babylonian Empire around 2,000 B.C., written building codes might not be what they are today. While the Code of Hammurabi was quite harsh by today's standards, we have come a long way in developing codes around building construction and building safety. By answering the following questions, we can start to see the importance of building codes and the role they play in our built environment.

What are Building Codes? They are a collection of laws and regulations pertaining to building construction, and adopted by a government authority. The Oregon Building Codes start with the national codes as their base document and incorporate local Oregon changes adopted by a state committee.

Why are Building Codes important? Building Codes ensure owners, builders, developers, and/ or businesses provide at least the minimum level of building integrity to protect the health, safety, and general welfare of the occupants and the public in new and existing structures. Building Codes can also provide a basis for uniform building practice, providing contractors with a commonly understood and unbiased standard for quality of construction. Another important contribution is the provisions for accessibility (i.e. ADA) by making public buildings accessible to all users in spite any disabilities the user might have. Some even say that building codes make the community a more desirable place to live and work. While some may think "the building code", refers to a specific code, the term has come to mean the collection of codes pertaining to all parts of a structure. The core family of codes generally consists of:

- Oregon Structural Specialty Code (OSSC)
- Oregon Residential Specialty Code (ORSC)
- Oregon Plumbing Specialty Code (OPSC)
- Oregon Mechanical Specialty Code (OMSC)
- Oregon Electrical Specialty Code (OESC)

Collectively, these codes support the rules, requirements and standards that every structure in our city is built on.



Economic Development Division

Oregon Economic Development Association (OEDA) – Summer Conference

Staff attended the summer conference of OEDA, which is “a statewide non-profit organization working to support economic development professionals who are on Oregon's front line diversifying and expanding Oregon's economy.” “OEDA connects [their membership] network through economic development training, conferencing, essential resources, and powerful advocacy in Salem as the only voice dedicated to advancing economic development policy in Oregon.”



The summer conference focused on the intersection of workforce and economic development. We heard from the Governor’s office and the Oregon

Employment Department, as well as several practitioners. The most relevant presentation came from Newberg, where the high school partners with a local business, A.R.E. Manufacturing. Students learn critical skills in business management as well as advanced metal manufacturing skills. The key takeaway: if they can do it in Newberg, we can do it in Wilsonville. The critical components are the partners. To that end, now that school is starting again, staff will be reengaging with the Wilsonville High School, where they offer, among other courses, Computer Programming and Digital Arts, which may align with several Wilsonville technology companies.

Redesigning the Community Services Block

Staff has participated throughout the month of August with the interdepartmental team of staff touring and discussing special-purpose public buildings throughout the Portland Metro area, which will inform the redesign and master planning of the Community Services Block.

Economic Development staff is participating, as well as Planning, in order to provide input regarding the efficient use of land and alignment with the Town Center Plan. Staff is also watching for opportunities where the City may be able to realize revenues through a land-lease or sale in order to support the project and/or generate tax increment through the development of a portion of the land by a private enterprise.



Economic Development Division

Regal Cinemas Closes, Opportunity Knocks

Wilsonville sadly lost its only movie theater in late July 2023. Regal Cinemas has filed for bankruptcy and as part of its restructure, the corporation is shedding underperforming locations, of which Wilsonville was one.

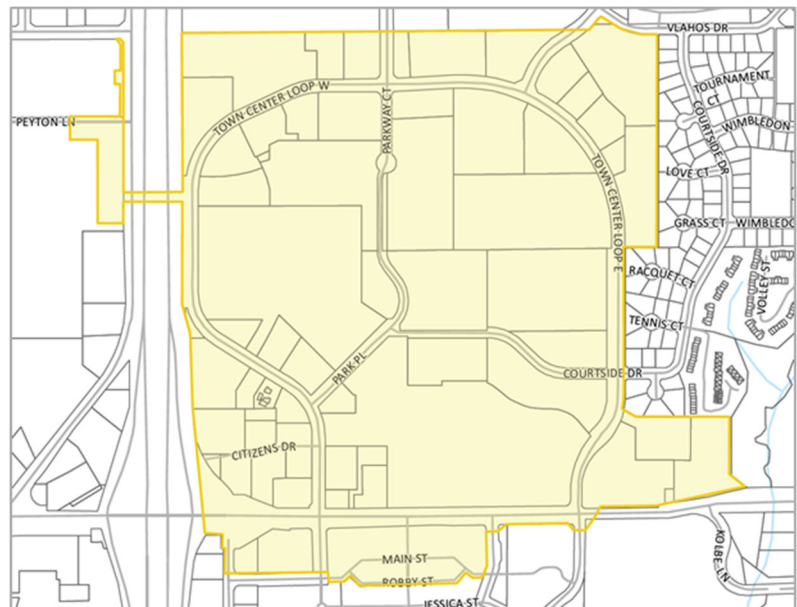
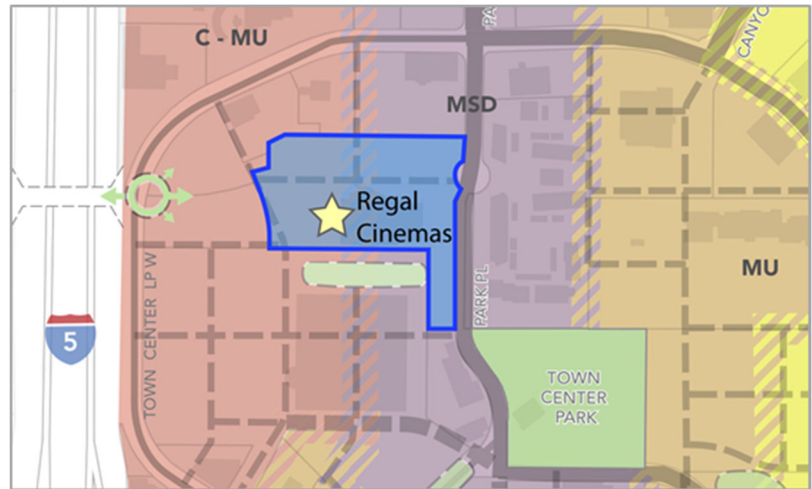
The property owner, Entertainment Properties (EPR), a real estate investment trust from Kansas City is now marketing the property for sale. Staff has spoken with both the listing broker and EPR to discuss the potential of the property, as well as its nuances which stem from the Town Center Plan and associated implementing code. Both economic

development and planning staff were present on the call. In short, while there are some reuses of the existing building that could be possible (e.g. another theater operator that wants to restart operations), the more likely and desirable scenario, absent a new theater operator and given the requirements of the code and the vision of the community, is that the building will be demolished and the 5.6-acre site will be redeveloped. Staff is working with the listing broker and also utilizing existing networks to promote the opportunity, which we hope will see more movement than the adjacent Fry's site. EPR has expressed motivation to sell.

Urban Renewal Task Force Holds Town Center Feasibility Study Meeting

On Monday August 21, 2023, the Urban Renewal Task Force met for the third time to discuss the potential creation of a new tax increment finance district (aka urban renewal) in the Town Center area. This meeting was the first meeting held after staff determined a revised Feasibility Study project timeline was necessary in order to accommodate and complete thorough analysis and forecasting of future development/ redevelopment within the Town Center planning area over the next 25-30 years. At the August 21 meeting, staff and consultants presented the development projections and the resulting financial tax increment revenue forecasts, findings of blight within the proposed district boundary, as well as the balance of the revised project schedule.

Staff will brief Council on the Task Force work and Feasibility Study progress on September 18. The Task Force will meet again in October. The project timeline culminates with community outreach and a subsequent advisory vote of the Wilsonville electorate to indicate community sentiment for a new urban renewal area to support development in the Town Center area, as envisioned in the 2019 Town Center Plan.



Engineering Division, Capital Projects

2022 Street Maintenance(4014/4118/4717)

This project included Pedestrian Curb Ramp Replacements (4014), Signal Modifications (4118), and Pedestrian Crossing Improvements (4717). The curb ramps and pedestrian push button replacements were done to comply with ADA requirements ahead of the 2023 Street Maintenance project that will repave the Wilsonville Road adjacent to the ramps. Also included within this project was pedestrian crossing improvements along French Prairie Road in Charbonneau (pictured) that enhance the safety and visibility of pedestrians. The collective project was performed by Emery & Sons and its subcontractors.

While almost all the work that was contracted for is complete, the City is in a phase where repairs need to be made before final payment can be sent. Once these repairs are complete, a two-year warranty period will begin.



2023 Street Maintenance (4014/4118/4717)

Work under this paving contract with S-2 Contractors continues with complete road reconstruction on Wilsonville Road near Rose Lane. Lane striping and signal timing on Boeckman and Wilsonville Road are being coordinated and will be performed as soon as possible.

2024 Street Maintenance (4014/4717)

In its early stages, a Request for Proposals to design for this project was advertised on August 21. Once the proposals are received, evaluated and the most qualified designer is selected, staff will recommend to Council the award of the design contract in October.

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. Final paving is complete. 5th Street railroad signal and crossing arms were installed the second week of June. Substantial completion was achieved at the end of May 2023.

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 and public input will guide the design team in alternatives analysis and decision making for the sewer and ultimately the trail alignments. Public outreach efforts are underway, including first Open House held on May 25 as well as a public meeting held on August 14. During the public meeting, background information was shared which will be used to start the final engineering design of the project. Two additional open house events are planned at major milestones: preliminary design, and advance design. The dates for these events will be set and advertised in advance of these events.

Engineering Division, Capital Projects

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 design the project and advancing time-critical components. Right of Entry Permits and survey work is complete, and property acquisitions are underway. Additionally, several guaranteed maximum price (GMP) packages are scheduled to begin in late August. This work includes the temporary signal at 65th Avenue and Stafford Road, and the Meridian Creek Culvert Replacement on Boeckman Road. A ground breaking event was held on August 16. Review of the design of the bridge, roundabout, road improvements, and associated utilities are being refined and will be resubmitted soon. Long lead time items are being ordered to avoid impacts to the schedule. Construction costs are moving to review over the next month, and scheduled for possible Council approval is expected around November for the remainder of the project.

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

This project is one of 38 project areas designated by the Charbonneau Consolidated Plan for the design and construction of water, wastewater, and stormwater improvements. This project specifically focuses on Edgewater Lane, Village Greens Circle and French Prairie Road. In August, the City project team returned 90% plan comments to the design engineer. This project is on schedule for bidding in early 2024 with construction following in the summer.

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 was completed in August 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 (pictured below) anticipated for completion in summer 2023.



West Side Level B Reservoir and Transmission Main (1149)

This project will design and construct a new three 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 2024, followed by construction in 2024-2025.

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144):

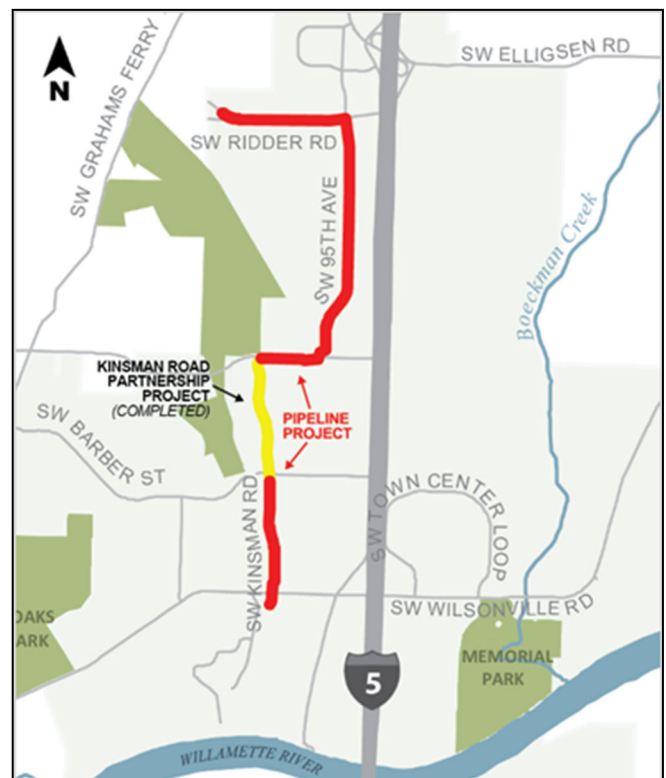
This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in 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) 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 has been completed. Pipe install on the northern half of 95th Avenue to Ridder Road is nearing completion and construction work has begun near the intersection of Kinsman and Wilsonville Road.



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 December 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in fall of 2023 .

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor continues to work on installing utilities for the five residential lot subdivision located on Canyon Creek Road. The contractor continues to work on storm facilities.

Frog Pond West

If you've traveled on Stafford Road lately, you may notice the landscape is continuing to change with new houses going up quickly. Housing construction in Frog Pond Ridge, located south of Frog Pond Lane, continues.

- Frog Pond Crossing subdivision, a 29-lot subdivision located north of Frog Pond Lane, was paved at the end of July. The contractor is working on punchlist items for project closeout. A sales trailer has been installed and construction on the model home is expected to begin in September.
- Frog Pond Oaks subdivision, a 41-lot subdivision located to the west of Frog Pond Crossing, stormwater facilities (pictured) are under construction as the contractor continues to prepare to pave.
- Frog Pond Vista subdivision, a 38-lot subdivision to the west of Frog Pond Oaks, has installed curbs and is working to complete utility testing.

Villebois Clermont

The contractor is continuing to work on punch list items at Regional Parks 5 and 6. Home construction continues.



Canyon Creek South Phase 3



Frog Pond Oaks



Frog Pond Vista

Natural Resources Division

Citywide Wildlife Monitoring

In June, the City Council approved the Community Enhancement Program funding for FY 23/24. One of the funded projects involves the monitoring of wildlife year-round using a network of city-owned and managed motion detect cameras. In August, a consultant, Samara Group, installed the cameras on city-owned and school district property, including Memorial Park, Boones Ferry Park, Boeckman Creek corridor, Boones Ferry Primary School, and Boeckman Creek Primary School.

The consultant will maintain the cameras and collect, review, and organize the photos, and then work with City and School District staff to make the monitoring data available through a platform and distribution plan. To document the progress of the project, the consultant will provide an annual summary of wildlife data collected. These updates will be designed to be public facing and engaging to a wide range of audiences. The consultant will also work with City and School District staff to ensure the updates are useful in the various outreach methods (newsletter, city website, social media, etc.).

For more than a decade, in cooperation with Portland State University and Samara Group, the City has documented through wildlife monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife passages. This project will extend the network of wildlife monitoring to other wildlife corridors, such as Boeckman Creek, Meridian Creek, and the Willamette River, and provide community members with a unique opportunity to learn about Wilsonville's wildlife.



Planning Division, Current

Administrative Land Use Decisions Issued

- 12 Type A Tree Permits
- 4 Type B Tree Permits
- 1 Class 1 Administrative Review
- 5 Class 2 Administrative Reviews
- 2 Class 1 Sign Permits
- 1 Class 2 Wireless Permit

Construction Permit Review, Development Inspections, and Project Management

In August, 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 development on Day Road
- New Public Works Building
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met on August 14. Following a public hearing, the Board approved a master plan modification and site design review for planned improvements at the private Edith Green Park in Charbonneau.

DRB Panel B did not meet in August.

DRB Projects Under Review

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

- 21-unit subdivision in Frog Pond West
- 34-unit subdivision in Frog Pond West
- Digital changeable copy sign on Boeckman Creek Primary School
- New cover structures for Charbonneau tennis courts
- New electric substation along Parkway Avenue north of Boeckman Road
- New industrial building at ParkWorks off Parkway Avenue
- Park modifications at Edith Green Park in Charbonneau
- Significant Resource Overlay Zone (SROZ) exception to develop a residence on a undeveloped lot on Montgomery Way
- Transit-Oriented Mixed-Use Development adjacent to SMART Central/WES Station on Barber Street



Proposed Mixed Use Building on Barber Street adjacent to SMART Central/WES Station

Planning Division, Long Range

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

Planning staff is conducting an assessment of the Coffee Creek Form-based Code standards to identify ways in which they could be adjusted to streamline land use review and encourage additional high-quality industrial development. This information also will be used to help determine what zoning is appropriate for Basalt Creek. In August, staff held a number of interviews to get feedback from developers and design professionals involved in Coffee Creek development for the assessment portion of the project. In addition, staff submitted a grant application for \$170,000 to Metro, which builds on the recent \$100,000 award from Business Oregon, to complete the Basalt Creek Code Assessment and Infrastructure Funding Strategy project designed to propel this area to industrial development-ready status.

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. Two outstanding implementation steps are in process: (1) Development



FROG POND EAST & SOUTH MASTER PLAN

Code amendments, and (2) an infrastructure funding plan. During August the project team worked on an example layout of portions of the Master Plan area to test draft code concepts, particularly standards related to variety of housing and siting and design of residential buildings. Also during August work continued on the infrastructure funding plan working through understanding the different funding gaps and how to address them.

Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. The City's last Housing Needs Analysis was adopted in 2014. In August, the project team held a work session with City Council to introduce the project and share the planned community engagement approach. A project survey was posted on Let's Talk, Wilsonville!, available in English and Spanish, and the project team gathered community input on housing needs and strategies at the Party in the Park event.

Oregon White Oak Response Coordination

In August, Planning Staff coordinated efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon White Oak trees. Based on initial findings during the removal of an Oregon White Oak in Frog Pond West, City staff is coordinating closely with the Oregon Departments of Agriculture and Forestry on immediate plans to triage protective treatment of important oaks in the community.

Statewide Policy Involvement

In August, members of the Planning Staff, together with Engineering and Building Staff continued to track the Governor's Housing Production Advisory Council (HPAC) focused on fees, permitting process, and review standards. Oral testimony was provided during an August 11 HPAC meeting. In addition, staff continued to track updated rules related to Climate Friendly and Equitable Communities.

Planning Division, Long Range

Planning Commission

The Planning Commission did not meet in August.

Wilsonville Town Center Plan

Town Center Plan Implementation

During August, the Town Center project team continued work on a detailed Urban Renewal Feasibility Study, taking the findings of the recently adopted Infrastructure Funding Plan and further assessing forecasted revenues, maximum indebtedness, a project list, and proposed district boundary for an Urban Renewal District in Town Center. The project team refined assumptions on anticipated development timing and location in Town Center to update projections on maximum indebtedness for a future Urban Renewal District. This information was presented to the Urban Renewal Task Force on August 21, along with an updated project timeline. The next Urban Renewal Task Force meeting is planned for early fall to discuss project list prioritization.



WILSONVILLE TOWN CENTER