



JANUARY 2023

MONTHLY

REPORT

From The Director's Office

Greetings!

With the new year comes change in many forms. Seasons are soon changing from the cold of winter to the longer days of spring ushering in blossoms and blooms. Calendar changes also encourage altering habits and behaviors with resolutions for betterment, and change in our local elected officials with two new City Councilors joining our team. Councilors Katie Dunwell and Caroline Berry come to the Council for their first time, resulting in Wilsonville's first all-female City Council. What a wonderful change!



The Community

Development Department staff are excited to work with the new Council on carrying forward our traditions of excellence and quality service provision to our customers, always focused on making Wilsonville the greatest community it can possibly be. Whether it be our talented Planning team advancing plans and projects for equitable and affordable housing along with quality neighborhoods, our Engineers master planning the future of utilities in the community and constructing cutting-edge transportation facilities for all modes, or our Building team who ensures that every building constructed in the community meets national and state requirements for safety, efficiency, and comfort, the Community Development Department team truly looks forward to this next chapter with excitement and anticipation for great things in the future.

This Department is comprised of many dedicated and talented public servants who love working for this wonderful community. As your Community Development Director, I am very fortunate to be able to lead such an amazing group of talented professionals. We are driven by excellence in our respective fields and serve the community with pride.

Chris Neamtzu, AICP

Community Development Director

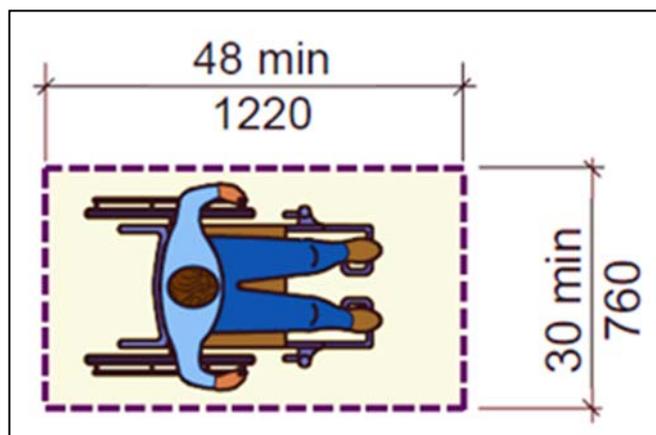
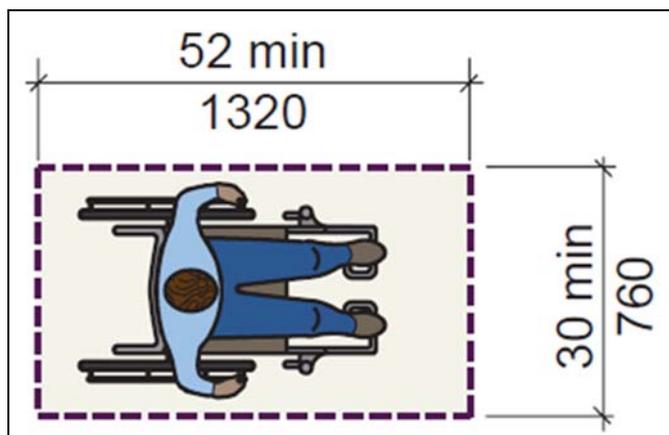
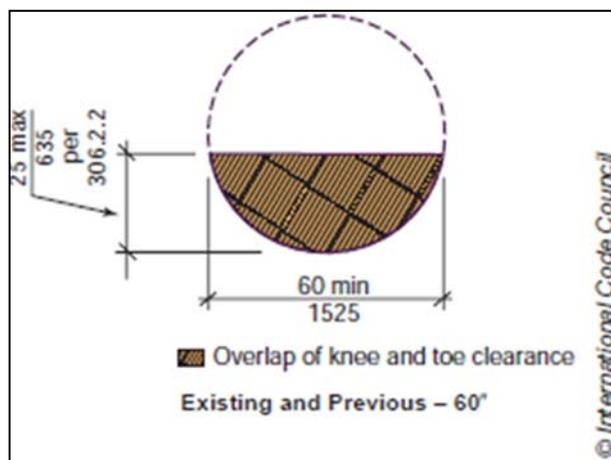
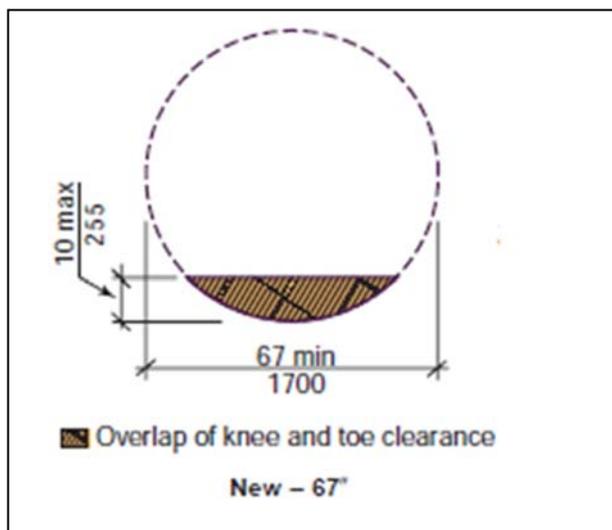
Building Division

What's changing in the ICC A117.1 Accessibility Standards?

According to the International Code Council (ICC) CC A117.1 the code change on turning circles changed based on the findings from a study conducted by The Center for Inclusivity Design Environmental Access. This study concluded the current requirements did not address the full range of mobility of devices. The change from a 60" turn circle to a 67" turn circle is expected to increase the accommodation for wheeled mobility device users from 85% to 95%. The second change from this section comes from the overlap of knee and toe clearances. The past code cycle allowed an overlap of knee and toe clearances like fixtures over the turn circle of up to a maximum of 25" now changed to 10".

Another thing to keep in mind is the Committee responsible in making these changes debated whether it landed on the manufacturers of wheeled mobility devices to comply with the regulations or if the regulations had to change to be accessible to different maneuvering capabilities. The final consensus was that wheeled mobility devices are getting bigger and changing the requirement to some extent was appropriate.

The turn circle area isn't the only change that was made on the new standard, the clear floor space has also seen a change. Existing buildings now have a clear standard on what the clear floor space needs to be, 48" by 30". The bigger change comes with new buildings and facilities, it changes the previous length of 48" to 52". This change like the turn circles was made to accommodate bigger wheeled mobility devices that are already being used and is expected to accommodate 89% of occupied wheeled mobility devices (wheelchair) and 95% of unoccupied wheeled mobility devices (walker).



Economic Development Division

Website Overhaul

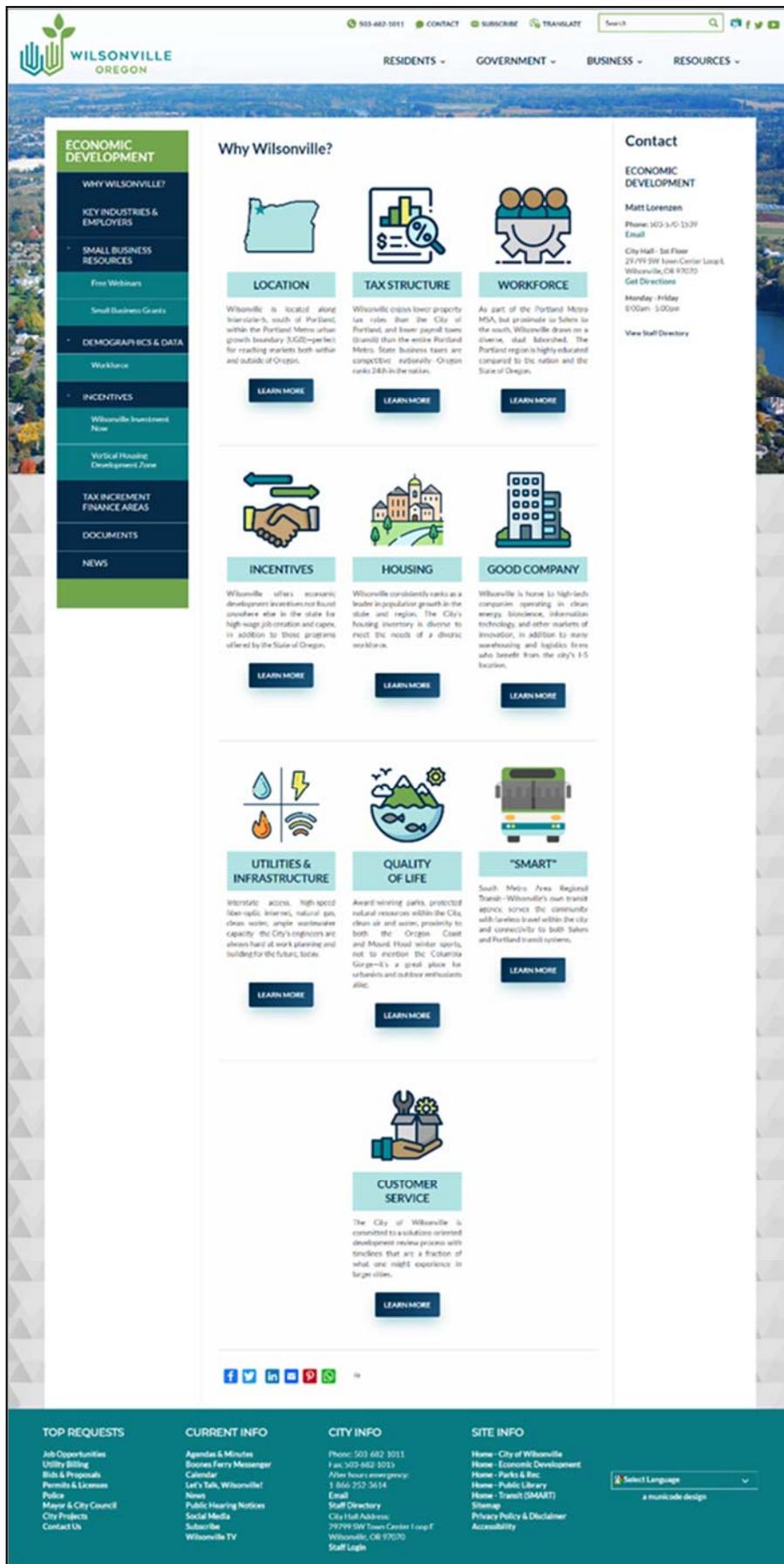
The Economic Development pages of the City website were out-of-date and in need of a complete overhaul rather than a simple refresh. After no small amount of handwringing and eventually, work, the [new Economic Development microsite](#) is ready for public consumption!

The new-and-improved Economic Development pages are more readable, navigable and relevant. Numerous pages were eliminated or consolidated for a better user/reader experience.

Remaining subpages are succinct and aesthetically improved, with internal links to other related pages of the city site, and external links to economic development partners, resources, and data sources.

Check out a few of the pages:

- [Why Wilsonville?](#)
- [Key Industries & Employers](#)
- [Small Business Resources](#)
- [Demographics & Data](#)
- [Incentives](#)
- [Tax Increment Finance Areas](#)
- [News](#)



Economic Development Division

OEDA TIF Committee

OEDA is the Oregon Economic Development Association. A few years back the Association of Oregon Redevelopment Agencies (AORA) was absorbed by OEDA and became a subsidiary committee to the larger organization—the TIF (Tax Increment Finance) committee. Staff has participated on the committee over the past year, as it meets to discuss urban renewal policy and best practices in the State. At the end of 2022, staff was nominated to co-chair the committee and help lead the committee’s work in 2023, which includes developing a work plan as well as assisting with the planning of urban renewal workshop/breakout sessions to be held at OEDA professional conferences, held twice annually. While this role is not of direct benefit to Wilsonville, it does position the city as a thought-leader in the world of Oregon tax increment finance.

State of the Workforce

On January 25, 2023 staff attended the “State of the Workforce” event in downtown Portland with Councilor Joann Linnville. Representatives of Clackamas Workforce Partnership, WorkSystems, and Workforce Southwest Washington spoke to attendees about the workforce trends, challenges and opportunities facing our communities, businesses, educational institutions, and job-seekers.

To succinctly sum up the message of the event: Where there are concerns and challenges, there are also opportunities.

[Read the full State of the Workforce Report here.](#)

Small Business Support

The regular [Local Business Newsletter](#) went out this month on [January 17th](#) with a follow-up on [January 20th](#). The newsletter highlights 2 upcoming small business pandemic recover grant opportunities as well as monthly economic data by county, and an invitation to our small business webinar series, which featured a presentation for prospective and growing early stage businesses and how they can enter a startup competition called “Westside Pitch,” which will take place March 9, 2023.

Childcare, a workforce issue

Staff presented to Council on this topic in the month of December 2022. As a follow-up to the presentation, Councilor Akervall requested a brainstorming session with staff as well as Bridget Dazey, executive director of the Clackamas Workforce Partnership, in advance of the Council goal-setting retreat to be held in February. Staff is glad to support and further the efforts of Council, as directed, on this important social and economic issue.



Engineering Division, Capital Projects

2022 Street Maintenance

This project includes Curb Ramp Replacement (4014/4118) and Annual Pedestrian Improvements (4717). Both project designs are complete. Bids for this project were opened on December 14, 2022. The apparent low bidder was Emery & Sons with a bid of \$426,567, and the contract was awarded on January 6, 2023. Work is expected to begin February 2023, with anticipated completion in June of 2023.

- Curb ramps and signal improvements will be constructed at the intersection of Wilsonville Road/Boones Ferry Road and at Wilsonville Road/Rose Lane. These improvements will be made ahead of the 2023 Street Maintenance projects at the same location to comply with ADA requirements.
- The pedestrian 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.

2023 Street Maintenance (4014)

This project involves the design and construction of the pavement rehabilitation on Wilsonville Road, Boeckman Road, and Parkway Avenue. The Request for Proposals (RFP) was advertised on November 2, 2022. Proposals were submitted on December 6, 2022 and Century West Engineering was selected as the consultant. The consultant contract award goes before City Council on February 6, 2023. Final design is anticipated in March 2023, with construction commencing at the end of June.

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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road is nearly complete. The new Kinsman Road bridge over Coffee Creek is nearing completion. Portland & Western Railroad has started reconstruction of the 5th Street crossing (pictured).. Utility work on Boones Ferry Road is underway. Construction work will continue through May 2023.



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. Contractor bonding and legal problems resulted in contract termination. This project will be either rebid soon or be completed with the new Public Works Building.

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 will continue through February 2023. These investigations will guide the design team in alternatives analysis and decision making for the trail and sewer alignments. Right of Entry permits are currently being collected. Public outreach efforts have begun, and an article was included in the December 2022 Boones Ferry Messenger

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 nearly complete, and survey and other field work is nearly complete. Road cross-sections have been established and design is underway. A three-span bridge has been selected for this project. 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 90% designed and components will be selected in the coming month. Other long lead items and contractor are being worked through to avoid impacts to the schedule. The first GMP is scheduled in early February along with the first property acquisition request.

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

Design for utility (water, wastewater, storm water, and street) improvements on Edgewater Lane and Village Greens Circle has begun. Survey and utility inspection was completed in September. The findings of these inspections will determine the scope of repairs and upgrades needed. Geotechnical drilling occurred in December to provide information for the street reconstruction design. Smoke testing to help determine and remove cross connections will occur at the end of the month. To promote efficiencies in the design and construction, the consultant and City project manager will create 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.

Coffee Creek Interceptor Phase II (2108)

This project involves the system capacity analysis of the existing Coffee Creek Interceptor to determine how much development can occur in Coffee Creek prior to upsizing the sanitary sewer main. The analysis will be delivered utilizing the City's on-call roster of consultants.

Priority 1B Water Distribution Improvements (1148)

This project involves the design and construction of water main replacements in three areas: Jackson Way, Evergreen Court, and Barber Street. These improvements will improve system capacity and eliminate fire flow restrictions. Design work is underway with plans nearing completion. The Invitation to Bid is anticipated to be advertised in early March 2023 .

Engineering Division, Capital Projects

Priority 1B Water Projects—2023 (1148)

This project involves the design and construction of water mains in two areas: Wilsonville Summit/Canyon Creek Apartments and the Sundial Apartments. These improvements will improve system capacity and eliminate fire flow restrictions. Preliminary design is underway. The design for this project will be delivered utilizing the City's on-call roster of consultants.

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.

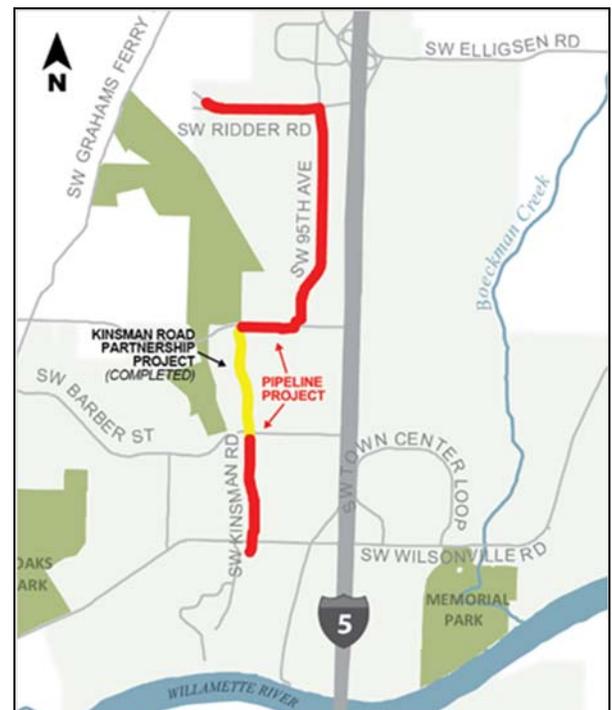
WTP Expansion to 20 MGD (1144):

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 began in June 2022 with completion expected in 2024.

WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)** 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. Proposals for an inspection services consultant were awarded to Dowl. This consultant will perform inspection of all City-owned public improvements throughout the project work. Work began on January 20, 2023.



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 April 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in early 2023.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction of this 5-lot subdivision continues to be on hold until revised plans have been approved by the City to accommodate middle-housing. Erosion control measures have been installed to protect the site from erosion until construction activities commence again.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. The contractor for the Frog Pond Ridge subdivision is working on punch list items of the infrastructure and housing construction is underway. Construction at the Frog Pond Estates, Frog Pond Vista, and Frog Pond Oaks subdivisions will commence in the spring when weather is more favorable for construction. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road, is continuing to install utilities



Frog Pond West

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is continuing. The dog park and children's play area are almost complete. Improvements at both parks are anticipated to be complete by the end of February. The contractor continues to work on final infrastructure punch list items for the subdivision.



Villebois Clermont

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite work continues. Vertical construction continues. Installation of street improvements along Grahams Ferry Road is underway, including the installation of conduit for franchise utilities (shown in the trenches in the right side of the picture—right).



Natural Resources Division

Wildlife Monitoring

In cooperation with Portland State University and a wildlife consultant, the City has been able to document through monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife crossings. To date, more than 20 different species have used the passageways, which include deer, coyote, gray fox, rabbit, raccoon, opossum, skunk, beaver, mink, river otter, short and long-tailed weasel, rodents, frogs, and snakes.

In addition, two temporary wildlife cameras were installed in the Boeckman Creek corridor between Wilsonville Road and Boeckman Road. A multitude of wildlife was captured on the cameras during their operation.



Long-tailed weasel (Kinsman Road wildlife passage)



Raccoon (Kinsman Road wildlife passage)

Planning Division, Current

Administrative Land Use Decisions Issued

- 6 Type A Tree Permits
- 5 Type B Tree Permits
- 3 Type C Tree Permit
- 1 Class 1 Administrative Review
- 1 Class 2 Administrative Reviews

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:

- Clermont Subdivision (Villebois Phase 5 North)
- 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
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West
- Wilsonville High School expansion/performing arts center

Development Review Board (DRB)

DRB Panel A met on January 9. The board held a public hearing for and unanimously approved expanded parking for ESS off Parkway Avenue. Following the hearing Staff provided training for new DRB members.

DRB Panel B met on January 23 for a training session. Prior to the training session the Board elected Rachelle Barrett as Chair for 2022 and John Andrews as Vice-Chair.

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:

- Industrial development on Day Road
- Park modifications at Edith Green Park in Charbonneau
- New industrial building on Garden Acres Road
- New industrial building at ParkWorks
- Parking addition for industrial manufacturer
- New primary school in Frog Pond West



Rendering of Proposed Primary School in Frog Pond West

Planning Division, Long Range

CFEC (Climate Friendly and Equitable Communities) State Rulemaking Compliance

Following former Governor Kate Brown's Executive Order 20-04 directing State agencies to address climate change within their authority the Department of Land Conservation and Development (DLCD) worked with the Land Conservation and Development Commission (LCDC) on a rulemaking initiative called Climate Friendly and Equitable Communities. The adopted rules direct a number of actions by local governments including reforming parking mandates, getting ready for electric vehicles, and changes to transportation modeling and performance measures.

The first of these rules regarding parking took effect January 1 overriding any vehicle parking minimums for development near the City's most frequent bus lines and the Trimet WES rail station. The proximity to SMART's Routes 4 and 2X and WES station removes parking minimums for much of the City.

In January, Planning Staff worked on scheduling and budgeting for necessary compliance work, and working with DLCD to adjust certain compliance deadlines, as allowed under the rules. A summary of the State rulemaking can be found at: <https://www.oregon.gov/lcd/CL/Documents/SixPageOverview.pdf>

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City will now move their focus to the implementation. Three implementation steps are in process: (1) related Development Code amendments, (2) an infrastructure financing plan, and (3) integrating transportation projects from the Master Plan into the citywide Transportation System Plan (TSP). The first in a series of work sessions on the Development Code was presented to the Planning Commission on January 11. Work on the infrastructure plan by consultants and City staff is ongoing and will be brought to Council in the coming months. The TSP will be discussed by the Planning Commission in a February work session followed by a public hearing in March.



**FROG POND
EAST & SOUTH
MASTER PLAN**

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. Since that time the City has taken a number of follow up actions working on housing including finishing the Town Center and Frog Pond planning and adopting the Equitable Housing Strategic Plan. The current project will build on these past housing initiatives and newly adopted policies. The project is required under House Bill 2003 adopted by the Oregon legislature in 2019. Under State rules the City must complete its Housing Capacity Analysis by the end of 2023 and Housing Production Strategy by the end of 2024. In January, City staff worked with the State Department of Land Conservations and Development (DLCD), and consultants from EcoNorthwest on getting all contracts and agreements in place to begin the work in earnest.

Planning Commission

During their January meeting, the Planning Commission received a presentation and provided feedback on the first of a number of Development Code amendments to support implementation of the Frog Pond East Master Plan. Prior to their work session the Commission re-elected Ron Heberlein as Chair and Jennifer Willard as Vice Chair for 2023.

Planning Division, Long Range

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. In January, the City project team held a kickoff meeting with Palindrome, the selected development partner for the TOD project, to discuss project initial project timelines and milestones. Throughout the coming months, the City will work with Palindrome to refine development plans for the site and project timing.

General project information is available on the project website:

<https://ci.wilsonville.or.us/planning/page/wilsonville-transit-center-tod>



WILSONVILLE TOWN CENTER

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 January, the Town Center project team continued to plan implementation activities for 2023, including implementation of the recently adopted Town Center Infrastructure Funding Plan. Activities to support the Plan's recommendations, including consideration of Urban Renewal, System Development Charge updates, a stormwater utility fee surcharge, and City bond or debt issuance to support construction of the Town Center Plan's infrastructure projects are anticipated to begin later this year.