



JULY 2023

# MONTHLY REPORT

## From The Director's Office

Greetings!

Oregon's famed land-use planning system, adopted 50 years ago in 1973 through SB 100, required every Oregon city to prepare a Comprehensive Plan in accordance with a set of defined statewide planning goals. Amongst other innovative approaches, SB 100 required protection of farm and forest land, guided the preparation of master plans for all municipal infrastructure systems, established criteria for protection of natural resources, created the Urban Growth Boundary within which cities must exist, and defined the key role of citizens in land-use matters through Goal #1.

While always a controversial topic, to say that SB 100 has made a defining difference in the look and feel of Oregon would be a significant understatement. As a city planner for over 30 of the 50 years that the system has been in place, my career has been shaped by the Oregon system, one I firmly stand by as a long-standing land-use planning practitioner due to the clear benefits to livability, quality of life and the environment that the balancing of the guiding statewide principals results in. Ironically, the 2023 Legislative session unveiled what is thought of by many long-standing land-use and environmental experts as one of the worst single assaults on the Oregon land-use planning system in decades. Led by the homebuilders association and a strong lobby of property rights advocates, several highly technical bills this session led to an undermining of the Oregon system.

City staff recognize that the assault is not over, even though a significant victory was achieved with the defeat of HB 3414 on the final day of the session (Great job, Miranda!). Next year's special session will come back to these same issues as housing is a basic human need, and collectively we need to find solutions to funding the incredibly expensive infrastructure that is needed to serve new development, not super siting authority, streamlined paths to more land, or blanket variances to development standards that threaten existing neighborhoods and quality of life. In Wilsonville, it has always has been about paying for and ensuring high-quality infrastructure that is needed to serve new development. This drum will continue to be beaten by the Wilsonville team in hopes that focus can be brought to the real issues hampering housing production.



Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

## Building Division

### Whatcha Lookin At? - Construction in a Floodplain

The building code contains construction requirements when building in the floodplain. In addition, the Federal Emergency Management Agency (FEMA), through the National Flood Insurance Program, establishes the elevation of the local floodplain and sets limits on construction activity. The FEMA program provides the availability of flood insurance for the community and owners of structures located in the floodplain.

In some cases when construction work occurs in a floodplain, depending on the scope of the project, construction may need to be elevated to a point that is a minimum of two feet above the finish floor, or alternatively the construction must be "flood-proofed." Generally flood-proofing is much more expensive and difficult to achieve and most folks choose to elevate.

The above photo shows an existing home being extensively remodeled to the point where it required raising above the 100-year flood level. Raising the home can be a pretty impressive sight. Eventually the home will have its temporary shoring and cribbing removed and will be lowered to its final resting elevation. Per code, the finish floor elevation cannot be lower than a point two feet above the 100-year flood elevation.

The included photos show a Wilsonville home that resides on the floodplain undergoing a remodel. In the photo to the right is a survey monument that is placed by a licensed surveyor. This monument is cast in concrete and indicates the floodplain elevation level for a 100-year event. If building inspection staff does not verify the finish floor elevation, or the verification is not correct, the community can face consequences from FEMA through higher flood insurance premiums. In addition, accurately inspecting these installations is one way Building Safety Inspectors ensure our community is more resilient and protected from the effects of natural disasters such as a major flood event.



## Economic Development Division

### \$100,000 Grant for Basalt Creek Planning Work

The City received notice of a \$100,000 award from Business Oregon in June. This grant, from the Strategic Reserve Fund (SRF) Industrial Lands Technical Assistance Program, aids the City's work to fund technical land-use, utility, and transportation planning in the Basalt Creek Industrial Planning Area. The City's successful application was a collaboration between Economic Development and Planning staff.



### Childcare Provider Consortium Forming

In February, the City Council set biennial goals, one of which is to "Convene a childcare partner consortium to understand the barriers, challenges, and opportunities for increasing childcare opportunities in Wilsonville. Consider the City's role and potential actions for supporting the outcomes." Representatives of nine Wilsonville childcare centers will be gathering for a kick-off meeting of the Wilsonville Childcare Provider Consortium. A date and time has not yet been set, but this group is excited to meet and begin to identify both challenges and solutions.



### July Webinar – Building Social Media with SEO & Content Development

Social media is a tool many small business owners use to build brand identity, market their products or services, and increase sales. This free class covered ways to increase traffic to business websites and social media outlets by using Search Engine Optimization (SEO) and content creation. There is an art and science to making these tactics work. Joshua Jacobs, MESO Business Development Specialist shared the secrets, calling up on his extensive and diverse small business digital media experience.

The webinar was one of our better attended online events. We will continue partnering with Tigard, Sherwood, and Forest Grove to produce this free series for local businesses.

**BUSINESS SUPPORT WEBINAR**

**BUILDING SOCIAL MEDIA**  
with SEO and Content Development

PRESENTED BY  
*Joshua Jacobs,*  
MESO Business Development Specialist

WEDNESDAY  
**JULY 19**  
11 AM – 1 PM

 The graphic features several icons at the bottom: a person pointing at a screen, a flag on a pole, a brain with gears, two people holding gears, a thumbs up icon, and a lightbulb. To the right, there is an icon of a person climbing a staircase with an upward-pointing arrow.

## Economic Development Division

### New Timeline, Approach for Town Center Urban Renewal Feasibility

Staff briefed the Council on June 19, 2023 after the first two meetings of the Urban Renewal Task Force (URTF), which is acting as the technical advisory committee for this study. At that time we had only preliminary analysis to share, as well as a project calendar which was built around a target end date of August 7, 2023, when the Council would potentially approve ballot language for an advisory vote on November 7, 2023.

Since the June 19 briefing, it has become clear that this ambitious timeline was *too* ambitious.

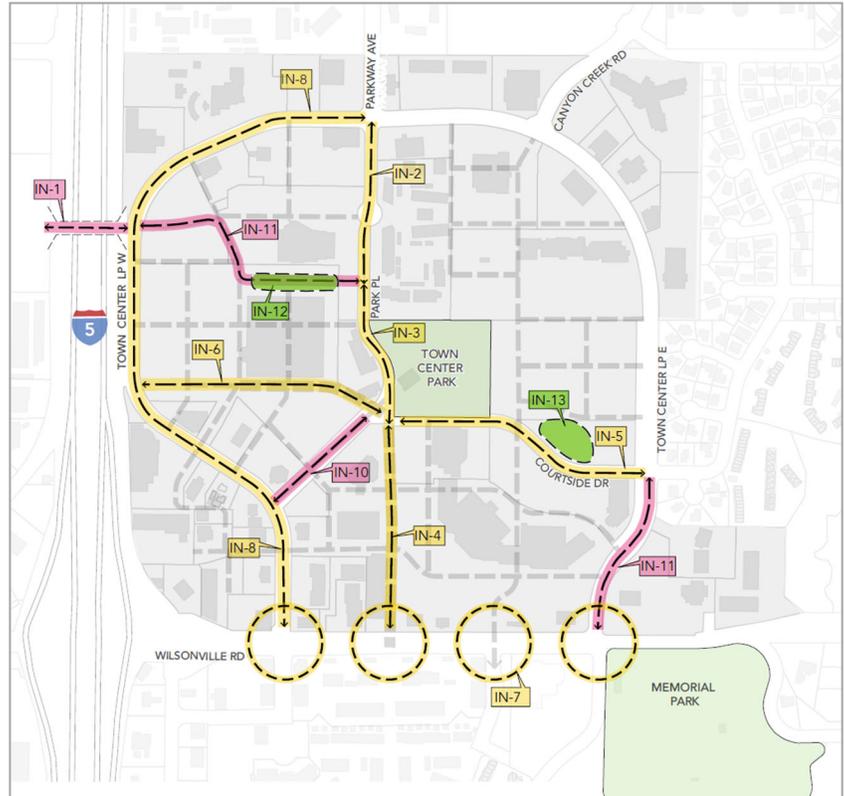
Consequently, staff has decided to continue the feasibility study, but at a slower, more deliberate pace that will allow staff and consultants to complete thorough technical analysis and execute an effective communications plan, which the previous timeline would not have allowed for.

Staff briefed the Council on this new approach and timeline on July 17, 2023, and was met with support. The Urban Renewal Task Force will meet again in mid-August to discuss and assess future development assumptions, developed by staff, which inform the financial forecasting aspect of the feasibility study. The new timeline and approach will culminate with an advisory vote on the May 21, 2024 ballot. Staff will brief Council several more times in the interim.

### Second Vertical Housing Application Received

The City received its second application for the Vertical Housing Development Zone (VHDZ) program. Under this program, eligible projects can receive a partial property tax abatement for 10 years. The incentive is designed to promote the construction of multi-story mixed-use projects in targeted areas of the City.

The first application received was for the three mixed-use buildings that will complete the Villebois Piazza. This second application is for the WTC-01 project, a 5-story mixed-use development (photo—right) at the one-acre Shari's site in Town Center. The Development Review Board approved this project on July 24, 2023. Staff is reviewing the VHDZ application now and expects to issue conditional approval in conjunction with building permit issuance. Final project certification takes place at occupancy.



## Engineering Division, Capital Projects

### **2022 Street Maintenance (4014/4118/4717)**

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. Also included within this project were 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.



### **2023 Street Maintenance (4014/4118/4717)**

Night paving began in early July on Boeckman Road between Boberg Road and Parkway Avenue. Later in the month, night paving began along Wilsonville Road between I-5 and Kinsman Road. Night work was selected in this occasion to limit impacts to commuters and increase safety to the workers. The City appreciates the public's patience as we extend the life of these assets.

In addition to the two previous areas, Wilsonville Road near Rose Lane will also be paved; however, that paving will take place during the day. Expect permanent striping to go down approximately two weeks after the final paving has taken place. This project is being performed by S-2 contractors and its subcontractors.

### **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 (survey, natural resources, cultural resources, and geotechnical) began late November/early December 2022 and continued through June 2023. Significant progress was made collecting field data over the last several months. 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, with the first Open House held on May 25th and another open house for predesign scheduled for August 17 at City Hall. 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 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 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 was approved by Council and the Contract is being processed. A ground breaking ceremony is being scheduled, details pending. This will allow ordering of long lead items for GMP 3, but also the replacement of the Meridian Creek Culverts. This work is targeted to start in August. GMP 3, the bridge and most major components, are tentatively slated to start in October pending advancing design, permits, and price negotiations. Boeckman Road closure is planned later this fall.

### **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 July, the design consultant delivered 90% plans for comment by the City. This project is on schedule for early 2024 bidding and construction in summer 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 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) 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 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 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.

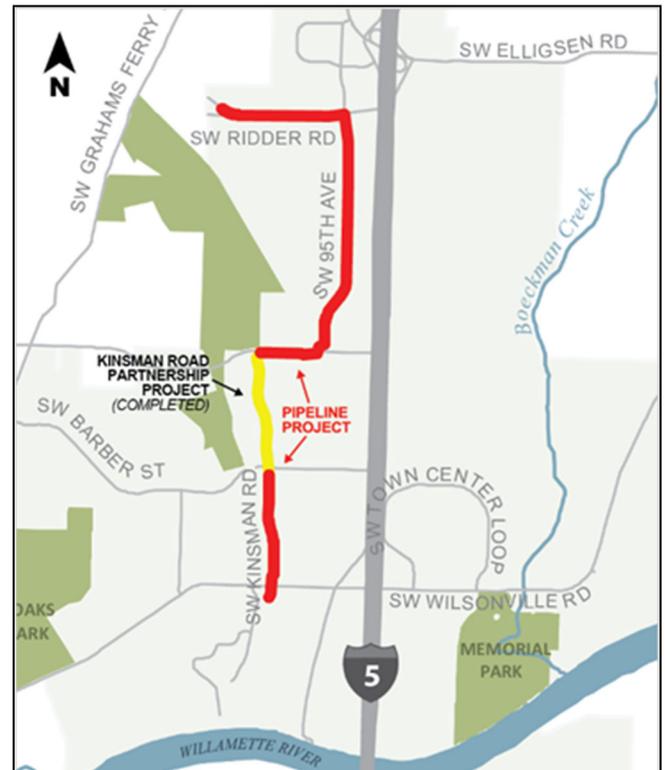


An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction (pictured 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 and is nearing completion. Pipe install on the northern half of 95th Avenue to Ridder Road is nearing completion, with other improvements being worked on. Construction work is shifting near the intersection of Kinsman and Wilsonville Road over the next month.



### 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 in 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 has installed the water, sewer and storm mains and is working to install 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.
- Frog Pond Oaks subdivision, a 41-lot subdivision located to the west of Frog Pond Crossing, has started grading and prepping for paving.
- Frog Pond Vista subdivision, a 38-lot subdivision to the west of Frog Pond Oaks, started grading in June and is working to install utilities.

#### *Villebois Clermont*

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

### Commercial/Industrial Construction Activities

#### *Black Creek Industrial /*

Construction is nearing completion and the contractor is working on punch list items.



Canyon Creek South Phase 3



Frog Pond Crossing



Frog Pond Oaks



Black Creek Industrial

## Natural Resources Division

### Green Roofs, Bicycles, and Renewable Energy

In July, Kerry Rappold traveled with his family to Iceland, Denmark and Sweden. He has friends that live in Copenhagen and my family and I were excited to experience and learn about their beautiful country. Iceland, with its scenic and unique landscapes, and Sweden, steeped in Scandinavian history, also offered much to enjoy and appreciate.

In all of these countries, it was obvious they embraced sustainability and eco-friendly approaches to living. They're making significant contributions to reducing greenhouse gas emissions and mitigating the impacts caused by humans. Highlights from these countries include:

- **Green Roofs:** Whether the traditional turf houses of Iceland or more modern green roofs, there were a wide variety of examples to see. In 2010, the City of Copenhagen introduced a policy making it mandatory for new buildings with slopes of less than 30 degrees to have green roofs.
- **Bicycles:** In Denmark and Sweden, they rank 2nd and 4th in the world in regards to the number of bikes per person. In 2015, Copenhagen was named the world's most bike-friendly city, beating out Amsterdam. In Denmark, 40% of the population ride a bike and don't own a car. Separated bike lanes and other measures ensure biking is safe and enjoyable.
- **Renewable Energy:** Iceland, Sweden, and Denmark rank 1st, 3rd and 6th, respectively, in the world in the use of renewable energy. In Iceland, geothermal and hydropower provide 85% of their energy. In comparison, the U.S. ranks 40th in renewable energy. Due to hydropower, Oregon gets 67% of energy from renewable sources.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 8 Type A Tree Permits
- 5 Type B Tree Permits
- 1 Class 1 Administrative Review
- 1 Class 2 Administrative Review
- 2 Class 1 Sign Permits
- 1 Class 2 Wireless Permit

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

In July, 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
- Residential subdivisions in Frog Pond West

### Development Review Board (DRB)

DRB Panel A met on July 10. Following a public hearing, the Board approved a Conditional Use Permit for parking and other upgrades for the Charbonneau Marina.

DRB Panel B met on July 24. Following a public hearing, the Board approved a five-story mixed retail/residential building at the corner of Town Center Loop West and Park Place. The building will be the first developed consistent with the Wilsonville Town Center Plan.

### DRB Projects Under Review

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

- 34-lot attached middle housing development in Frog Pond West
- Mixed use residential development in Town Center
- 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 exception to develop a residence on a undeveloped lot on Montgomery Way
- Upgrades at the Charbonneau Marina



Proposed Mixed Use Building at Town Center Loop West and Park Place Approved by DRB on July 24

## 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 July, staff developed an overall project timeline and held a number of interviews to get feedback from developers and design professionals that have been involved in Coffee Creek development for the assessment portion of the project. In addition, the project team received notice of a \$100,000 grant reward from Business Oregon and worked on preparing a grant application for additional grant assistance from Metro.

### 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:



## FROG POND EAST & SOUTH MASTER PLAN

(1) Development Code amendments, and (2) an infrastructure funding plan. On July 12, Planning Commission held a work session focused on Development Code amendments to establish clear and objective stormwater design standards. In addition, the project team continues to actively work to refine the other proposed Development standards and infrastructure financing plan.

### 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 July, the project team began planning project outreach to be completed during Phase 2 of the project, including a project survey and community engagement activities for the August Community Party in the Park. The project team will hold a work session with City Council in August to introduce the project and share the community engagement approach.

### Statewide Policy Involvement

In July, members of the Planning Staff participated in work groups for the Governor's Housing Production Advisory Council focused on fees, permitting process, and review standards. In addition, staff continued to track and testified before the Land Conservation and Development Commission regarding updated rules related to Climate Friendly and Equitable Communities.

### Planning Commission

The Planning Commission met on July 12. The Planning Commission held two work sessions. The first work session discussed a number of procedural cleanup edits in the Development Code, particularly regarding wireless communication facilities. Following discussion the Commission supported moving forward with the proposed edits. The second work session focused on stormwater design standards proposed as part of the Frog Pond East and South Master Plan implementation effort. The Planning Commission was supportive of the direction of the proposed standards.

## Planning Division, Long Range

### Wilsonville Town Center Plan

#### *Town Center Plan Implementation*

During July, 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 worked on refined assumptions on anticipated development timing and location in Town Center, which will be used to make final projections on maximum indebtedness for a future Urban Renewal District. On July 17, the project team provided City Council an update focused on project timing. The next Urban Renewal Task Force meeting is planned for August to review the refined analysis.



**WILSONVILLE TOWN CENTER**