

### From The Director's Office

Greetings!

It was 20 years ago this month that the City began its partnership with Friends of Trees (FOT) Green Space Program. To mark the occasion, a planting event was held at the first natural area site restored with Friends of Trees, which is located along the riparian fringe of the Willamette River in Memorial Park. Instead of planting trees, volunteers planted shrubs in the understory to improve the complexity and diversity of the forest. Over the last twenty years in other locations throughout Wilsonville, the partnership with Friends of Trees has resulted in dozens of community wide tree planting events, enhancing many acres of publicly owned property by removing invasive species and planting native conifers and deciduous trees and shrubs.



More recently, the partnership has grown to include FOT's Neighborhood Trees Program. During the fall of 2021, Friends of Trees worked with residents, community groups, and volunteers to plant 112 trees during two city-wide tree planting events. Friends of Trees will be hosting another tree planting opportunity this spring to assist with the restoration of the city's street tree canopy to replenish neighborhoods impacted by the devastating ice storm of 2021. At the spring event, scheduled for Saturday, April 23, Wilsonville residents will have another opportunity to work with Friends of Trees to acquire trees for their property, along the street or in their front yards. In addition, the event highlights the importance of other spring themed celebrations such as Arbor Month and Earth Day.

How does it work? Interested residents sign up with Friends of Trees ([friendsoftrees.org](https://www.friendsoftrees.org)) to select high quality trees from a list of approved, appropriate, site-specific trees. The FOT partnership with the City of Wilsonville allows for several services to be offered at a low cost to residents, including large tree stock, tree selection support, tree placement assessment, hole digging and tree planting, and first-summer health monitoring. While the cost to the resident is only \$35 per tree, Friends of Trees wants to make sure that trees are available to all, especially residents to whom cost is a barrier.

It is amazing to think about the contributions of thousands of citizens over two decades and the impact that those efforts have made on improving the environment for the livability of everyone, including the native wildlife that call these places home.

Respectfully submitted,

Chris Neamtzu, AICP  
Community Development Director

## Building Division

### **Building Division—Project Highlights—Busy Times on 95th Street**

#### State DAS Renovation

The Building Division recently issued permits for a \$59 Million renovation of the old Microsoft Building on 95th Street. In 2020, the State Department of Administrative Services (DAS) purchased the building. Since then, DAS hired SERA Architects to create a functional design. Once the design was settled, SERA began working to obtain permits to completely remodel it into a state of the art facility that will house State tenants. The contractor is Lease-Crutchler Lewis. The project duration is expected to be a multi-year effort as the building is transformed and upgraded to meet multiple tenant needs and to comply with modern seismic codes. Below is an aerial view looking north with 95th street running on the right side of the building.



#### Shredding Systems Warehouses

Immediately to the south of the DAS building are two new warehouses that are being built by Perlo Construction for Shredding Systems (pictured right, looking south with 95th Street on the left). These warehouses will provide much needed expansion space for a growing company. Construction is well underway with the roof being installed on both buildings. The projects are expected to be completed by the end of 2022.





## Economic Development Division

### Perception IS Reality

Because perception is reality, high-quality outbound marketing should be a core pillar of any economic/business development strategy. We want existing Wilsonville companies to know we are here to help them achieve their business goals and we want the world outside Wilsonville to know what a great place this is to do business and develop property.

As such, we have launched a newsletter aimed at local businesses, to provide them timely information, resources, and technical assistance. ([SIGN UP FOR THE EMAIL NEWSLETTER HERE](#))

The next phase of marketing efforts includes a sibling newsletter that targets the development community and our partner agencies, keeping them fully up-to-date on all the good work being done by and in the City of Wilsonville. This will help keep Wilsonville top of mind for new partnerships, grants, development opportunities (Town Center, anyone?), etc. Perception is reality, and we want to be the ones telling and broadcasting the Wilsonville story. It's a good one.

### WIN

In Oregon and in Wilsonville, we offer incentives for business development, but our programs complement and supplement a value proposition that goes far beyond, "Free Money!", and they are designed to reward community-minded companies that pay livable wages, are locally-owned, and who are committed to shared values, like Diversity, Equity, and Inclusion.

Wilsonville's "WIN" incentive program (Wilsonville Investment Now) is unique in the State of Oregon. It was instrumental in securing the recruitment of TWIST Bioscience. It deserves more attention than it's received up to this point. To that end, staff has rebranded the program and aims to do more in the coming months to elevate its profile in the state and beyond.

### Other

- Facilitating the development of a new Urban Renewal Strategy, with a consultant team and the oversight of the city's Urban Renewal Task Force
- Collaborating with the Planning Division to create a Vertical Housing Development Zone (VHDZ) in Villebois Village Center and Town Center, to incentivize the development of new mixed-use, multi-story projects
- Working with Clackamas Sustainability to help roll out the Metro Food Scrap Collection Requirement
- Studying and modeling a potential Construction Excise tax for Affordable Housing, and collaborating with Clackamas Community College to plan a Business Summit on the topics of workforce development and programming at the Wilsonville Clackamas Community College campus
- Developing a strategy for land aggregation and marketing of the Coffee Creek Industrial Area



## Engineering Division, Capital Projects

### 2022 Street Maintenance:

- **Curb Ramp Replacement (4014/4118)** Curb ramp replacements and upgrades are currently under design for the 2023 Street Maintenance summer construction season. The Engineering Division has opted to construct all curb ramp replacements/upgrades in advance of street maintenance work to streamline in-street maintenance and restoration work. Curb ramp work is tentatively planned to begin fall 2022 and complete by spring 2023.
- **Slurry Seal (4014)** The City of Wilsonville, along with various other local jurisdictions, has partnered with City of Hillsboro in a Joint Cooperative Procurement method to find savings in economies of scale. City of Hillsboro advertised the Slurry Seal Schedule on Wednesday, February 16, 2022 and bids were received by Hillsboro on Wednesday, March 9, 2022. Bids are currently being reviewed by Wilsonville staff and the construction contract to the lowest, responsive bidder will be going to Wilsonville City Council for approval and award in the upcoming months. Slurry seal work is to occur after July 1, 2022.

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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Sewer, storm, and water pipeline installation and overhead utility undergrounding on Boones Ferry Road between Bailey Street and 5th Street is underway. Construction of the 5th Street Bridge over Coffee Creek is underway. Construction will continue through January 2023.



### 95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipe prior to work being performed by Willamette Water Supply Program for the construction of PLM\_1.3 which is scheduled for the middle of 2022. The project's construction contract was executed with Braun Construction on March 3, 2022, the project will be completed before June 30, 2022.

### Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Due to contractor delay issues, construction is being postponed to early spring 2022 when weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work.

## Engineering Division, Capital Projects

### **Boeckman Road Corridor Project (BRCP)** **(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. Four proposals from progressive design build teams have been received and are under review. Selection of the most qualified team to design and construct the BRCP is anticipated in May 2022.



Boeckman Road Corridor Project

### **I-5 Pedestrian Bridge (4202)**

This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over Interstate 5 from Town Center Loop West to Boones Ferry/Barber Street. The Mobility Advisory Committee (MAC), in coordination with ODOT, recently approved the traffic control plan that will be used during construction. The design team is wrapping up this phase of the design work until construction funding is identified.

### **Old Farm Road Phase I (1500/2500/4500/7500)**

This project includes paving, storm sewer, sanitary sewer, and water line improvements to Old Farm Road, Arbor Glen Loop, and Arbor Glen Court in the Charbonneau development. The contract was awarded to Braun Construction in April 2021. Construction began in June 2021 and was completed in March 2022.

### **Priority 1B Water Distribution Improvements (1148)**

This project constructs water distribution piping improvements to correct fire flow deficiencies identified in the Water Distribution System Master Plan. Fiscal year 2021-2022 improvements include 8-inch pipeline upgrades on Jackson Way and Evergreen Avenue and an 8-inch loop connection north of Seely Avenue. August and September work consisted of professional surveyors collecting required topographic and underground utility data needed for design. Design work occurred internally within the Engineering Division over the winter with bidding and construction happening in late spring to early summer 2022.

### **Raw Water Facility Improvements**

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Phase I work is complete. The contractor has demobilized until summer 2022.

### **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. Design was completed in December 2021, with construction anticipated for completion by December 2022.



## Engineering Division, Capital Projects

### Village Greens Circle & Edgewater Lane (1500/2500/4500/7500)

Village Greens Circle and Edgewater Lane are the next two rounds of Charbonneau Utility Repair in the Charbonneau District of Wilsonville. The Request for Proposal (RFP) for design and construction services was advertised in early February 2022 with proposals due on March 9, 2022. Design work for these two projects will continue through the 2022 calendar year with construction of the Village Greens Circle project starting in early 2023. Edgewater Lane work will tentatively begin in early 2024.

### Water Management & Conservation Plan Update (1138):

This project includes preparation and submission of the Water Management and Conservation Plan (WMCP) to the State of Oregon Water Resources Department in accordance with the conditions of the City's water rights permits and OAR Chapter 690, Division 086. As a major water supplier, the City of Wilsonville must demonstrate efficient use of the state's water resources through preparation of a water management and conservation plan every ten years and a progress report every five years. The next WMCP is due by August 1, 2022. Tasks performed in March 2022 included the project kick-off meeting and data gathering.

### 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, followed by construction through FY 2022-2023.

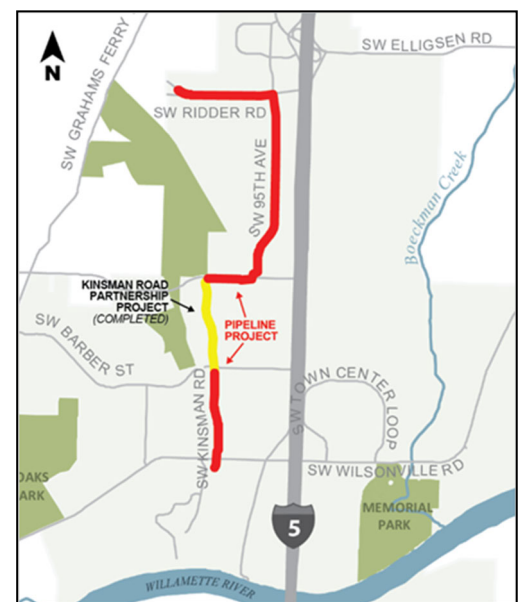
### WWSP Coordination (1127)

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 is coordinating with the City of Wilsonville to construct 12,200 feet of a 66-inch water pipeline from just south of Wilsonville Road and Kinsman Road intersection to Garden Acres Road. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road.
  - Construction of the PLM\_1.3 pipeline is anticipated to begin in summer 2022 with completion in 2024.
  - 90% design plans are expected to be submitted to the City for review in spring 2022.

### Wastewater Treatment Plant (WWTP) Master Plan (2104)

This project will evaluate capacity of WWTP processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020 and the project is anticipated to be completed by the end of 2022.



## **Engineering Division, Private Development**

### **Canyon Creek South Phase 3**

This is a five lot subdivision on Canyon Creek Road South. The project is currently under review. The developer will select a contractor and schedule a pre-construction meeting with the city.

### **Charbonneau Activity Center**

Final inspections by Engineering are complete. The project is wrapping up.

### **Coffee Creek Logistics Center (Panattoni Warehouse)**

This project is located on the southwest corner of Clutter Road and Garden Acres Road. Onsite work continues. PGE has relocated power poles to allow street improvements on Clutter Road to begin. Street improvements began at the end of March.

### **Frog Pond Ridge**

This is a 71-lot subdivision north of Frog Pond Meadows. The contractor has installed majority of utilities in Phase 1 and has begun installing utilities associated with Phase II. Phase I paving is set to occur in early April.

### **Magnolia 6-Plex**

A small development in Old Town that will require sanitary, storm, and water facilities. Sanitary and water have been installed. Construction of storm facilities and final paving will occur next.

### **Northstar Contractor Establishment—Clay Street**

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list items.

### **Parkway Woods**

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. Construction of stormwater facilities continues.

### **SSI Shredding**

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. Onsite work continues. The contractor has installed water services.

### **Villebois Clermont**

Grading and demolition have begun for Clermont, a 87-lot subdivision in Villebois. A portion of utilities have been installed and tested. A portion of the curbs have been installed. Paving of Phase I is anticipated to occur in early April. Plans for Villebois Clermont Regional Park 5 and 6 are under review by the City.

### **Wilsonville High School Auditorium**

The school district will be adding a new water line, sanitary force main, and storm facilities. Onsite work continues.

### **Wood Middle School**

Additions to Wood Middle School will require a new stormwater facility. Building modifications are nearing completion; the stormwater facility has not been started yet.

## Engineering Division, Natural Resources

### Stormwater System Annual Inspection and Maintenance Reports

The City has stormwater maintenance agreements with property owners for the operation and maintenance of private stormwater systems. By May 1st of each year, an annual inspection and maintenance report is due from the owner or responsible party (e.g., management company, Home Owners Association). In March, City staff mailed letters to property owners or responsible parties, including a report form, reminding them to submit their annual report. The required information includes the inspection date and any maintenance, repair, or replanting activities that were completed. After receiving the reports, City staff conducts an inspection to verify the information in the report.





## Planning Division, Current

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

In February, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- Clermont Subdivision (Villebois Phase 5 North)
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West
- Wilsonville High School Performing Arts Center
- Wood Middle School improvements

### **Development Review Board (DRB)**

During their March 14 Meeting DRB Panel A held a public hearing for an additional 38-lot subdivision in Frog Pond West called Frog Pond Vista. Following the hearing the board members unanimously approved the proposal contingent on City Council approval of the required annexation and zone map amendment.

During their March 28 Meeting DRB Panel B held a public hearing for an additional 17-lot subdivision in Frog Pond West called Frog Pond Estates. Following the hearing the board members unanimously approved the proposal contingent on City Council approval of the required annexation and zone map amendment. The proposed annexation and zone map amendment also include the site of a future primary school along Boeckman Road. Also at the meeting the Panel elected Nicole Hendrix to serve as chair for 2022 and Jason Abernathy to serve as vice chair. In addition, the Panel welcomed their newest member, John Andrews.

### **DRB Projects Under Review**

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

- Five (5) subdivisions in Frog Pond West
- Industrial building between Garden Acres Road and Grahams Ferry Road
- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Storage yard and related improvements on Boones Ferry Road
- Industrial building at the corner of Kinsman Road and Boeckman Road



Perspective of Proposed Industrial Building at Kinsman and Boeckman from Boeckman Road

## Planning Division, Long Range

### **Aurora Airport**

#### *Aurora Airport Master Plan Policy Advisory Committee Meeting #2 and Public Open House #1*

On Tuesday, March 1 the Oregon Department of Aviation (ODAV) conducted Policy Advisory Committee (PAC) meeting #2 on the Aurora Airport Master Plan. The meeting was attended by over 60 individuals. Following distribution of three draft chapters of the Master Plan document totaling over 75 pages three days prior to the PAC meeting, there was not sufficient time to read and absorb the substantial technical information contained in the materials prior to the PAC meeting. In response to concerns raised by staff, ODAV staff did offer to conduct an additional working session with interested PAC members and Century West Consultants to allow for PAC members to delve deeper into the presented materials. The working session was held April 5.

The first three chapters of material include:

- Introduction
- Existing Conditions Analysis (41 pages)
- Aviation Activity Forecasts (28 pages)

PAC meeting #2 was immediately followed by Public Open House #1, where an abbreviated presentation was made by the Century West consultant team, followed by citizen input and Q and A. The project team had very few answers to many of the questions raised, and stated that all questions would be written-up with responses prepared as part of the summary notes and minutes that will be prepared for the two meetings.

#### *Aurora Airport Good-Neighbor Policies*

As an affected jurisdiction, it is important to articulate the relevant land use issues associated with being a neighbor to an airport into local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. In March, a survey on Let's Talk Wilsonville! continued and the project team prepared for and held online community conversations on March 9 and March 10.

### **Frog Pond East and South Master Plan**

March began with a March 7 City Council Work Session to discuss affordable housing in Frog Pond East and South, including what should the target be for the amount and type of affordable housing in Frog Pond East and South and affirming strategies to meet the target. During the remainder of the month, the project team worked to prepare for an April 13 Planning Commission Work Session and outreach efforts in April and May. This included preparation of a Commercial Area Evaluation Memo and recommended design concepts and subdistrict boundaries to guide land use and urban design alternatives. Alternatives will be presented to the public and refined over the next couple months.



**FROG POND  
EAST & SOUTH  
MASTER PLAN**



## Planning Division, Long Range

### Inclusive Outreach Framework Refinement

Building upon outreach efforts during the Town Center and Middle Housing projects the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division and applicable to departments throughout the City. During March, the project team continued work including researching and evaluating past planning efforts in Wilsonville and coordinating efforts with the Frog Pond East and South team.

### Planning Commission

During their March 9 meeting the Planning Commission heard a presentation on the Boeckman Road Corridor Project. The project team addressed the Commission's questions about design and construction and the Commission provided feedback on public engagement ideas for the project.

### Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During March, staff released a Request for Qualifications (RFQ) document to be used as the first step in developer solicitation process. The City also hosted a pre-proposal meeting at the Wilsonville Transit Center, allowing interested developers to tour the project site and ask questions about the RFQ to the project team. Release of the RFQ will generate Statements of Qualifications (SOQ) from interested project developers, due to the City in late April. After evaluating the SOQs, the City will select a short list of development teams to respond to a Request for Proposals (RFP).

In March, the Oregon legislature awarded the City a \$1.9 million grant for the project to close an anticipated gap in construction costs for ground floor uses in the TOD project. This money will help fund the construction of ground floor uses including the SMART Transit Office and non-profit space, which are not typically eligible for funds through traditional affordable housing funding sources

General project information is available on the project website:

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

### Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. During March, the project team sent notifications of the proposed VHDZ to affected taxing districts and began an evaluation of potential displacement impacts as required by state statute. Adoption of a VHDZ program is scheduled for consideration by City Council on May 2.



Massing Feasibility Study

General project information is available on the project website:

<https://ci.wilsonville.or.us/economic/page/vertical-housing-development-zones>

## Planning Division, Long Range



# WILSONVILLE TOWN CENTER PLAN

### Wilsonville Town Center Plan

#### *Infrastructure Funding Plan and Urban Renewal Analysis*

The Town Center Plan identifies an Infrastructure Funding Plan and Urban Renewal Analysis as two important economic development strategies to support Plan implementation. This work will guide the City in determining how infrastructure investments in Town Center will be funded and will assess if Urban Renewal is a desirable tool to use. During March, the project team worked on developing updated cost estimates for infrastructure projects to be included within the funding analysis. The updated cost estimates will serve as the basis for development of the funding plan.

### Wayfinding Kiosks and Signage

At the end of February, two new directional kiosks were installed in Murase Plaza and Town Center Park. The handsome cabinet will soon be internally illuminated, and contains a map of the city with identifying features. The backside of the kiosk can be opened and informational brochures, pamphlets and maps can be seasonally rotated in for special events for the Parks and Recreation Department.

The project team recently ran an request for proposal (RFP) for additional sign fabrication and installation services. Over the next three months, we will be upgrading signs at the Library, as well as installing the first vertically oriented park name signs in Villebois. Implementation is ongoing.

