

From The Director's Office—Oregon Community Trees Press Release

WILSONVILLE, Ore. – Charlotte Lehan, who has lived in Wilsonville almost her entire life, is one of three people being recognized in 2021 by the Oregon Department of Forestry and the non-profit organization Oregon Community Trees (OCT) for strengthening urban forestry.

OCT Vice President Teresa Gustafson chairs the committee that reviews nominations. She said, “City Councilor Charlotte Lehan has served Wilsonville as an elected official and volunteer for over three decades. Councilor Lehan is a stalwart and tireless advocate for Wilsonville’s urban forest, as well as trees throughout Oregon. This award recognizes her extraordinary dedication to protecting and preserving significant trees.”

Among a long list of accomplishments that Councilor Lehan was cited for by the committee are:

- Being a founding member in the early 1990s of a local grassroots environmental group, Friends of Goal 5, that worked for the preservation of natural resources, scenic and historic areas in Wilsonville.
- Implementing, as Mayor in 1998, Wilsonville’s new Tree Preservation and Protection Ordinance.
- Ensuring that the natural environment is central to Wilsonville’s community planning work. For example, during her tenure, the Villebois development was approved. Villebois was designed to integrate the site’s many existing trees into the new urban area, creating an award-winning, highly livable 500-acre community.
- Reviewing and approving dozens of land-use applications where large trees, often Oregon white oaks, are protected on development sites.
- Founding in 2004 Wilsonville’s local Heritage Tree Program to recognize trees having historical significance. She continues to serve on the local Heritage Tree Program Committee, successfully nominating to the program in 2017 the Three Sisters Oaks. These trees range in age from 160 to 210 years and stand in a stately row on private property in west Wilsonville.
- Serving on the state-level Oregon Heritage Tree Committee, where she has successfully nominated three Oregon Heritage Trees. These include:
 - The R.V. Short Douglas-fir in Wilsonville’s Merryfield Neighborhood Park in 2014.
 - 2019 the Willamette River Cable Trees—a black cottonwood and a Douglas-fir—in the City’s Memorial Park in 2019.
 - The Stein-Boozier Walnut Orchard in Wilsonville’s Murase Plaza. Dedication of the grove has been delayed due to COVID-19 restrictions on public gatherings.
- Serving as a member of the Blue Ribbon Committee that selected “crown jewel sites” as part of the Metro Greenspaces Bond Measure. This led to the opening in 2010 of Graham Oaks Nature Park on the outskirts of Wilsonville. Some 15,000 Oregon white oaks and other savanna species were planted in the new park, created from former farmland.

We are all very proud of Councilor Lehan’s accomplishments in making Wilsonville a wonderful place to live, work, and play. —Chris Neamtzu, AICP, Community Development Director



Building Division



Building Safety Month—May 2021

Is the air in your home safe? Can your home withstand natural disasters like an earthquake? Is the water from your tap clean and safe to drink? If you become disabled, are you able to access and use places where you work, worship, or play?

These and many other questions are spotlighted during Building Safety Month, an annual event across the nation that focuses on the built environment.

The code professional—whether they be permit technicians, plans examiners, building inspectors, or building officials—play a key role in ensuring the life-safety, energy efficiency, and accessibility of our built environment. Often we don't give a second thought to entering a building as to whether or not it is structurally sound, if the water is safe to drink, and if the air is clean, or if in the event of a fire or earthquake we'll be protected from harm. That is in part because code professionals work collaboratively with engineers, contractors, and tradespeople to ensure our buildings comply with minimum safety, energy, and accessibility codes.

One theme of Building Safety Month is "Training the Next Generation." City of Wilsonville staff recently had the opportunity to host a building inspection lab class for Chemeketa Community College. During class, students received instruction on how to inspect various phases of construction. In the top photo, Building Inspector Brian Pascoe is going over plans to conduct a shear wall inspection which is critical to ensuring buildings can withstand wind and seismic forces.

You may also notice a camera crew in the photo. That's because Chemeketa is using the lab to create video content for future building inspection classes. In addition, if you look closely, while you may see just three students physically present, you might notice one student is holding a selfie pole with a phone. There are actually five students participating remotely from all across the state via Zoom. Technology is changing the way the code professional is trained and completes their work.

In the second photo from the top, Inspector Pascoe explains what he is looking for during a framing inspection. Shown right, the second floor structural joist that is completely cut through by the plumber—a definite code violation.



Economic Development

Business Recruitment

- Staff are supporting the recruitment of biotech firm Twist Bioscience that plans to invest \$70,000,000 in capital improvements and bring 400 new jobs—including lab technicians and scientists—to the Wilsonville community. The firm will be leasing out 190,519 square feet at the ParkWorks Industry Center and expects to be operational by 2022. The Wilsonville expansion is expected to more than double Twist's manufacturing capacity, increase speed of production, and enable enhanced product offerings in the synthetic biology and biopharma market. Due to the large investment and job creation, the business is eligible for a property tax rebate from the Wilsonville Investment Now (WIN) Program, an initiative that aims to attract high-value investment and strengthen the local economy by retaining and expanding local businesses, attracting new businesses, retaining and expanding high-wage jobs, and contributing to long-term growth in the property tax base through capital investment.
- Twist Bioscience's WIN application pre-qualified for a full seven year urban renewal tax rebate. Staff will present a WIN Development Agreement to Council on June 7, stipulating the conditions that Twist must achieve to receive WIN Program benefits in future years and the City's obligations to provide property tax reimbursement payments to Twist. Following recommended adoption of the WIN Development Agreement, it is anticipated that creation of the Twist Bioscience WIN Zone will include the following steps in the adoption process:
 - June 21: Authorization by Wilsonville Urban Renewal Agency to implement Twist Bioscience WIN Zone by resolution.
 - July 14: Planning Commission review of the Twist Bioscience WIN Zone Plan to ensure conformance to the Wilsonville Comprehensive Plan.
 - June 24-August 8: Transmittal to all taxing districts with required 45-day comment period prior to City Council vote on non-emergency ordinance. This will include a required briefing to the Clackamas County Commissioners (vote of approval is not required) and meetings with key taxing districts.
 - August 16: Public hearing and City Council to vote on non-emergency ordinance in conformance with ORS 457.095(1). Approval of plan by ordinance. Notice to all citizens of a public hearing will be sent in advance.

COVID-19 Business Assistance

Staff relayed information about the following COVID-19 assistance programs via newsletter to over 600 local Wilsonville small businesses:

- [Operational Cost Assistance Commercial Rent Relief Program](#): Business Oregon launched the last phase of a \$100 million program that is providing grants for small businesses to help with commercial rent and operational costs in the face of the COVID-19 pandemic.
- [Restaurant Revitalization Fund](#): Established under the American Rescue Plan, the program is administered by the U.S. Small Business Administration and is providing direct relief to restaurants equal to their pandemic-related revenue loss (up to \$10 million per business).
- [SCORE Commercial Leasing Negotiation Tips Webinar](#): June 22 webinar to advise small business owners on successful commercial lease negotiation tips.

Regional Collaboration

Greater Portland Inc (GPI) and Metro released a draft of the next five-year [Comprehensive Economic Development](#) Strategy (CEDS), a document that will be used to engage elected officials and business leaders to help amplify the regional economic development vision, and used to leverage greater investment in the region. Staff provided comments to GPI on the document to highlight potential areas of interest/partnership for Wilsonville, and to add a number of Wilsonville's specific transportation documents that benefit freight and are located in the RTP.

Engineering Division, Capital Projects

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. The project was advertised for bids during the month of May with bids due the first part of June. Construction is anticipated to begin in June 2021.

Boeckman Dip Bridge (4212/7065)

Staff will be presenting the proposed funding plan for the Boeckman Dip Bridge project at the June 7 City Council work session.

Elligsen Well Facility Rehab and Upgrades (1083)

This project addresses upgrades and repairs needed to correct deficiencies in the Elligsen well house, including piping, electrical, instrumentation and controls, and mechanical systems. Design work started in January 2021 and will continue through the summer. Construction work is tentatively scheduled to begin late summer and continue through fall 2021.

Memorial Park Pump Station (2065)

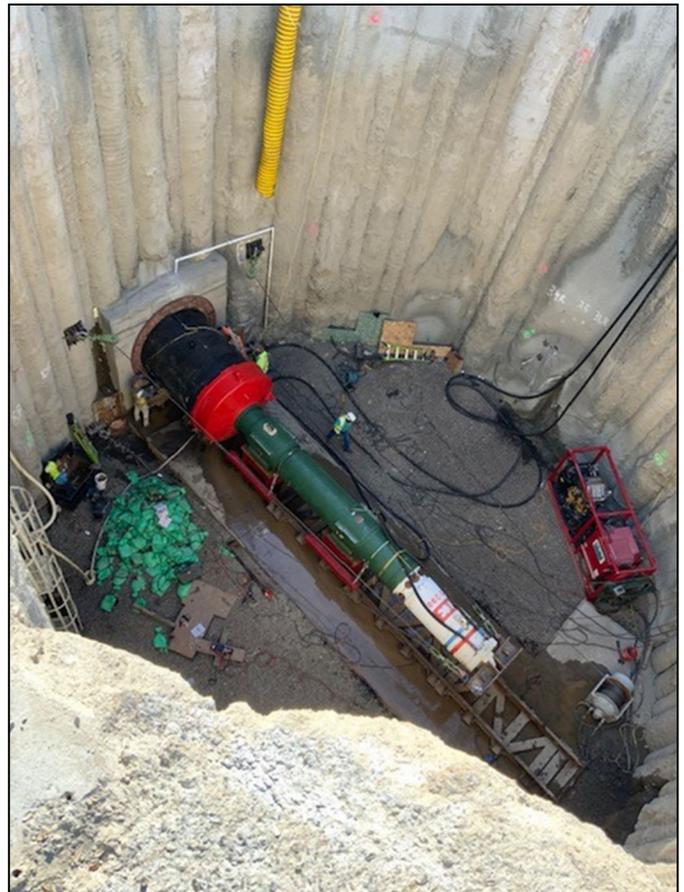
This project involves replacing and relocating the wastewater pump station in Memorial Park. The contract was awarded to McClure and Sons. Construction began in July 2020 and is anticipated to be completed in June 2021.

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. Construction is anticipated to begin in June and be completed by December 2021.

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. Onsite construction has been taking place with installation of the 66" pipe at the lower site and also on the upper site between the launch shaft (pictured right) and the receiving shaft.



Engineering Division, Capital Projects

Rivergreen & Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith. Design will be completed by December 2021, with construction anticipated for completion in 2022.

Street Maintenance Project 2021 (4014/4118/4725)

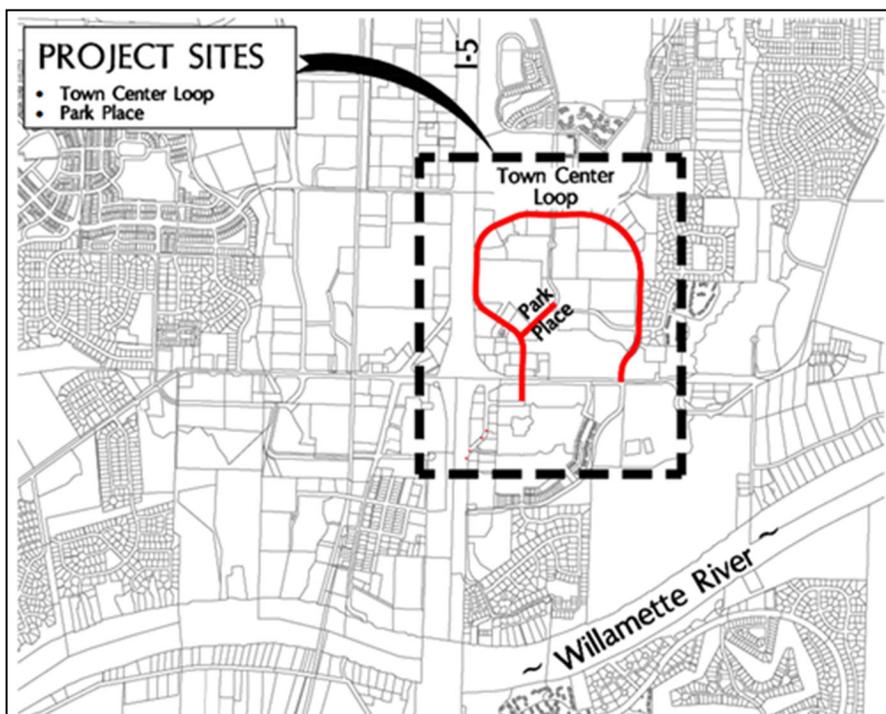
The 2021 Street Maintenance construction contract has been awarded to Eagle-Elsner. Construction is anticipated to begin in June 2021 on Town Center Loop and Park Place.

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. An engineering contract was awarded in July 2020. The 30% design is complete, to be followed by a CMGC solicitation process. Final design will be completed in coordination with the CMGC in 2021, followed by construction through 2022-2023.

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 spring of 2022.



Engineering Division, Private Development

Charbonneau Activities Center

This project involves a new building, stormwater facility, and utility connections where a McCormick and Schmick's restaurant had been located in the Village Center area of Charbonneau.

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. The pre-construction meeting occurred on May 24.

DP Nicoli

DP Nicoli is on its two year maintenance period.

Fir Avenue Commons

This is a ten-unit condominium development in Old Town and it is nearing completion. Several outstanding items need to be addressed on the punchlist.

Frog Pond Ridge

Plans for this 69-lot subdivision north of Frog Pond Meadows are currently under review. West Hills Development and Venture Properties are working on ownership transfer from West Hills to Venture Properties.

Grace Chapel

This project involves the remodel and expansion of the south building of the former Pioneer Pacific College, along with the rerouting of a major storm drain line. The punchlist is complete and the contractor is working on finishing touches and project close-out.

Northstar Contractor Establishment—Clay Street

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

Regional Park 7&8

This is a regional park from Barber Street along Coffee Lake Drive to Villebois Drive. The pedestrian paths, storm level spreader, and open space are nearing completion.

Siena at Villebois Fire Reconstruction

Onsite construction is steady at Siena at Villebois. The contractor has a few items to fix before the final walk-through.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. The permit has been issued and work began the week of May 24.

Wood Middle School

Additions to Wood Middle School will require a stormwater facility. The plans have been approved and issued.

Engineering Division, Natural Resources

2020 Integrated Pest Management Activity Report

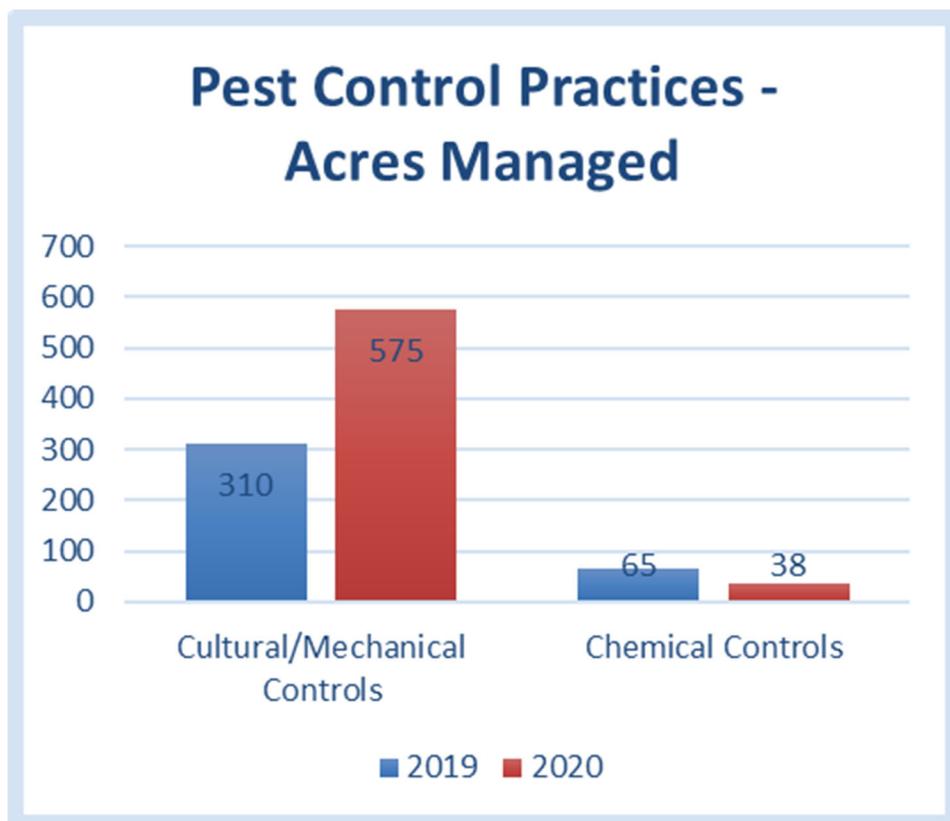
In May, City staff completed the 2020 Activity Report for the Integrated Pest Management (IPM) Plan. The IPM Plan was adopted in 2018, and this is the second installment of the activity report. IPM offers a broad-based approach that relies on a combination of common sense practices. The IPM Plan identified management areas and key pests of concern and outlined approaches mindful of pest biology and the resources of the City while minimizing the risk associated with pest management.

Highlights from this year’s activity report include:

- The City’s continued reliance on cultural or mechanical controls over chemical practices
- Parks and Recreation’s weed steamer, which uses saturated steam to kill weeds
- Public Works’ remote slope mower for safely mowing blackberry on hard-to-reach places



The IPM Plan and activity reports from 2019 and 2020 are available at: <https://www.ci.wilsonville.or.us/natural/page/integrated-pest-management>



Planning Division, Current

Administrative Land Use Decisions Issued

- New freestanding sign at 30300 SW Parkway Avenue
- 3 Miscellaneous Administrative Reviews
- 3 Type A Tree Permits (Non-Emergency)
- 5 Type B Tree Permits (Non-Emergency)
- 10 Residential building permit land use review
- Other building permits

Construction Permit Review, Development Inspections, and Project Management

In May, 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)
- Grace Chapel on Parkway Avenue
- New Charbonneau Activity Center
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods Business Park remodel/site revisions
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met for their regularly scheduled meeting on May 10 for further consideration of a residential subdivision on Canyon Creek Road South, which was continued from their April 12 meeting. Following the conclusion of the Public Hearing, the panel added four conditions of approval regarding: location of the shared open space, location of the stormwater outfall, tree preservation, and vehicle turn-around ability. With the added conditions of approval, the panel unanimously recommended approval to City Council of the Comprehensive Plan Map Amendment and Zone Map Amendment, and they approved the other applications for the 5-lot subdivision design and layout.

DRB Panel B met for their regularly scheduled meeting on May 24. At the meeting the panel held two public hearings and unanimously approved both requests. The first request was for the addition of an auditorium and sports fields with parking improvements at Wilsonville High School. The second request was for natural resource review for the potential future development of a currently undeveloped, residential zoned lot on SW Montgomery Way.

Planning Division, Current

DRB Projects Under Review

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

- Modifications to industrial building at 95th Avenue and Hillman Court
- Natural resource review for development on vacant lot on Montgomery Way
- Public Works Complex on Boberg Road
- Villebois Village Center development around Piazza Villebois
- Wilsonville High School expansion, including a new auditorium



Rendering of the proposed Wilsonville High School Expansion.

Ice Storm Tree Damage and Response

During May, the Planning team continued to be a key part of the City's response to extensive tree damage from the February 2021 ice and snow storm. In particular, Assistant Planner Georgia McAlister continued to intake and review tree removal permits and answer many customer questions about replanting. Associate Planner Cindy Luxhoj continued to coordinate the multi-disciplinary response and replanting plan. Public Works interns began the work to inventory tree damage.

Planning Division, Long Range

Middle Housing in Wilsonville Project (House Bill 2001 Implementation)

In May, the project team met a significant project milestone, presenting a large portion of the proposed code and plan updates to the Planning Commission. The project team also completed infrastructure analyses and a middle housing feasibility study of Old Town. In addition, the project team made significant progress on developing new



siting and design standards for middle housing. Two additional focus group meetings regarding middle housing and design standards were held with members of our Latinx community.

Planning Commission

At their regularly scheduled meeting on May 12, the Planning Commission held their sixth work session on the Middle Housing in Wilsonville Project. The Commission reviewed a package of draft code and plan text amendments, reviewed results of an online survey, and provided further guidance on the middle housing requirement in Frog Pond West. After thorough discussion, the Commission supported requiring 10% middle housing for the remaining undeveloped portions of Frog Pond West. The Planning Commission is scheduled to hold additional work sessions on Middle Housing in June, July, and August before a public hearing in September.

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 May, the City selected a project consultant, Leland Consulting Group, to assist staff in assessing the City's goals for TOD and conducting a Development Opportunity Study, and worked with the consultant to refine the project scope and timeline. Upon confirmation of the scope and project timeline, staff anticipates holding work sessions with City Council to refine project goals.

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 May, staff held a work session to gather City Council's questions about possible implementation of VHDZ. Staff has compiled these questions and will work with the project consultant, ECONorthwest, to respond to the questions and suggestions that Council raised. Staff and the consultant will share this compiled information at an upcoming work session this summer.

Planning Division, Long Range

Wilsonville Town Center Plan

I-5 Pedestrian Bridge

The Town Center project team continued development of the preferred bridge and plaza designs for the I-5 Pedestrian Bridge and Town Center Gateway Plaza project, which will provide an important connection between Town Center, the Wilsonville Transit Center, and neighborhoods west of Interstate 5. During May, the project team worked on the detailed design for the bridge and gateway plaza, incorporating feedback received from Planning Commission and City Council in March. The project team anticipates 60% design to be submitted to the City for review in June. Staff also posted a short survey on *Let's Talk, Wilsonville!* to gather feedback on possible enhancements to the retaining wall for the bridge approach on the west side of the bridge along Boones Ferry Road, providing an opportunity to create a unique visual element visible from Interstate 5. Feedback from this survey will be shared with Planning Commission and City Council at future work sessions for incorporation into the final project design.

General project information is available on the project website: www.letstalkwilsonville.com/I5-Ped-Bridge.

Streetscape Plan

In May the project team continued to work on drafting the plan for further review by the Planning Commission and City Council in upcoming work sessions.



WILSONVILLE TOWN CENTER PLAN