



MAY 2023 MONTHLY REPORT

From The Director's Office

Greetings!

There is an incredible new \$29M performing arts center that is close to opening at Wilsonville High School. City Manager Bryan Cosgrove and myself were given a behind-the-scenes tour of the entire facility by Dan Carlson, Building Official, our Lead Building Inspector, Mike Ditty, and school district capital bond staff Remo Douglas and Pat McGough.

The project includes construction of a 55' tall, 29,300 square-foot, 600-seat multi-use theater, stage, scene-shop, orchestra pit, and sound and lighting control booths with a wide variety of support spaces. This project is a combination of new construction and renovation. The renovation will convert the existing theater space into a new Robotics Lab, the old stage into a new "Black Box Theater" and the existing Arena Theater into general instructional space and storage.

Construction of this complex facility was complicated by numerous technical issues, including specialized stage, studios, intricate stage lighting and sound settings that are literally "tuned" to the performing arts space for different types of events like concerts and plays. I want to recognize Mike Ditty for his high level of professionalism and for providing extraordinary customer service while continually searching for answers and solutions to the challenges presented, consistently working toward the end goal of safely delivering this project to the Wilsonville community.

At a general time when sports teams frequently get the most investment from school districts, it is completely refreshing to see the significant investment in a world class performing arts space for the creative children of the Wilsonville community. The skills that are learned at this facility will be truly transformational in the lives of the students who master these systems. Local support of the arts, culture, and heritage by the West Linn-Wilsonville School District is yet another reason Wilsonville is best in class providing unparalleled experiences that add to our high quality of life.

Chris Neamtzu, AICP

Community Development Director



Building Division

Whatcha Lookin At - Special Inspections

Chapter 17 of the Oregon Structural Specialty Code requires the appointment of special inspectors for specific types of construction projects. These special inspectors are independent professionals who are qualified and certified to perform inspections and provide reports on construction projects.

The purpose of having special inspectors is to ensure that construction work complies with the code requirements and the approved plans and specifications. Special inspectors are required to be present at critical stages of construction and to perform inspections and tests to ensure that the work is performed correctly and safely. Some of the types of construction projects that require special inspectors include high-rise buildings, complex structural systems, seismic resistance systems, and specialized materials and components. Special inspectors may also be required for special inspections such as welding, fireproofing, and spray-applied insulation.

To become a special inspector in Oregon, individuals must be certified by a recognized certification agency. The certification agency must be approved by the Building Codes Division of the Oregon Department of Consumer and Business Services. The certification process typically involves passing an examination and meeting certain education and experience requirements. Once certified, special inspectors must be registered with the Building Codes Division and must maintain their certification and registration through ongoing training and education. Special inspectors are also required to carry professional liability insurance and must follow strict ethical guidelines.

The duties of special inspectors include conducting inspections and tests, preparing reports, and issuing certificates of compliance. Special inspectors must also communicate any noncompliance issues to the contractor, engineer, architect, and building official.

Special inspectors play a critical role in ensuring that construction projects comply with the code requirements and are safe for occupants. The certification and registration process for special inspectors in Oregon helps to ensure that only qualified professionals perform this important work.



Economic Development Division

First VHDZ Application Received

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

The first application is for the three mixed-use buildings, approved by the DRB, that will complete the Villebois piazza.



Mayor & Staff Meet with Collins Aerospace

Mayor Fitzgerald and staff met with key leadership at Collins Aerospace on May 15. Collins described their operations, their business challenges, and their workforce.

In Wilsonville, Collins designs and builds helmets for F-35 pilots. The helmet is the most advanced in the world and contains a “heads up” display for navigation inside the helmet. The helmet also works together with several jet-mounted cameras that allow the pilot to see everything around the jet—pilots can effectively see through the airplane they are flying while they are wearing the helmet!

Mayor and staff reported on legislative priorities, Council goals, and economic development initiatives. Collins staff gave them a tour of the facility, and even gave them a chance to operate the flight simulator. After a tour of the facility, staff followed up with introductions to partners with West Linn-Wilsonville School District, Clackamas Workforce Partnership, OIT, and SMART, to address several of the discussion points raised during the meeting.



RSIS Application Approved

Wilsonville’s application to the Regionally Significant Industrial Sites (RSIS) program, administered by Business Oregon, has been approved. Business Oregon has sent the City a formal contract to memorialize the approval.

Under the program, the City or its partners can complete pre-identified industrial site readiness activities, such as the construction of infrastructure, and may receive partial or full reimbursement for the costs of those activities. Reimbursement payments are made annually and are based upon the jobs created on an approved RSIS site—50% of income taxes paid to the state during the preceding year.

The industrial sites the City has been approved for include Coffee Creek, Basalt Creek, sites adjacent to Parkway Avenue between Xerox Drive and the Sysco facility, and the vacant site formerly owned by Mentor Graphics (now Siemens) south of Boeckman Road.

Economic Development Division

Staff earns CEcD Credential

The Certified Economic Developer (CEcD) program, administered by the International Economic Development Council (IEDC), is the most prestigious designation in the economic development profession. It is the only certification program for economic developers in the United States. There are roughly 1,100 CEcDs worldwide.

Economic development is a multidisciplinary profession; as such, applicants must complete four core training courses and two elective courses. This ensures all CEcDs have a strong baseline knowledge on the fundamentals of economic development, while allowing the candidates to pursue higher comprehension on specific topics of their choosing. Core courses include an introductory course, Business Retention & Expansion, Real Estate Development & Reuse, and Credit Analysis & Finance. In addition to coursework, candidates must also have at least four (4) years of consecutive, paid, professional experience in the field, and pass both a written and verbal examination.

Economic Development Manager, Matt Lorenzen, met all of the aforementioned requirements on May 17, 2023.



URTF Convenes to Explore Feasibility of Urban Renewal in Town Center

On May 30, the Urban Renewal Task Force (URTF) reconvened to act as the technical advisory committee to guide the work of staff and consultants, Elaine Howard and Tiberius Solutions, as they explore the feasibility of creating a new urban renewal (tax increment finance) district to facilitate new development in the Town Center planning area. This was the first of several meetings, and if the results of the study indicate financial feasibility, staff will work with Council to prepare a ballot title for an advisory vote on the November 2023 ballot.

Engineering Division, Capital Projects

2022 Street Maintenance

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 are pedestrian crossing improvements (picture attached) along French Prairie Road in Charbonneau that will enhance the safety and visibility of pedestrians. The collective project is being performed by Emery & Sons and subcontractors and will be completed in June of this year.



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 (pictured) is complete. 5th Street railroad signal and crossing arms are scheduled for installation beginning the second week of June.



Substantial completion was achieved at the end of May 2023 with the exception of the new railroad crossing signal at 5th Street, which will be finished by the end of June 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 May 2023. Public Outreach efforts are underway, with the first Open House held on May 25th, outreach efforts are increasing. Field investigations and public input will guide the design team in alternatives analysis and decision making for the sewer and ultimately the trail alignments. Significant progress was made on Right of Entry permits, and survey work started in April.

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 scope has changed to include time critical installation of project components. Construction costs are currently in negotiations, and scheduled for possible Council approval in June or July. Construction is estimated to start in mid summer.

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

Design for water, wastewater, and stormwater main replacement along with street restoration on Edgewater Lane and Village Greens Circle continues towards 90% plans for staff review. A public open house (pictured) occurred on May 9 to discuss the project design and likely impacts to the neighborhood. To promote efficiencies in the design and construction, the consultant and City project manager are creating one design package for bidding and 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.



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 2023, 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

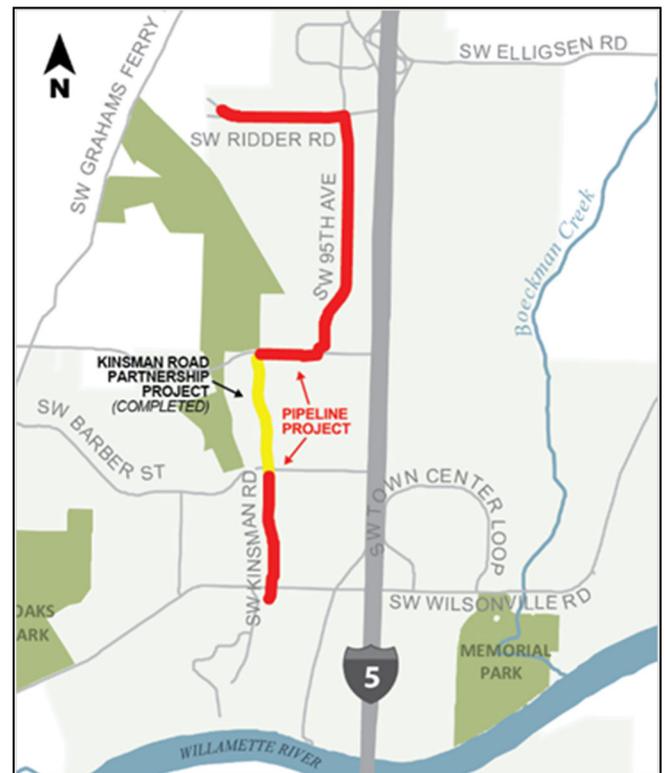


contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in 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. Work has started on 95th Avenue and installation of pipe is headed north to Ridder Road.



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 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.

Frog Pond West

The Frog Pond West Master Planning area is seeing an uptick in construction. 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, has changed contractors. Work continues on testing the utilities. Construction of the public improvements is anticipated to wrap up in July. Frog Pond Oaks, a 41-lot subdivision located to the west of Frog Pond Crossing, has started onsite grading and installation of sewer (pictured). Construction at Frog Pond Vista, a 38-lot subdivision located to the west of Frog Pond Oaks, is anticipated to start construction in June.



Villebois Clermont

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

Commercial/Industrial Construction Activities

Black Creek Industrial

Onsite site work and building construction continues. Street improvements along Grahams Ferry Road continue to await the overhead utilities being placed underground. The contractor has started construction on the private supporting street (pictured) that will connect Grahams Ferry Road and Garden Acres Road, including the installation of the new sidewalk and storm facilities.



Natural Resources Division

2022 IPM Activity Report

In May, City staff completed the 2022 Activity Report for the Integrated Pest Management (IPM) Plan. The IPM Plan was adopted in 2018, and this is the fourth 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
- Goats browsed one acre of invasive plant species in Memorial Park
- Information about Emerald Ash Borer

The IPM Plan and activity reports from 2019 - 2022 are available at:

<https://www.ci.wilsonville.or.us/natural/page/integrated-pest-management>

Identifying and Reporting EAB

Mature Emerald Ash Borer emerge from mid-May through late-June. Adult females lay eggs on both stressed and healthy ash trees. In 1-2 weeks, the eggs hatch and tiny larvae bore through the bark and burrow into the cambium layer. The larvae feed for several months, leaving the tree unable to transport water and nutrients.

EAB can take a few years to kill a tree. Infested trees that appear healthy may decline rapidly as the insect population grows.

The City encourages residents to take an active role in identifying and observing residential ash trees. Suspected EAB sightings and/or infestation can be reported to the Oregon Invasive Species Council hotline at oregoninvasiveshotline.org.

The Oregon Department of Forestry’s fact sheet includes signs and symptoms of EAB, including D-shaped exit holes in tree bark (below, left) and serpentine patterns underneath the bark (below, right).
Learn more about observing and identifying EAB at bit.ly/EABAlert

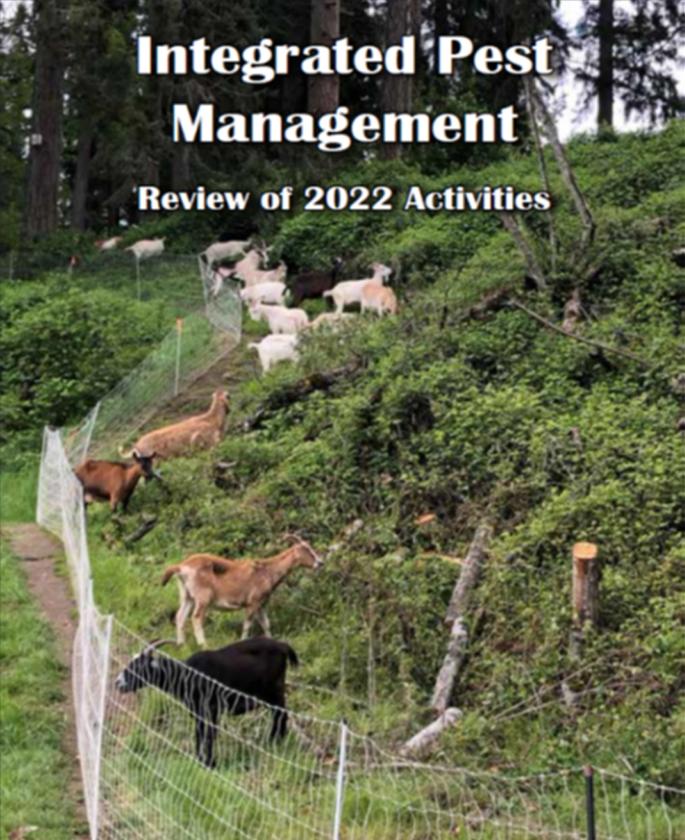


CITY OF WILSONVILLE



Integrated Pest Management

Review of 2022 Activities



For More Information

The development of the City’s Integrated Pest Management program is a collaboration among Public Works, Natural Resources and Parks Maintenance staff.

This report, and additional information about the City’s Integrated Pest Management, is available at ci.wilsonville.or.us/naturalresources

To receive a copy of this report by mail, call 503-682-4960.



Directory	
City of Wilsonville Customer Service	503-682-1011
Natural Resources	503-570-1570
Parks & Recreation	503-783-7529
Public Works	503-682-4092
City of Wilsonville website	ci.wilsonville.or.us

Planning Division, Current

Administrative Land Use Decisions Issued

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

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)
- 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
- North Valley Complex remodel for State Department of Administrative Services on 95th Avenue
- Residential subdivisions in Frog Pond West
- Wilsonville High School expansion/performing arts center

Development Review Board (DRB)

DRB Panel A met on May 8. Following a public hearing, the Board approved an industrial building and truck parking area along SW Day Road. This will be the first industrial development along SW Day Road in Wilsonville and is an extension of Delta Logistics current operations to the south along Commerce Circle.

DRB Panel B did not meet in May.

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:

- 34-lot attached middle housing development in Frog Pond West
- Industrial building near intersection of Kinsman and Boeckman Roads
- Industrial development on Day Road
- Mixed use residential development in Town Center
- New cover structures for Charbonneau tennis courts
- 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 Building, ParkWorks Elevation Facing SW Parkway Avenue/Interstate 5

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 May, work on project planning and scoping continued.

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City is now focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an infrastructure funding plan. An additional work session on the Development Code was presented to the Planning Commission on May 10. The project team continues to actively work to refine the proposed Development standards. Work on the infrastructure plan by consultants and City staff is ongoing and related information about scalable development fees was brought to Council May 15.



FROG POND EAST & SOUTH MASTER PLAN

Legislative Report

This has been a busy legislative session as a number of potential bills in the 2023 Oregon Legislature session are related to work the Planning Division does, especially related to housing. In May, Planning Director Miranda Bateschell spent substantial time and effort representing City interests on House Bill 3414 dealing with automatic variances and the Housing Accountability and Production Office. Her efforts included numerous meetings with legislators and other interested parties and helping draft potential amendments. She was supported by other Planning Staff and coordinated responses with Public Affairs, the City's lobbyist, Greg Leo, and the League of Oregon Cities, among others. The Planning team continues to track other outstanding bills related to housing and land use for any updates.

Housing Capacity Analysis and Housing Production Strategy

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 May, the project team continued the Buildable Lands Inventory and other technical work, which will assess the available land capacity to support projected future housing needs. The project team also continued development of a Community Engagement Plan, which details anticipated public involvement in the development and review of housing strategies. The project team plans to share a project update with the Planning Commission in June and City Council in July.

Planning Division, Long Range

Planning Commission

The Planning Commission met on May 10. The Commission held a public hearing for and unanimously recommended to City Council approval of the Transit Master Plan. In addition, the Planning Commission held an additional work session on Development Code amendments to support Frog Pond East and South implementation. The work session focused on details related to urban form and building architecture.

Wilsonville Town Center Plan

Town Center Plan Implementation

During May, the Town Center project team began work on a detailed Urban Renewal Feasibility Study, which will take the findings of the recently adopted Infrastructure Funding Plan and further assess forecasted revenues, maximum indebtedness, a project list, and proposed district boundary for an Urban Renewal District in Town Center. The team held a kickoff meeting with the project consultants, Tiberious Solutions and Elaine Howard Consulting, to refine the project scope and timeline. An Urban Renewal Task Force meeting is planned for early June to gather initial input on the feasibility study.



WILSONVILLE TOWN CENTER