

From The Director's Office

Greetings!

The Community Development Department staff is certainly aware of the positive impacts that buying local campaigns can have on a city's economy and are interested in supporting local business whenever we can. Recently, we had an opportunity to upgrade our Engineering Division's construction hard hats with new hats made right here in Wilsonville by Wavecel.



Wavecel is an Oregon based helmet maker who broke into the field with their cutting edge technology for bicycle helmets and snow sports helmets. Having won Time Magazine's Best Inventions of 2020, Wavecel's breakthrough technology is truly groundbreaking, transforming the safety of bike, snow, and now construction helmets.

The technology contains a network of hundreds of interconnected shock absorbers connecting the wearer's head and the outer shell of the helmet. The helmet distributes collision impact energy through its network of cells, absorbing impact forces like the crumple zone of a car. Regardless of the direction of the impact, the Wavecel matrix distributes and diffuses the crash energy, diverting rotational forces by flexing, crumpling, and gliding, seamlessly distributing the crash force from the site of impact through the matrix of cells to absorb energy and to dampen the impact to the head. Source: www.wavecel.com. In simple terms, the technology is super cool!

In addition to unparalleled safety, the hats look great too, which is evidenced by the handsome photo of our Engineering Division. Because they are mostly air, the patented material inside the helmet is breathable, allowing for convection, letting out a lot of heat while allowing air to flow through it. If you or someone you know is interested in a high quality safety helmet for cycling, snow activities or construction work, made locally, check out Wavecel's website at www.wavecel.com.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Whatcha Lookin' At - Why LIDAs?

Have you noticed a new garden trend in developments around the city? They're called Low Impact Development Approach (LIDA) facilities. Commonly seen in the form of large fenced-off ponds, now smaller facilities can be used to capture, filter, and infiltrate runoff close to the source. This green alternative mimics pre-development runoff conditions, helping to conserve and restore native vegetation and soils.

Common LIDA facilities include the use of vegetated stormwater management facilities, green roofs, and porous pavement. Small facilities can be applied to a single lot in a residential development or installed as a continuous facility along the roadway. The City of Wilsonville requires all development projects to evaluate and implement Low Impact Development.



Economic Development Division

Best Practices Tour Coming to Wilsonville

Each year (barring a global pandemic) organizers from Greater Portland Inc. and members of their Board, with leadership from Randy Miller, take a group of leaders from the Portland Metro area to a carefully selected city, both in the United States and abroad, to learn from leaders there. Trips are a combination of presentations from local “experts” and curated tours. In April 2022, the group traveled to Nashville, TN and Mayor Fitzgerald, Council President Kristin Akervall, and Economic Development Manager, Matt Lorenzen attended.

In February 2023, the Best Practices Tour will do some introspection and visit cities within the Portland Metro Urban Growth Boundary (UGB), to discuss successful programs and projects, challenges, and to better understand one another and how metro cities can work together for a successful Portland Metro. Wilsonville has been selected as a destination on the tour. The date is still to-be-determined. Staff is working closely with the organizing group to design a program and tour that fosters discussion and learning... and allows us to flex a little, too!

Budding Partnership with Wilsonville High School & West Linn Wilsonville School District

At Staff’s initiative, during the month of October, staff met with Wilsonville High School’s (WHS) Principal Kelly Schmidt and Career & Technical Education Coordinator Laura Nappi, to discuss the school’s and district’s interest in closer partnership with the City and local industry. The discussion was prompted by the announcement of an apprenticeship program in Hillsboro—the product of a partnership between industry, the City of Hillsboro, and the Hillsboro School District. The program aims to prepare more youth for work in the semiconductor industry—the economic driver of Washington County and arguably, the State.

The staff at WHS were very interested in the idea, but suggested we all “walk before we run.” They have an event—Partner Connections Luncheon—scheduled for November 21, 2022 at WHS. They would like to have representatives from Wilsonville’s key employers attend and talk with teachers about the skills graduates will need to enter the workforce successfully. City staff is working with them to contact as many employers as possible to ensure a successful event.

Local Business Newsletter

The October 2022 Local Business Newsletter went out on the 6th of the month. It was sent to 674 recipients. Of those, 666 were delivered successfully, and 262 recipients opened the email. The feature regarding our Business Retention and Expansion work with Hartung Glass was a popular section, with 16 clicks to the Hartung website. Clackamas County economic indicators and manufacturing day/week information were also popular among readers.

The newsletter can be viewed here:

<https://bit.ly/oct-22-ednewsletter>



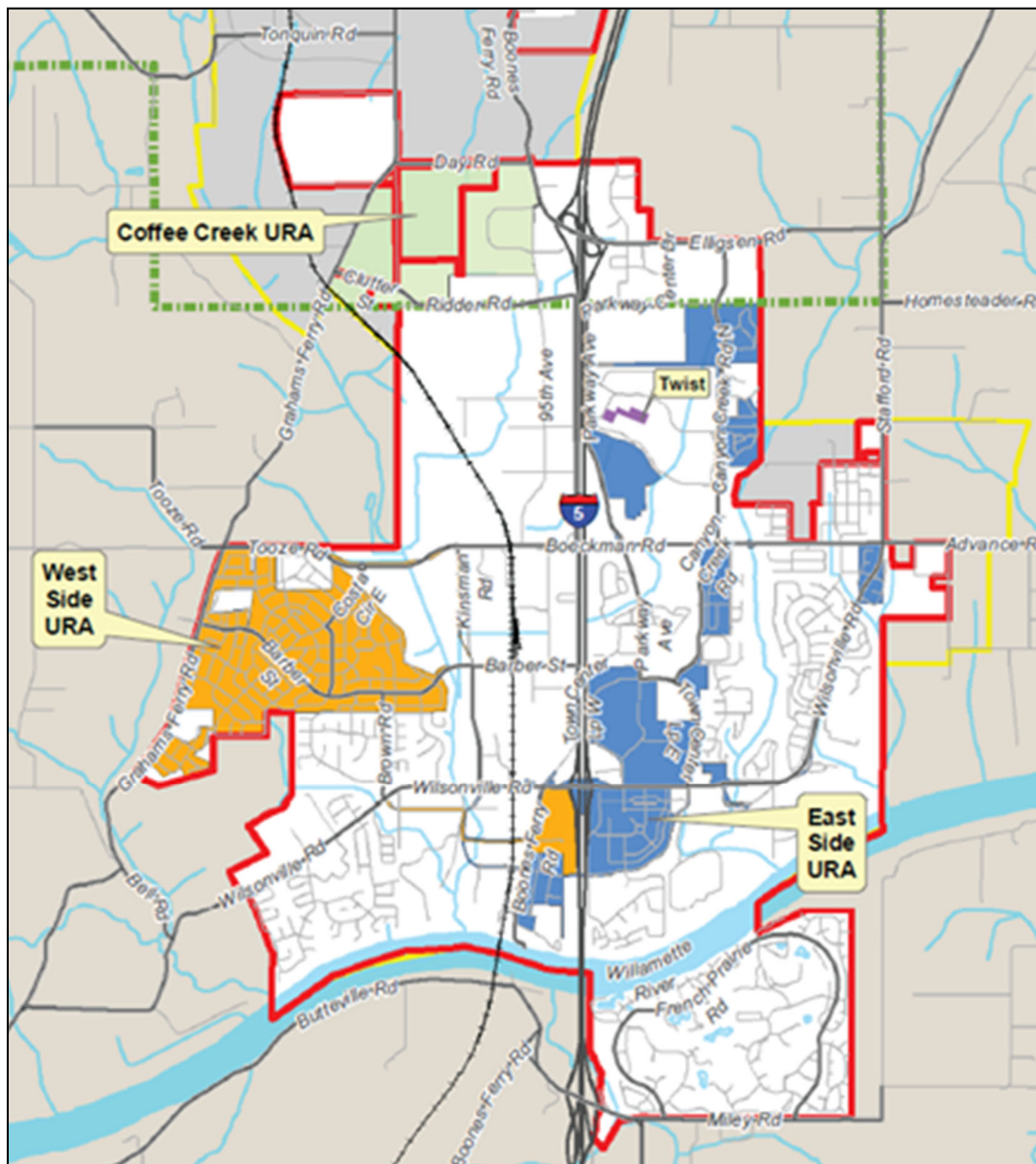
Economic Development Division

Urban Renewal Strategic Plan

The Urban Renewal Task Force (URTF) met five times over the summer. Their discussions, guided by staff and consultants, have resulted in a new draft Urban Renewal Strategic Plan (Plan). If adopted, the Plan will act as a guidebook for the City and its urban renewal activities moving forward.

The Plan makes recommendations to close the Year 2000 and West Side plan areas in fiscal years 22-23 and 23-24 respectively, having reached maximum indebtedness and completed all critical projects. Further, it recommends the Council focus energy and resources on studying, and if feasible, creating a new urban renewal area to support the redevelopment of the Town Center area, as envisioned by the Town Center Plan.

Staff presented the Plan to Council during work session on October 17, 2022, and will return to Council during their business meeting on November 21, 2022 for final adoption.



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 winter 2022-2023 and complete by spring 2023.
- **Annual Pedestrian Improvements (4717)** Annual pedestrian improvements are under design. Eight street crossings on French Prairie Rd in Charbonneau will have signing and striping improvements to enhance the safety and visibility of pedestrians.
- **Slurry Seal (4014)** The 2022 Slurry Seal project is complete.

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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road continues. Construction of the new Kinsman Road bridge over Coffee Creek (pictured) is underway. Construction will continue through February 2023.



Engineering Division, Capital Projects

95th Avenue Storm Pipe Repairs (7062)

This project is complete.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Contractor bonding and legal problems resulted in contract termination. This project will be rebid soon.

Boeckman Creek Interceptor (2107)

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, and install a path from Boeckman Road to Memorial Park. The scope of work by Consor was adopted by the City Council via resolution on October 17, 2022. A kickoff meeting to start design occurred in late October.

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 Progressive Design Build (PDB) Agreement was awarded to Tapani-Sundt Joint Venture by City Council on June 6 with Notice to Proceed issued on June 17. Right of Entry Permits are nearly complete, and survey and other field work is under way. Geotechnical borings have been completed with preliminary findings presented to the City. Road cross sections have been established and design is underway. Alternative analysis and decisions for minor work components were selected. Additional alternative bridge options are due in November.

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

Design for utility (water, wastewater, storm water, and street) improvements on Edgewater Lane and Village Greens Circle has begun. Survey and utility inspection was completed in September. The findings of these inspections will determine the scope of repairs and upgrades needed. Geotechnical drilling is scheduled for mid-November to provide information for the street reconstruction design. To promote efficiencies in the design and construction, the consultant and City project manager will create one design package for construction in 2024.

Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station with a submersible lift station and replacing the force main from the station to the I-5 bridge. The design contract was awarded to Murraysmith in December 2021, and preliminary design was completed in July 2022. Final design is scheduled for completion in July 2023, with construction anticipated for completion in September 2024.

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 design team is incorporating PGE utility undergrounding plans into the construction drawings. Design work is wrapping up until construction funding is identified.

Priority 1B Water Distribution Improvements (1148)

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

Engineering Division, Capital Projects

Rivergreen and Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020 and design was completed in December 2021. The construction contract was awarded to R.L. Reimers in February 2022, with construction anticipated for completion in early 2023.

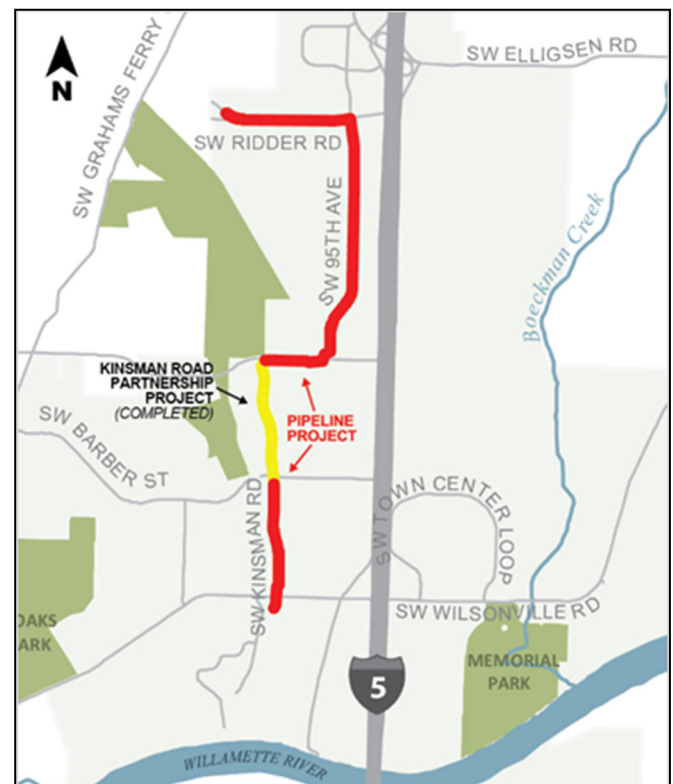
WTP Expansion to 20 MGD (1144)

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. Construction began in June 2022 with completion expected in 2024.

WWSP Coordination (1127)

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

- **Phase 1, Wilsonville Road (PLM_1.1)**
Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)**
Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)**
The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville is scheduled to begin fall 2022, with completion in 2024. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans. Proposals for an inspection services consultant were received in mid-October. This consultant will perform inspection of all City-owned public improvements throughout the project work.



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

Westside Level B Reservoir (1149)

This new reservoir is proposed in the adopted water master plan; on property purchased in 2010 near Tooze Road and Baker Road. An RFP for engineering design and construction services was issued in early October. Proposals will be received in early November.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Work on this 5-lot subdivision is progressing. The contractor is working on site grading and prepping for installation of the utilities. The Project Engineer has proposed modifications to the infrastructure plans to accommodate middle-housing.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. The improvements along Frog Pond Lane have been installed. The contractor for the Frog Pond Ridge subdivision is working on punch list items of the infrastructure, and housing construction has started. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road, has installed erosion control measures and is working on site grading.

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is underway, including the construction of new tennis courts and the extension of the Tonquin Trail. The contractor continues to work on final infrastructure punch list items.

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite grading continues. Vertical construction commenced in late October.



Canyon Creek South Phase 3



Frog Pond West



Black Creek Industrial



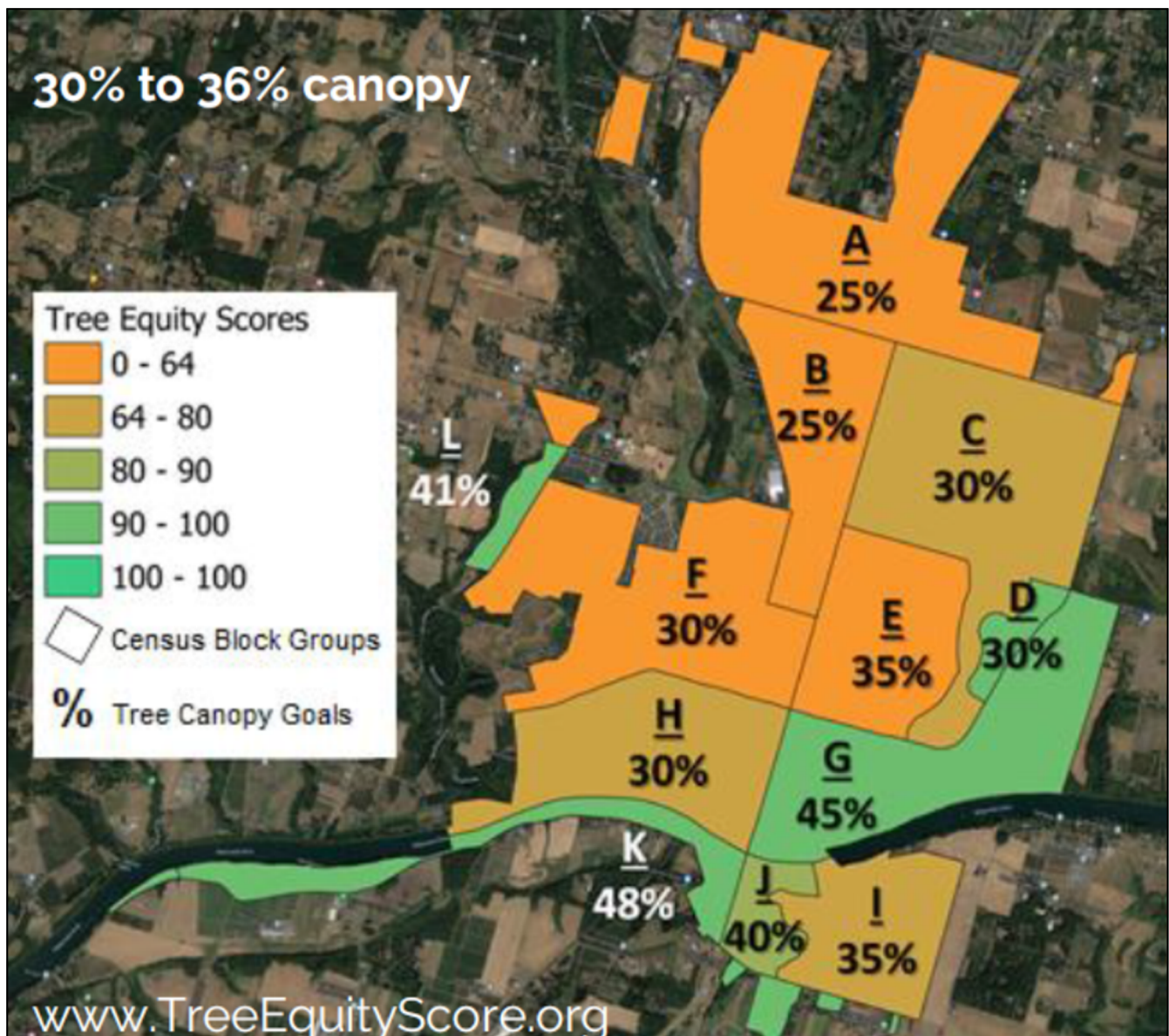
Villebois Clermont

Natural Resources Division

Urban Forest Management Plan – Project Implementation

An Urban Forest Management Plan (UFMP) to guide the City’s programs and actions related to the urban forest was adopted by the City Council in December 2021. The UFMP provides an integrated approach to preserving, sustaining and regenerating Wilsonville’s urban forest into the future.

Two projects identified in the UFMP (i.e., a high-resolution urban tree canopy (UTC) assessment and tree manual) were started this month. The UTC assessment provides an opportunity to refine and augment the canopy assessment in the UFMP and establish more detailed canopy goals and prioritized target areas, such as by zoning categories and neighborhoods. The tree manual will be developed for planners, developers, homeowners, Homeowners Associations and tree care companies and include tree-related policies, guidelines, practices and standards. It’s anticipated both projects will be completed by the spring of 2023.



Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

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

- Clermont Subdivision (Villebois Phase 5 North)
- New industrial warehouse building between Garden Acres Road and Grahams Ferry Road in Coffee Creek Industrial Area
- Wilsonville High School expansion/performing arts center
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met on October 10. The board held a public hearing for and unanimously recommended approval of a Class 3 Sign Permit for a new 17-foot pylon sign at Wilsonville Honda.

DRB Panel B did not meet in October.

DRB Projects Under Review

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

- Industrial development on Day Road
- New industrial building at Boeckman and Kinsman Roads
- Parking addition for industrial manufacturer
- Storage yard expansion at Mercedes-Benz of Wilsonville



Rendering of Proposed Industrial Building on Day Road

Planning Division, Long Range

Aurora Airport Good-Neighbor Policies

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. During October, the project team prepared a hearings-ready draft package of Comprehensive Plan Policies for a Planning Commission hearing in November followed by City Council adoption in December.

Frog Pond East and South Master Plan

In October, Planning Commission held a special work session to focus solely on the discussion of the full Frog Pond East and South Master Plan draft. This Master Plan will be presented to the Commission at a Public Hearing next month.



FROG POND EAST & SOUTH MASTER PLAN

Planning Commission

The Planning Commission held two work sessions in October. The first was their regularly scheduled session on October 12 where they heard a presentation and gave feedback regarding the Transit Master Plan –Community Engagement Summary. The Planning Commission was also given information regarding Town Center Infrastructure Funding. The Previously scheduled Public Hearing for the Wastewater Treatment Plant was cancelled. During the second “special” work session, on October 19, the Planning Commission listened and discussed details of the full draft of the Frog Pond East and South Master Plan with a focus on updated components including stormwater infrastructure, street cross-sections, housing variety, and public realm components.

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 October, the City continued due diligence on the three development teams that submitted responses to the Request for Proposals (RFP) in July. Once complete, a preferred development partner will be selected.

General project information is available on the project website:

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

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. At a work session in October, the project team shared an assessment of potential funding tools with City Council, including the feasibility of using urban renewal, to support planned infrastructure projects in Town Center. City Council feedback will be incorporated into the final Town Center Infrastructure Plan, which will be brought forward for adoption in late 2022 or early 2023.



WILSONVILLE TOWN CENTER PLAN