

From The Director's Office

Greetings,

On Friday August 16, 2024, at the request of Mayor Fitzgerald, Community Development Department staff led a residential development opportunities tour for homebuilders, economic development professionals and real estate agents, with Portland Metropolitan Association of Realtors (PMAR) in the lead. Due to the positive response to the tour concept, the event was expanded to include local/regional business associations with development interests (Westside Economic Alliance, Clackamas County Business Alliance, Smart Growth Network, Home Builders Association), elected officials, and state housing staff from Department of Land Conservation and Department (DLCD) and the Governor's office. In all, about 40 folks participated.



Planning Manager Daniel Pauly with DLCD staff

The driving and walking tour included visits to Town Center, the Transit Oriented Development affordable housing site at SMART Central, Villebois and Frog Pond. The tour highlighted past accomplishments, current undertakings and future plans. Wilsonville has a variety of residential housing development opportunities that include single-family, multi-family and various middle-housing options in both established/developing neighborhoods, as well as new greenfield lands in Frog Pond East and South, where capacity for over 1,300 units is planned.

While City staff are always excited to share our story and the work we do, the tour provided an interesting opportunity to learn from one another. Hearing issues and learning concepts from others makes us better at what we do, with the goal of creating livable cities that serve the needs of citizens at every point in their lives by providing a variety of residential housing options at a spectrum of price points and configurations.

Over the past couple of years, Planning Division staff have been significantly engaged with the Governor's Office and DLCD staff on housing legislation and rulemaking. The tour provided an opportunity for Wilsonville to showcase the range of residential housing development opportunities for key public-sector leaders making policy and private-sector developers building housing. The Mayor's vision to have the City host this event provided the Staff with an excellent opportunity to educate and influence housing advocates and key state policy officials and lawmakers, both now, in the upcoming 2025 legislative session and beyond.

Respectfully submitted,

Chris Neamtzu, AICP

Building Division

Building Inspection Innovation—Drones

Wilsonville's Building Division has been at the forefront of integrating innovative technologies to enhance the efficiency and effectiveness of its operations. One of the most notable advancements has been the use of drones for solar inspections. This cutting-edge approach has revolutionized the way solar panels are inspected, ensuring that they are functioning optimally and safely.

Drones equipped with high-resolution cameras and thermal imaging technology have become invaluable tools for the Building Division. These drones can quickly and accurately capture detailed images and thermal data of solar panels, identifying any potential issues such as cracks, defects, or hotspots. This method is not only faster but also safer, as it eliminates the need for inspectors to climb onto roofs or navigate difficult terrain.

The use of drones has significantly reduced the time required for solar inspections. Traditional methods often involved manual inspections that were time-consuming and labor-intensive. With drones, the Building Division can conduct thorough inspections in a fraction of the time, allowing for more frequent and comprehensive assessments. This efficiency ensures that any problems with solar panels are detected early, preventing potential failures and maintaining the overall performance of the solar systems. Moreover, drones provide a cost-effective solution for solar inspections. The ability to quickly gather and analyze data reduces labor costs and minimizes the need for expensive equipment. This cost savings can be passed on to residents and businesses in Wilsonville, making solar energy more accessible and affordable for the community.

The integration of drones into the Building Division's operations also aligns with Wilsonville's commitment to sustainability and innovation. By leveraging advanced technology, the city is able to support the growth of renewable energy sources while maintaining high standards of safety and efficiency. This forward-thinking approach not only benefits the environment but also enhances the quality of life for Wilsonville's residents.



Economic Development Division

ESS Inc. Announces \$50M Financing Package With EXIM Bank

ESS Inc., a leading manufacturer of long-duration energy storage systems (LDES) for commercial and utility-scale applications, announced that a financing package of \$50 million was approved by the Export-Import Bank of the United States (EXIM) Board of Directors under the Make More in America Initiative. This financing will fund the expansion of ESS's production capacity in Wilsonville to meet rapidly growing global demand for LDES. ESS is delivering iron flow energy storage systems to customers in Europe, Australia and Africa, providing energy resilience and accelerating the global transition to clean energy.



Financing approved by EXIM will enable the tripling of annual production capacity in Wilsonville. New manufacturing capacity funded by this initiative will be based upon the proven battery module production processes developed and refined by ESS.

Senator Ron Wyden, EXIM executive leadership, and Mayor Julie Fitzgerald were present to cut the ribbon and celebrate this expansion announcement at ESS facilities on August 5, 2024.

Export Import Bank Hosts Roundtable With South Metro Manufacturers

Leaders from the "EXIM" Bank of the United States were in town to celebrate a \$50M financing package approved for ESS Inc.—local long-duration flow battery manufacturer. On August 6, EXIM hosted manufacturers from across Wilsonville, Sherwood, and Tualatin at Sherwood City Hall for a roundtable discussion about how EXIM can assist Oregon traded sector companies to reach new markets, increase revenue, and create American jobs.



Could Wilsonville Host a Key Hub for Pacific Northwest Data?

Economic Development staff has been working with a lead that is interested in strategically locating an "interconnect" data center in Wilsonville. While data centers are not typically a development type communities seek after, (they consume a lot of electricity and sometimes water with low employee counts) they are an essential component of today's economy and digital world. Once established, data centers rarely pick up and move. For all their shortcomings, they do create a large amount of taxable assessed value, which bolsters public budgets with a long-term revenue stream. The proposed data center would create redundancy and better connectivity within the Pacific Northwest, where few such "interconnect" data centers currently exist. This project is in its nascence, and may not materialize at all, but it is a noteworthy aspect of the current economic development work program in Wilsonville.

Economic Development Division

Twist Bioscience Meets Key Performance Requirements, Receives First Rebate Check Under WIN Program

The City signed a development agreement with Twist Bioscience in 2021, to formalize Twist's successful application under the Wilsonville Investment Now (WIN) economic development incentive program, which offers partial property tax rebates to qualifying companies that make significant capital investments and create high-paying jobs in the City. Twist began operations in late 2022 at their Parkway Avenue location. During calendar year 2023, their first full year in operation, Twist met all eligibility/



performance requirements outlined in the aforementioned development agreement investing over \$70M in capital expenditures and hiring over 250 employees with an average wage of over \$70,000 annually. In keeping with the agreement, the City issued the first tax rebate check on July 30, 2024. The rebate is equal to the amount of taxes associated with the new assessed value added to the property by Twist Bioscience—the “tax increment.” Pre-existing taxable value, before Twist's investment, continues to benefit the tax rolls and public agency budgets. For the next six (6) years, if Twist continues to meet performance requirements, they will receive annual tax rebates, after which time the property will be taxed at 100% in perpetuity.

Childcare Provider Consortium Develops New 2024 Survey for Families

Before the creation of the Childcare Provider Consortium, staff had developed and distributed a survey to Wilsonville families (residents and employees). That 2022 survey provided good insight, but fell short in certain areas.

The Consortium has developed a new survey in order to update data from 2022 and gain additional insights pertaining to the challenges families face in procuring and affording childcare in the city.

The survey was launched in conjunction with the Party in the Park on August 22. We will continue to solicit survey responses through the City's typical communications channels through the end of summer and fall.

Staff and representatives of the Consortium plan to brief Council with the survey findings and a progress report from the Consortium generally in late 2024.


WILSONVILLE
OREGON

2024 Childcare Survey for Families

* Do you live in Wilsonville?

Yes
 No

* Do you work in Wilsonville?

Yes
 No

[Next](#)

Economic Development Division

Community Investment Trusts

Community Land Trusts (CLT) are a tool many communities have employed for decades, in order to create and retain an inventory of permanently affordable housing, while simultaneously allowing residents to own property and build wealth/equity.

A new concept, still in its infancy, is a Community Investment Trust (CIT), which focuses on commercial, rather than residential, real estate. The tool allows residents within a defined boundary to communally own shares of commercial real estate, which allows renters and residents to build wealth through the ownership of assets in the form of dividends and equity over time. It also allows the commercial/retail space to be rented to local businesses at affordable rates for a more vibrant, diverse, and resilient local economy.



The first CIT is right in our backyard at Plaza 122 in East Portland. (<https://investcit.com/Community/Detail/1>) It is an interesting case study and model that could be replicated elsewhere. In August, staff met with the team that created this CIT in partnership with MercyCorps Northwest. Much more diligence is needed, but staff would like to brief Council on this concept in the future and gauge interest in exploring a Wilsonville CIT. A nonprofit partner would be needed, as well as funding for a feasibility study. And most importantly, a property that lends itself to this model will need to be identified.

For all of Wilsonville's virtues, one area of weakness exists in the proliferation of national/corporate chains and a perceived lack of diversity of retail and restaurant choices. These conditions are due in part to the fact that much of the City's commercial real estate is owned by large national real estate investment companies, who intentionally seek out national brands as tenants, while eschewing small, local businesses who are perceived as more risky credits. A CIT would allow the community to take control of at least a small piece of real estate in order to create more hospitable conditions for local businesses, while allowing Wilsonville residents, including and especially renters, to own assets and build wealth.

More to come. Stay tuned!

Engineering Division, Capital Projects

2024 Street Maintenance (4014/4717)

Bid opening was held on May 21 and Council awarded on June 3, this project aims to:

Boones Ferry Road (Wilsonville Road to Bailey Street)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps
- Pedestrian signal improvements at Boones Ferry Road at the entrance to Fred Meyer
- Updating of the mid-block pedestrian crossing near Killer Burger

Bailey Street (Boones Ferry Road to cul-de-sac near Subaru Dealership)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps

Boberg Road (Boeckman Road to Barber Road)

- Reconstruction of entire road section

Boberg (Sewer) Manhole Replacement (2100)

This project just completed replacement of a sewer manhole and installation of an internal diversion structure adjacent to the new Public Works campus. This diversion structure will send flows from one sewage basin that sees high stormwater flows through inflow and infiltration (I&I) during rain events, to be diverted to a lower flow sewage basin. This diversion will reduce the potential of any sewage backups in the higher flow basin.

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Two main project sites exist, one between Parkway Avenue and Ash Meadows Road, and the other is on the Siemens campus. Surveying, geotechnical exploration, wetland delineations, and archeological investigations have been complete on both sites, ahead of schedule. Engineering modeling of the system is underway, the first round of deliverables have been given to the City showing promising results for amount of work needing to be reduced. The team is gearing up for public outreach later this month.

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. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. CIP 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Consultant proposal for additional work was accepted, and data was gathered near the west side of the Wilsonville Bridge at Boeckman Creek. Preliminary design iterations are underway to determine workable solutions to meet all project needs. A public open house will be held in early September to seek input on the design to refine the layout. Currently, project constraints are being analyzed to help determine required design elements. Council input will be requested on the October 7 meeting for direction on the scope of the project.

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 now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages. .

GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue

Complete!

GMP 2: Meridian Creek Culverts, House Demo

Complete!

GMP 3: Bridge, Roundabout, and Road Widening

- Sewer installation is complete, marking another major milestone for this project.
- Base paving and curbs east of the bridge are complete. Sidewalks are currently being installed.
- Joint utility trench - This work includes installing conduits underground to move overhead lines underground.
 - ◇ East of the bridge – Work here is complete, utility companies have started moving wires.
 - ◇ West of the bridge – Work here is complete. Utility companies have started moving wires underground.
 - ◇ Under the bridge – work will commence after the bridge structure is in place.
- Work in the roundabout (RAB) at Canyon Creek and Boeckman will ramp up September, with the first quarter of the RAB to be built.
- Trail construction from Boeckman under the bridge is well underway.
- **Bridge Construction**
 - ◇ Pile driving is complete, with bridge girders planned to be set in the first week in September with a 550-ton crane.
 - ◇ Bridge abutments are currently under construction with fill being placed for the next several weeks.
 - ◇ Bridge abutments remain under construction with most fill being completed and installed.



The entire project is expected to be complete in fall 2025.

Pictured: mass excavation where the start of the Boeckman Trail and a stormwater pond will be placed.

Engineering Division, Capital Projects

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 final design was completed in October 2023. A construction contract with Tapani, Inc. was awarded by City Council in December 2023, with construction anticipated for completion in September 2024.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new 3 million gallon water reservoir just west of City limits, along with approximately 2500 feet of 24-inch transmission main in Tooze Road, connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in fall 2025.

WTP Expansion to 20 MGD (1144)

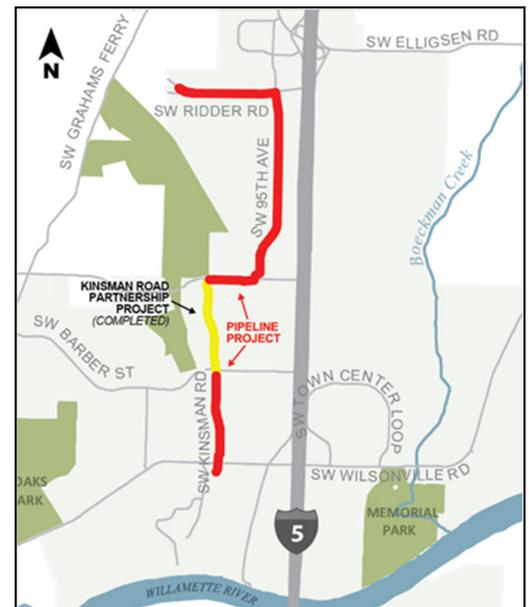
This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022, with completion expected in December 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 planned for 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 and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on the northern half of 95th Avenue to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. The east side of 95th Avenue from Hillman Court to Ridder Road has been temporarily paved and is opened to two way traffic, with permanent concrete road panel restoration to follow in Summer 2024. Pipe installation and water main relocation began on 95th Avenue from Hillman Court to Boeckman Road at the end of February 2024. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street and the road has been repaved and is open to two way traffic.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor continues to work on punchlist items for closeout. The City continues to await submittal of construction drawings for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge, Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks and Frog Pond Vista subdivisions is on-going.

- Frog Pond Crossing subdivision, a 29-lot subdivision located north of Frog Pond Lane, was paved at the end of July. The contractor is working on punchlist items for project closeout. Home construction is underway.
- Frog Pond Estates subdivision, a 22-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, is working on final completion items. Housing construction is anticipated to begin in the Fall 2024.
- Frog Pond Oaks, a 41-lot subdivision located to the west of Frog Pond Crossing, is working to complete the new neighborhood park.
- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, is continuing to work on mass grading and installation of the sanitary sewer and storm sewer systems. Infrastructure construction is anticipated to be substantially complete by the end of 2024.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. A portion of Sherman Drive has been paved. The remaining portions of paving along Sherman Drive is anticipated to occur in the fall.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is continuing to work on mass grading and installing utilities including the sanitary sewer and storm mains. Infrastructure construction is anticipated to be substantially complete by the end of 2024.
- Frog Pond Vista subdivision, a 44-lot subdivision to the west of Frog Pond Oaks, is continuing to work on punchlist items for project closeout. Home construction is underway.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, has submitted plans for infrastructure construction. Plans are under review by City staff.



Frog Pond Overlook



Frog Pond Terrace

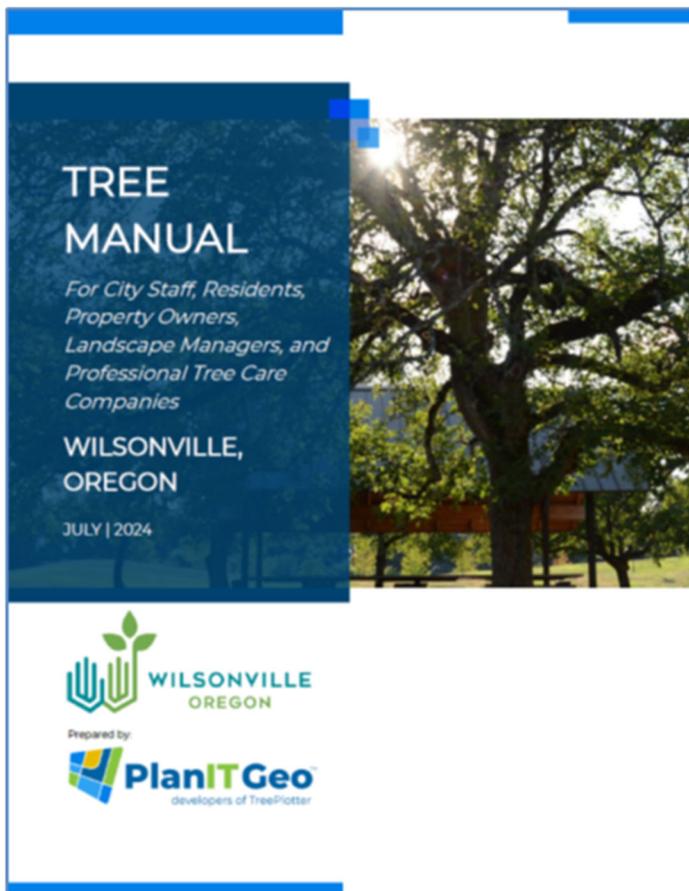
Natural Resources Division

Tree Manual

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

The UFMP project list included the tree manual. The tree manual provides a valuable resource for planners, developers, homeowners, homeowners associations (HOAs) and tree care companies and includes tree-related policies, guidelines, practices, and standards. In July 2024, the consultant (PlanIt Geo) finalized the tree manual. It is now available on the City’s website:

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/natural_resources/page/102641/wilsonville_or_tree_manual_jul2024.pdf



Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

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

- CIS Office Building at Wilsonville Road and Kinsman Road
- Industrial development on Day Road and Garden Acres Road
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on Barber Street

Development Review Board (DRB)

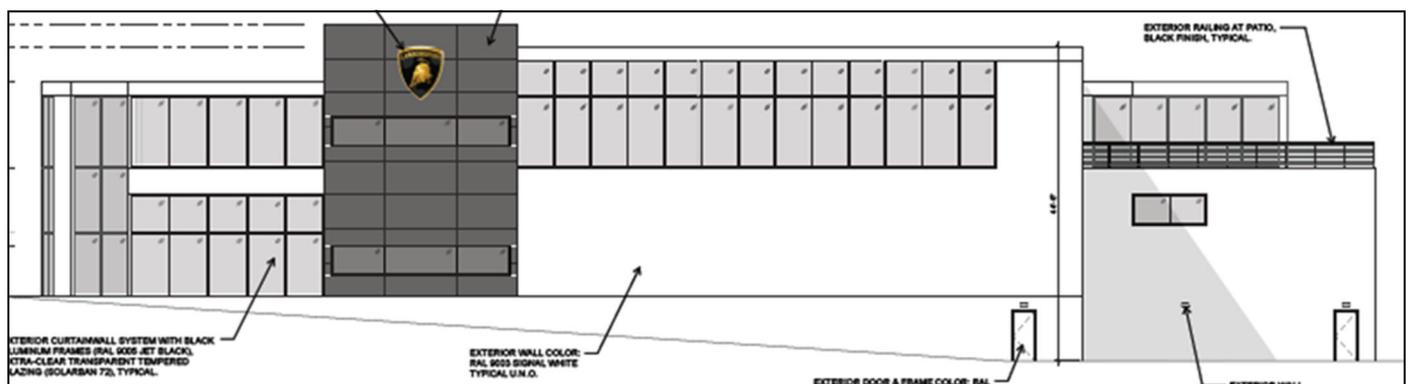
DRB Panel A did not meet in August.

DRB Panel B met on August 26. Following a public hearing, the Board unanimously adopted Resolution No. 435, approving the development of a Lamborghini dealership on Parkway Avenue in north Wilsonville.

DRB Projects Under Review

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

- Frog Pond Ridgecrest-54-home subdivision in Frog Pond West
- New bus wash and other improvements at SMART/Fleet
- New Lamborghini Dealership on Parkway Avenue in North Wilsonville along I-5
- Residential zone change and partition off Camelot Street
- Zone change and new parking lot for OrePac near Kinsman Road and 5th Street



Proposed Elevation of Lamborghini Dealership Facing I-5

Planning Division, Long Range

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December 2022, the City is now focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an infrastructure funding plan. During August, the project team



FROG POND EAST & SOUTH MASTER PLAN

worked to respond to outstanding questions, particularly storm water and required street improvements, in preparation for a continued public hearing in October.

Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In August, the City held the second project task force meeting, presenting an overview of Wilsonville's existing housing initiatives and introducing potential new strategies for consideration. Future meetings will build on this information, providing more opportunities to discuss the strategies and evaluate each strategy's potential to address the housing needs identified in the Housing Needs and Capacity Analysis.

Industrial Land Readiness Project

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. The first phase of the project focuses on the Basalt Creek area, with a later second phase focusing on the entire City. During August, work continued with ECONorthwest on the economic analysis of the Basalt Creek area, including looking at available land and development potential. Transportation and natural resource evaluation work is also ongoing for the Basalt Creek area. During August, City staff also worked on getting a contract in place for the second, citywide phase of the project

Oregon White Oak Response Coordination and Leadership

In August, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon White Oak (OWO) trees. Contracting Arborist, Morgan Holen's report on the her visual assessment of publicly owned Oregon white oak trees is complete. The report includes recommendations for care as well as recommendations for the removal of impacted trees. The overall health of Wilsonville's White Oaks is fair with less decline observed than anticipated. Unfortunately, the Cumberland Oak Tree located at Wilsonville High School has been found to be impacted by MOB. The infested limbs have been removed with hope the tree's health can improve. Outreach to residents, educational information sharing, and coordination on tree care and removal continues.

In addition to the "log catch experiment", which involves a set of eight (8) oak bolts filled with ethanol to attract the MOB, two (2) new management tests are underway in Wilsonville. An experiment involving irrigation of a vulnerable tree grove in Frog Pond hopes to discover if improving the health of OWO trees can support them in fighting off infestation by reducing the impact of drought. A repellent test is also underway in the Carriage Oaks neighborhood. A full report and update will be presented at the September 5 City Council Work Session.

Planning Division, Long Range

Planning Commission

The Planning Commission did not meet in August.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identified exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. Throughout 2023, the City worked with the project's selected developer, Palindrome, to refine development plans for the site. The now city-approved project includes 121 units of housing affordable to households making between 30% and 80% of Area Median Income, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space. On August 26, Palindrome held a ceremonial groundbreaking for the project, with attendees including Mayor Fitzgerald and City Councilors, Senator Aaron Woods, Representative Courtney Neron, and members of the Metro Council and Clackamas County Board of Commissioners. Construction of the project will continue throughout 2025, with completion anticipated in early 2026.

General project information is available on the project website:

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