



JANUARY 2024 MONTHLY REPORT

From The Director's Office

Greetings,

As the calendar turns, staff is filled with anticipation and hope for a busy and productive new year. Over the month of December, things were quite busy for the CD team, not seeing any dip in activity as has been the case in past holiday seasons. January is off to a roaring start with many exciting projects and initiatives. Change is, however, in the air. Below I outline some of the notable changes in our community.

- Press releases indicate that NW Rugs is closing its Wilsonville location. This is very sad news as they have been a staple of the Wilsonville community for three decades. We are very sad to see them close and wish the staff and ownership the very best in the future. Sign permit applications suggest that Standard TV and Appliance may be occupying the space.
- Burgerville is coming to Wilsonville! Yes, it is true, the beloved NW burger chain is opening a store at Argyle Square in the former Burger King site.
- Abella's, a long-time Italian food restaurant in the Village at Main Street has closed its doors after a long run. Staff have so many good memories of lunch meetings, gatherings and celebrations at Abella's, they will be sorely missed. Building permit information shows that a new tenant is pursuing the space, Santa Fe Mexican Restaurant.
- A new addition in the Village at Main Street is Norton's Family Café and Catering Company. This family run business specializes in brunch and lunch, offering soups, salads and sandwiches including vegetarian and vegan offerings. Norton's brings an exciting new flavor to the Wilsonville community, we wish them a world of success.



Cheers to positive change in 2024.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Safety First: The Role of Building Inspections in Disaster Preparedness

Natural disasters, including earthquakes, hurricanes, floods, wildfires, and tornadoes, can wreak havoc on communities. Proper disaster preparedness is essential to minimize the impact of such events, protect lives, and preserve property. Building inspections are a cornerstone of this preparedness.

Building Inspections for Disaster Preparedness

- **Pre-Disaster Assessments:** Building inspections are conducted to assess the structural integrity of buildings and identify potential vulnerabilities. This information is invaluable for both property owners and emergency responders. It enables proactive steps to reinforce weak areas and minimize damage during a disaster.
- **Building Code Compliance:** Building codes include provisions for disaster resistance. Inspections ensure that new construction or renovations adhere to these codes. Proper design and construction techniques are vital in regions prone to specific disasters, such as hurricane-resistant building methods in coastal areas.
- **Regular Maintenance:** Routine inspections also play a role in disaster preparedness. By addressing structural issues, fire hazards, and other safety concerns, property owners can reduce the risk of damage during disasters.



City Building Inspector Carl Brown performs an inspection at a new home in the Frog Pond development.

The Role of a Building Inspector

- **Risk Assessment:** They evaluate buildings and identify potential risks, allowing property owners to take preventative measures.
- **Code Compliance:** Building inspectors ensure that construction and renovation projects adhere to disaster-resistant building codes, contributing to safer structures.
- **Education:** Inspectors often play an educational role, informing property owners and builders about best practices in disaster preparedness.
- **Emergency Response:** In the event of a disaster, building inspectors may collaborate with emergency responders to assess the safety of structures and determine if they are habitable.

Disaster preparedness is not an option but a necessity, and building inspections are an indispensable part of this process. By adhering to safety standards, conducting regular assessments, and ensuring building code compliance, we can significantly reduce the impact of natural disasters on our communities. As a building inspector, I'm dedicated to making sure our structures are as resilient and safe as possible.

Economic Development Division

Childcare Provider Consortium

After a holiday hiatus, the Childcare Provider Consortium convened again on January 29. Greg Leo, the city's contract lobbyist, was in attendance to brief the group on his efforts to further legislation related to childcare during the 2024 short legislative session and the 2025 regular session. Also in attendance was Representative James Hieb. Rep. Hieb's district does not cover Wilsonville, but he owns a childcare business in Clackamas County and his mother owns Building Blocks Early Learning Center, in Wilsonville.

The group is reengaged and interested in helping to organize local as well as regional and statewide providers of childcare services to support and champion legislation being considered in the short session as well as in 2025.

Among other tangential topics, the primary topic of conversation was HB 3005, which created a "Childcare Infrastructure Program" in Oregon, administered by Business Oregon, the state's economic development agency. The goal of future legislation would be to "fund the fund." The current request is roughly \$220M, which, although an appreciable number, is still only a small portion of the funds needed in order to stabilize and grow the childcare system in the state. Initial funding is set at only \$25M per year, for the next biennium, without a new allocation of funds.

Community Engagement

On January 18, economic development and planning staff presented for the Wilsonville chapter of the Rotary Club. They invited staff to present on the topic of Town Center—what's happening? We were able to brief the group on the basics of the Town Center Plan, for those unfamiliar, and then went on to discuss the urban renewal feasibility study and the upcoming advisory vote on the May ballot.

On the evening of January 24, Staff met with a group of previous graduates of the City's Civics Academy program and took them for a deep dive into the City's urban renewal program. We discussed past uses, including the Year 2000 Plan and the Westside Plan, as well as current plans: the Coffee Creek Plan and the WIN program. Finally, we discussed the City's upcoming ballot measure—an advisory vote asking voters for their yes or no vote on the question of forming a new urban renewal area in Town Center.

business oregon

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Child Care Infrastructure Program

As directed by the Oregon Legislature in House Bill 3005, Business Oregon will be working with the Department of Early Learning and Care, other state agencies and private and non-profit entities to implement a grant and loan program to provide financial assistance for Child Care Infrastructure activities. Business Oregon and our partners will be conducting extensive stakeholder outreach throughout the remainder of 2023 to ensure that there is broad input into the design and implementation of the program.

Contact
Robert Ault
Business Community Development Manager
503-551-0917
Small Business Navigator
Subscribe for our email updates

The Child Care Infrastructure Program will receive \$50 million of funding, with \$25 million available in the spring of 2024 and \$25 million available in the spring of 2025. The details of program implementation are in development and we will provide updates as we move forward.

Program development includes the process of drafting the administrative rules that guide the program and for which stakeholder input is critical. A feedback form is available at this link. If you would like to be added to the list of stakeholders, please select the "yes" box. The form also allows you to send us specific questions about the program.

Your questions will help us develop a FAQ sheet, better understand the needs of the customer and help inform development of the program. Please, however, understand that we will not have answers to many of your questions, until we receive stakeholder input and develop administrative rules. We will do our best to answer questions and concerns and will post answers on a FAQ section of this webpage. At this time, the attached House Bill 3005 is the best resource and source of information about the Program.

Additional Resources

Resources
Feedback Form/Email List Signup

Authority
House Bill 3005

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Economic Development Division

Town Center Urban Renewal

On January 18, the City Council passed Resolution No. 3099, which adopts the findings of the recent Town Center Urban Renewal Feasibility Study, and refers the question of forming a new urban renewal district in the Town Center area to Wilsonville voters on the May 2024 ballot. The resolution contains the ballot language vetted by the Urban Renewal Task Force and approved by the City Council.

This is a major milestone in the city's efforts to advance the implementation of the Town Center Plan. With the ballot language adopted, we now focus on an information campaign to educate voters in the weeks and months leading up the election.

- **Informational Website:** Economic Development and Communications are collaborating on the creation of an informational website that will cover the following topics: the Town Center Plan, Urban Renewal (purpose and basic mechanics, impacts to taxing districts, etc.), the Ballot Measure and the proposed Urban Renewal plan framework as found in the 2023 Feasibility Study, past uses of urban renewal in Wilsonville, supporting documents and studies, as well as an "FAQ" section.
- **Other Communications:** In addition to the website, other channels will be utilized in order to reach Wilsonville voters. Examples include an "advertorial" to be published in the April issue of Wilsonville Living, direct mail, social media, and an informational video encouraging those interested to learn more and cast their vote in May.

Twist Submits First Annual Verification Under WIN Program

In addition to its conventional urban renewal districts, the City also operates a unique urban renewal program called Wilsonville Investment Now (WIN). The program functions as a tax rebate and is meant to incentivize businesses to move to or expand in Wilsonville, making significant investments in real property, machinery and equipment, and their employees.

Twist Bioscience was approved as an applicant under the WIN program in 2021. They are now operational in their "Factory of the Future" and have submitted their first request for rebate, subject to verification of their investment and employment data. After verification, staff expects to issue the first of seven (7) annual tax rebates later this year, in an amount equal to the tax increment associated with Twist's taxable investments, less the City's 10% program administration fee.



Economic Development Division

Urban Renewal Annual Report “Glow-Up”

Every year, urban renewal agencies in Oregon must publish and distribute an annual report which details the agency’s activities, and finances. The report’s purpose is to create agency accountability with stakeholders—primarily affected taxing districts who forego revenue while an urban renewal plan is in place.

Wilsonville has diligently published its annual report every year since the City began using urban renewal in 1992, meeting statutory requirements. But the annual report has potential to be much more than a financial reporting document. It is an opportunity for the City to demonstrate the power and benefits of urban renewal, utilizing graphic media that extend beyond Excel tables.

This year, staff worked with Finance to create a new and improved annual report, which will soon be distributed to taxing districts and published for public consumption.



THE COFFEE CREEK PLAN

The Coffee Creek Urban Renewal Plan was adopted on October 17, 2016 (Ordinance No. 796). The 258.3 acre area seeks to develop a new employment area in Northwest Wilsonville that will attract general industrial, warehouse, flex, research and development, and related business. At plan adoption, a debt limit (MID) of \$67,000,000 was created. At fiscal year-end (06/30/2023), the amount of indebtedness remaining for the Plan Area is \$62,700,000. An additional \$500,000 of debt is budgeted for FY 2023-24.



PLAN DURATION
2016-Active

PROJECTS BUDGET
\$67 M

Projects in the Plan

- SW Day Road
- SW Grahams Ferry Road
- SW Java Road
- SW Garden Acres Road (complete)
- SW Clutter Road
- Sewer Extensions
- Grahams Ferry Storm Outfall
- Regional Detention Pond
- Fiber Optic Network
- Railroad Undercrossing

Garden Acres Road

The first project completed under the Coffee Creek UR Plan is the improvement of Garden Acres Road, to 2/3 width. The project has unlocked 3 private development projects, including Grahams Ferry Industrial Center, shown below.



Engineering Division, Capital Projects

2022 Street Maintenance (4014/4118/4717)

This project included Pedestrian Curb Ramp Replacements (4014), Signal Modifications (4118), and Pedestrian Crossing Improvements (4717). The curb ramps and pedestrian push button replacements were done to comply with ADA requirements ahead of the 2023 Street Maintenance project that is repaving Wilsonville Road adjacent to the ramps. Also included within this project was pedestrian crossing improvements along French Prairie Road in Charbonneau that enhance the safety and visibility of pedestrians. The collective project was performed by Emery & Sons and its subcontractors. This project has been accepted by the City and is now in a two-year warranty period. Over the course of the next two years, staff will inspect the improvements to make sure they are free from defects prior to warranty expiration.

2023 Street Maintenance (4014/4118/4717)

The following improvements were performed by S-2 Contractors:

- Boeckman Road (near I-5 Overpass): Road base reconstruction, paving and re-striping.
- Wilsonville Road (between I-5 and Kinsman Road): Road base reconstruction, all paving and striping.
- Wilsonville Road (near Rose Lane): Road base reconstruction, all paving and striping.

Staff has performed a final inspection and are working to resolve issues where the contract was not fulfilled.

2024 Street Maintenance (4014/4717)

Staff is working with design consultants Century West Engineering and Central Geotech to determine the most cost effective method for performing the work below. The goals of the project are to complete the following by August 30, 2024.

Boones Ferry Road (Wilsonville Road to Bailey Street)

- Rehabilitation 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)

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

Boberg Road (Boeckman Road to Barber Road)

- Reconstruction of pavement section

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. Once additional information is collected, analyzed, and reviewed, a public open house will be held to seek input on the design to refine the layout. One additional open house event is planned for advance designs. The dates for both events will be set and advertised in advance of the events.

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 nearly complete with design, with minor components remaining. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages. The entire project is expected to be complete in Fall of 2025.

- **GMP 1: Temporary Traffic Signal at Stafford Road and 65th Ave**
 - ◇ Work is complete on this package. Public feedback on the signal has been significantly positive.
- **GMP 2: Meridian Creek Culverts, House Demo**
 - ◇ Work is complete on this package. Recent heavy rain events were easily conveyed under the road through these culverts.
- **GMP 3: Bridge, Roundabout, and Road Widening**
 - ◇ Costs have been accepted by the City Council as of December 4. Notice to proceed has been issued, and long lead items have been ordered. A trailer, minor clearing, and erosion control will be installed in the coming days at the intersection of Canyon Creek and Boeckman. Road closure started on January 22, with extensive public communication and information distributed prior to the closure. Tree removal and overhead utility relocation work will be occurring in coming weeks. Pile driving activities are expected this spring.



Charbonneau Consolidated Plan—Edgewater and Village Greens (1500/2500/4500/7500)

This project is one of 38 project areas designated by the Charbonneau Consolidated Plan for the design and construction of water, wastewater, and stormwater improvements. This project specifically focuses on Edgewater Lane, Village Greens Circle and French Prairie Road. This project is ready for bid once funding becomes available.

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 will design and construct a new three 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 2024, followed by construction in 2024-2025.

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

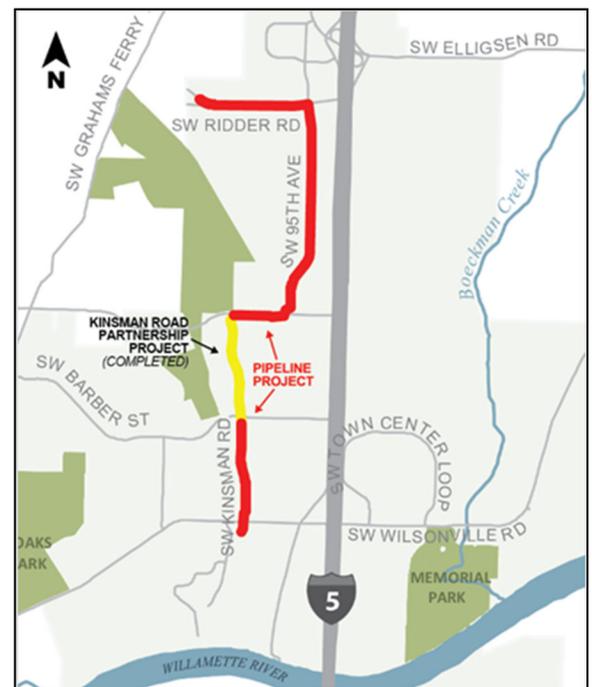
This project will expand the WTP capacity to 20 MGD and incorporate related WTP capital improvements. A CMGC alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022, with completion expected in June 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 has been completed. Pipe install on the northern half of 95th Avenue to Ridder Road has been completed and restoration of the sidewalk, curb, and gutter on the east side of the road is ongoing. The east side of 95th Avenue from Hillman Court to Ridder Road will be temporarily paved and opened to two way traffic, with concrete road panel restoration to follow in Spring 2024. Once 95th Avenue from Hillman Court to Ridder Road is opened to two way traffic, pipe installation and water main relocation will begin on 95th Avenue from Hillman Court to Boeckman Road. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street, and the street has been temporarily paved. The contractor will begin restoring the concrete road panels on the west side of Kinsman Road after restoration has been completed on 95th Avenue. The trenchless crossing under Boeckman Road has begun.



WWTP Master Plan (2104)

This project evaluates capacity of WWTP processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget has been developed. The project was completed and the findings presented to the Planning Commission in December 2023. The Master Plan will be presented to City Council for adoption in January 2024.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor paved at the beginning of December, and is working on punchlist items for closeout including open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge subdivision, located south of Frog Pond Lane, and Frog Pond Crossing subdivision, located north of Frog Pond Lane, is ongoing.



- 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, a 17-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, was paved in December and the contractor is working on punchlist items for project closeout.
- Frog Pond Oaks subdivision, a 41-lot subdivision located to the west of Frog Pond Crossing, was paved at the end of September. The contractor is working on punchlist items for project closeout.
- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane and west of Frog Pond Vista, is anticipated to start construction in spring 2024.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road, is working primarily onsite (pictured). Work on the utilities (sewer, storm, and water) located in Brisband Lane is underway.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is anticipated to start construction in spring 2024.
- Frog Pond Vista subdivision, a 38-lot subdivision to the west of Frog Pond Oaks, was paved at the beginning of December. The contractor is working on punchlist items for project closeout.



Villebois Clermont

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

Natural Resources Division

Wildlife Monitoring

In cooperation with Portland State University and a wildlife consultant, the City has been able to document through monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife crossings. To date, more than 20 different species have used the passageways, which include deer, coyote, gray fox, rabbit, raccoon, opossum, skunk, beaver, mink, river otter, short- and long-tailed weasel, rodents, frogs, and snakes.

In August 2023, a network of cameras was established on city-owned and school district property, including Memorial Park, Boones Ferry Park, Boeckman Creek corridor, Boones Ferry Primary School, and Boeckman Creek Primary School.



Long-tailed weasel (Kinsman Road wildlife passage)



Raccoon (Kinsman Road wildlife passage)

Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

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

- Industrial development on Day Road
- New gas station and convenience store on Boones Ferry Road
- New Public Works Building
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met on January 8. At the meeting the Board again continued a hearing on a new industrial building at ParkWorks off Parkway Avenue, this time to their February meeting. The Board also approved, following public hearings, a 17-lot subdivision in Frog Pond West and a Conditional Use Permit for a Short-term Rental Home Business on Wilsonville Road just west of Guiss Way.

DRB Panel B met on January 22. The board welcomed new member Kamran Mesbah. The Board next elected a chair and vice chair for 2024. Rachelle Barrett was re-elected chair and Alice Galloway was elected vice chair. Following public hearings, the board unanimously approved the design of a residential open space off Canyon Creek Road South deferred from a previous DRB approval of the subdivision as well as the 121-unit Wilsonville TOD Project adjacent to the Wilsonville Transit Center on Barber Street just east of Kinsman Road.

DRB Projects Under Review

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

- 34-unit subdivision in Frog Pond West
- Appeal of Administrative Decision RE: Town Center Change of Use
- Conditional Use Permit for short-term rental in residential zone on Wilsonville Road
- Design of private park in new subdivision at 28700 SW Canyon Creek Road South
- Digital changeable copy sign on Boeckman Creek Primary School
- New electric substation along Parkway Avenue north of Boeckman Road
- New industrial building at ParkWorks off Parkway Avenue
- New Office Building for CIS (City County Insurance Services) at Wilsonville and Kinsman Roads
- Transit-Oriented Mixed-Use Development adjacent to SMART Central/WES Station on Barber Street

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 January, the project team continued work on testing and refining draft code concepts, particularly siting and design standards and housing variety. A work session was held with the Planning Commission. The month also included meetings with staff as well as with consultants and stakeholders. Also during January work continued on the infrastructure funding plan, including reviewing a draft memo that will be a major portion of the plan.



**FROG POND
EAST & SOUTH
MASTER PLAN**

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. The City's last Housing Needs Analysis was adopted in 2014. In January, the project team awaited for finalization of contracts administered by the State and getting set to being the third and final phase of the project in earnest.

Industrial Readiness Project

During January staff prepared for the February Planning Commission hearing on proposed updates to the Coffee Creek form-based code standards previously discussed with Planning Commission and Council. The project team also worked on scoping and identifying consultants for the next phases of the project which will include specific work on the Basalt Creek industrial area between current City limits and Tualatin as well as a citywide look at industrial land availability and readiness. The City has secured \$390,000 in grant funds from Business Oregon (\$100,000) and Metro (\$290,000) to support this project.

Oregon White Oak Response Coordination and Leadership

In January, 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 trees. Other members of the Planning Division were involved as well advising Georgia and working on permits for removal and how to best address White Oak trees in existing and planned development. The MOB task force focused on planning for the spring season, coordinating with ODA, ODF, and other interested parties on research efforts. Georgia presented updates to City Council briefing on the MOB efforts.

Statewide Policy Involvement

In January, members of the Planning Staff closely followed and offered comment on drafting of housing-related legislation for the 2024 Oregon Legislature short session. The proposed legislation touches on important topics including exemptions to local land use regulations and urban growth boundaries.

In addition, the City's Planning Director, Miranda Bateschell, continued serving on the State's Oregon Housing Needs Analysis Rulemaking Advisory Committee for HB 2001 (2023) and attended multiple meetings. This effort will amend rules related to Goals 10 (Housing) and 14 (Urbanization) as well as housing- and urbanization-related sections of Oregon Revised Statute (ORS 197.286 to 197.314). The intent of this rulemaking is to refocus the implementation of Goal 10 from a narrow focus on housing capacity towards a more comprehensive framework that emphasizes local actions to promote housing production, affordability, and choice within their community and across the state.

Planning Division, Long Range

Planning Commission

The Planning Commission met on January 10. The Commission welcomed three new members: Matt Constantine, Samuel Scull, and Yana Semenova. The Commission elected Andrew Karr as Commission Chair for 2024 and Rob Heberlein as Vice Chair. The Commission also held an additional work session on the Frog Pond East and South Development Code, with the discussion focused on housing variety standards.

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 proposed 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 January 22, the Development Review Board approved the submitted land use application for the project, setting the stage for construction permits to be issued later this year.

General project information is available on the project website:

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

Wilsonville Town Center Plan Implementation

During January, the Town Center project team finalized the Urban Renewal Feasibility Study, which took the findings of the 2022 Infrastructure Funding Plan and further assessed forecasted revenues, maximum indebtedness, a project list, and proposed district boundary for an Urban Renewal District in Town Center. Based on the findings of the Feasibility Study, at their January 18 meeting City Council adopted a resolution to refer an advisory vote of the public to the May 2024 ballot regarding the potential creation of a Town Center Urban Renewal District. The project team also finalized a communications plan for the ballot measure, which will be rolled out between now and the May election.



WILSONVILLE TOWN CENTER