

From The Director's Office

Greetings,

It is the middle of June and that means one thing is certain, that new cohorts of seniors are graduating from High Schools all across the state beginning a new chapter in their exciting lives. High School graduation is a major life milestone, when kids transition from their neighborhood schools to the schools/careers of theirs and their family's choosing. Whether going to community college, a trade school, four-year university, entering the military, or getting a job, our high school graduates represent the future of our communities and country, which based on my experience is going to be quite bright. Interestingly, there are five members of the City's Executive Team that all have kids graduating from high school this year.



For my family, our only son Jonathan graduated from Sherwood High School and is headed to the University of Washington to study Marine Biology. His high school journey began in 2020. Following 20 months of construction, the new high school was ready to occupy, but Covid arrived changing the trajectory of everything resulting in remote learning opposed to enjoying the new state of the art facility. By 10th grade, they were back in school, and the next three years flew by with all the excitement that a teenager brings to life.

I want to congratulate all of the parents and young people in our community that are celebrating the graduation of seniors this year. It is truly an exciting time, one that will forever be etched in the memories of us all. This group of young adults are as resilient and adaptive as any group before them. I truly hope that all of the graduates pursue their passions in life, learn from the best teachers/mentors and surround themselves with smart, kind people that will lift and support them in their future endeavors. I am so excited for the future, and look forward to all the good things that the graduates of 2024 will accomplish.

Cheers to the Class of 2024!

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director

Building Division

Water System Safety

Most of us don't think of the dangers unsafe domestic water use can bring to our households and communities. As an example of those hazards, think of how quickly diseases start after a natural disaster has destroyed the plumbing systems in an area. Within weeks after the event, the population's health suffers from the increase in water-borne bacteria and viruses. The lack of clean water leads rapidly to unsanitary conditions. Journeyman plumbers are engaged in keeping our nation safe and well.

Besides diseases created from the lack of safe water systems, plumbers guard against other things such as:

- Excessive hot water temperatures above 120°F that may cause scalding, particularly to children
- Freezing pipes (pictured) that can destroy a building when they thaw
- Inefficient use of water and energy caused by improper pipe sizing
- Cross-connections between potable and non-potable water resulting in sickness or death
- Lead contaminated faucets, fixtures, and piping



Plumbers, plumbing inspectors, plumbing designers, and engineers each play an important part in ensuring the safety of our plumbing systems. There are also many important national listing agencies and code writing bodies providing guidelines and standards which avoid defects and unacceptable installation practices. The Oregon Plumbing Specialty Code is extensively reviewed and updated every three years. Oregon journeymen plumbers are required to successfully complete a four year apprenticeship program and a state examination. Plumbing inspectors are certified by the State of Oregon for competence and experience. The plumbing industry is profoundly serious about maintaining our high standards in order to continue to provide for the health and safety of our citizens.

The City of Wilsonville's Building Division is in partnership with our other City departments to continue to watch for any "problems" that might affect the safety of our plumbing systems. Although most installations we see are never an issue, sometimes we encounter unlicensed individuals or work that does not meet plumbing code requirements. If in doubt, please call or email a plumbing inspector so we can check it out.

Economic Development Division

Coffee Creek Industrial Area

Staff met on-site with Stu Peterson of Macadam Forbes commercial real estate, to discuss the Coffee Creek Industrial Area and how the city, in partnership with real estate brokers, can work with property owners to facilitate and/or expedite the sale of property in the area for industrial development.

The meeting was productive, in that Mr. Peterson had previously understood that the lands between Grahams Ferry Road and the railroad were not eligible for development. Staff was able to correct this point, and Mr. Peterson left the meeting energized, believing that there may be potential sellers within this western portion of Coffee Creek.

Staff Facilitates Meeting Between Potential Partners

Staff has been in sporadic contact with the coordinator of Career & Technical Education (CTE) programming at West Linn-Wilsonville School District for over a year, in order to understand their objectives and to promote partnerships with Wilsonville employers.

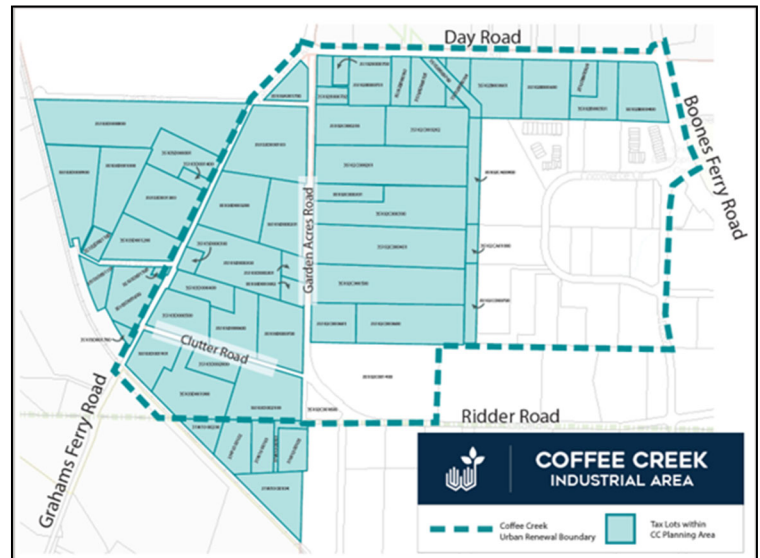
In June, we were able to broker an in-person meeting between DW Fritz and the School District, to discuss how DW Fritz may be able to support the School District currently, and as they look to stand up a manufacturing and engineering program in the coming year or two. For its part, the School District was glad to make inroads with a local employer and an impressive one at that, especially as they look to the future. Similarly, DW Fritz is pleased to support programs that build the future engineering and manufacturing workforce.

IEDC Future Forum

This year's Economic Future Forum, hosted by the International Economic Development Council (IEDC), was in Spokane, Washington. This was a rare opportunity as IEDC rarely hosts annual events west of the Rocky Mountains.

It was good event, with many sessions placing emphasis on topics that Wilsonville is already focused on, such as economic development through placemaking (Town Center Plan).

Other sessions attended by staff discussed Artificial Intelligence and Economic Development, the Creative Economy and Entrepreneurship, Libraries as Economic Development tools, and crowdfunding for small businesses, public projects, and real estate.



"Quality of place, which includes the unique set of characteristics that define a place and make it attractive, is a key factor in attracting creative talent." Richard Florida, *The Rise of the Creative Class*

"If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places." Fred Kent, *Project for Public Spaces*

Economic Development Division

OIT Tech Village

Staff is not at liberty to share many details at this time, but suffice it to say that leadership at Oregon Tech are exploring a concept they are calling a “Tech Village” at their Wilsonville campus. This project, if completed, would aim to bring academic thought leadership, conferences and seminars, possibly housing and other amenities to the OIT Wilsonville campus. The project would rely upon close partnership and coordination with local industry and the City. There is a lot that still needs to be fleshed out, which will take time and resources, but the OIT campus is an underutilized resource in the City. Staff believes the Tech Village concept would bring new vitality to this economic development and workforce development asset.



Bio on Tap

Staff attended the “Bio on Tap” event hosted by the Oregon Bioscience Association, which was an excellent opportunity to mingle with leaders of the Portland Area’s leading bioscience companies.

The event celebrates the 35th Anniversary of Oregon BIO. The program highlighted the organization’s history of advancing bioscience in Oregon and the greater Pacific Northwest.



New Real Estate Coming to Market

Staff met this month with a local commercial broker who will represent property inside the urban growth boundary (UGB), inside the City, which has long been held by its owner as a land bank for future use. The owner has determined to liquidate the real estate assets; the property will come to market in July.

Local Business Newsletter

This month’s local business newsletter (<https://bit.ly/localbiznews>) was sent out on June 13, 2024, to 607 subscribers. 54.1% of recipients opened the email, and 4.4% of recipients clicked one of the links in the email.

This month, staff did a new import of email addresses associated with local business license holders, increasing the newsletter subscribership to 1,792.

Engineering Division, Capital Projects

2024 Street Maintenance (4014/4717)

Bid opening on 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

The construction of this project is expected to occur between June-August 2024.

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 will begin shortly, with preliminary designs targeted in the fall.

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 soon to seek input on the design to refine the layout. Currently, project constraints are being analyzed to help determine required design elements. Dates for outreach events will be set at appropriate times with 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 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.
 - ◇ 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 nearly complete. Utility companies will start moving wires in August.
 - ◇ Under the bridge – work will commence after the bridge structure is in place.
- Work in the roundabout at Canyon Creek and Boeckman is underway. Work is starting on the Siemens site, as well as utility work through the intersection.
- **Bridge Construction**
 - ◇ Pile driving is approximately 75% complete, with completion tentatively planned for middle of July.
 - ◇ Bridge Abutments are currently under construction with fill being placed for the next several weeks
 - ◇ Bridge Girders have been ordered, with installation tentatively planned for late July.
- Asphalt paving will occur in stages, with the final surface being completed at the end of the year. The first section of paving has been completed between Sherman and Willow on the south side of the roadway.



Construction of the west bridge approach is underway with excavation complete, piles installed, and pile sleeves going over the piles.

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

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 a 24-inch transmission main connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction will begin in summer 2024 and is scheduled for completion in fall 2025.

Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

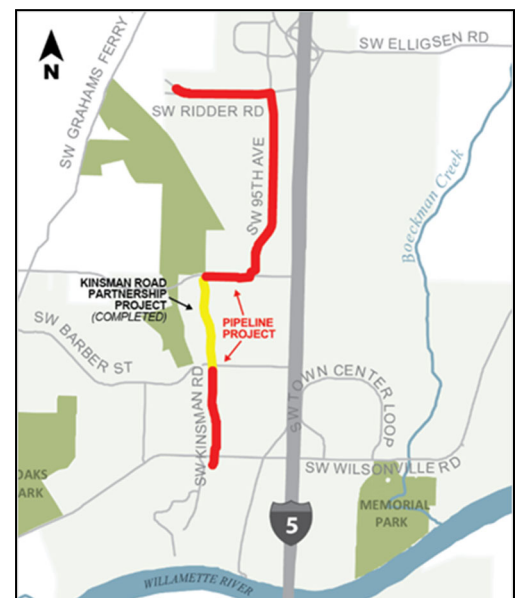
This project will expand the WTP capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction (pictured) 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 Oaks and Frog Pond Vista subdivisions 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 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 started grading and installation of the sewer and storm systems.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. Brisband has been paved and is open for vehicle traffic. Storm improvements along Sherman Drive are under construction.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, started site grading.
- 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 at the northern corner of Frog Pond Lane and Stafford Road has submitted construction drawings for review of the infrastructure improvements.



Aerial view of the Frog Pond Estates site

Natural Resources Division

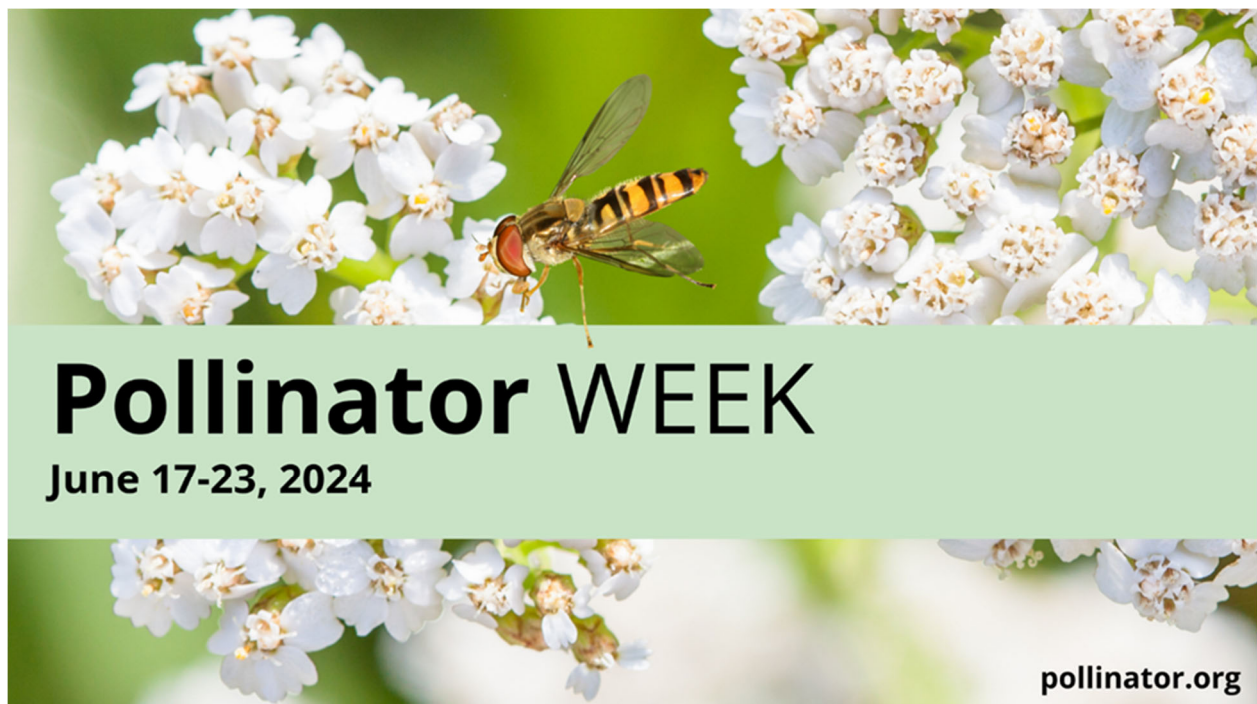
Celebrating Pollinators!

National Pollinator Week was June 17 – 23. However, it's never too late to celebrate pollinators and recognize the critical role they play in sustaining life on Earth. Birds, bats, bees, butterflies, beetles, and small mammals that pollinate plants are responsible for bringing us one out of every three bites of food. They also sustain our ecosystems and produce our natural resources by helping plants reproduce.

Some steps to help pollinators include:

- Add local native flowering plants in your landscape.
- Choose plants with a variety of colors.
- Choose flowers with different shapes and sizes.
- Choose plants with different flowering times to provide forage all season.
- Select plants with different heights and growth habits.
- Include plants that are favored food for butterfly caterpillars; the loss of foliage is well worth it!
- Reduce or eliminate the use of pesticides (including herbicides).

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with a healthy habitat. Bee City USA corresponds with many of the existing "Bee Stewards" program initiatives, such as creating pollinator habitat, adopting an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.



Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

In June, 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 and Garden Acres Road
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

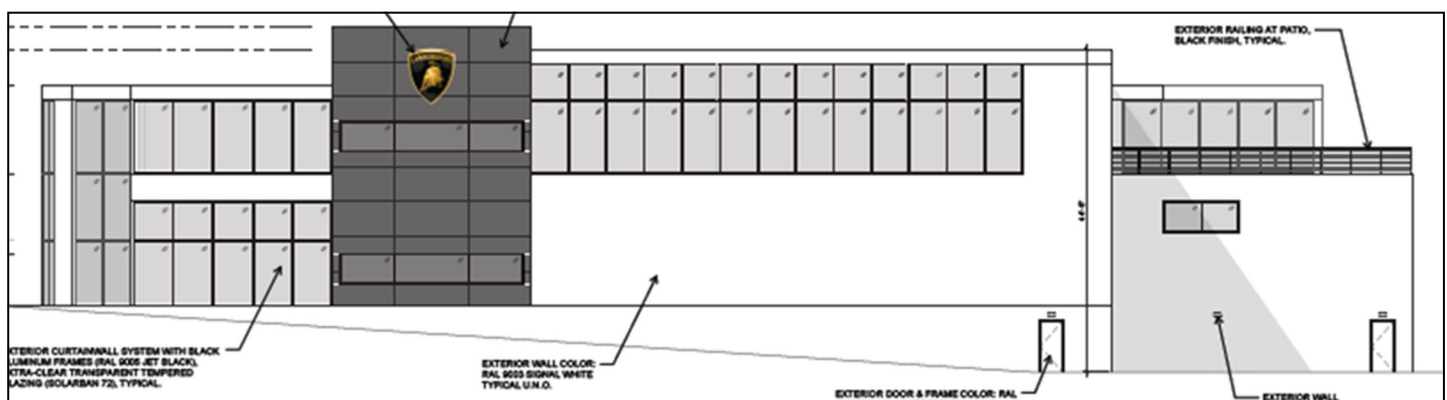
DRB Panel A did not meet in June

DRB Panel B met on June 24. Following a public hearing, the Board unanimously approved the development plans for the Frog Pond West Neighborhood Park.

DRB Projects Under Review

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

- New bus wash and other improvements at SMART/Fleet
- New Lamborghini Dealership on SW Parkway Avenue in North Wilsonville along I-5
- New park in Frog Pond West



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



FROG POND EAST & SOUTH MASTER PLAN

infrastructure funding plan. During June, the project team continued to refine draft Development Code amendments, including holding work sessions with both the Planning Commission and City Council. The team also worked on the infrastructure finance plan, including meeting internally, reviewing documents, and holding a meeting with interested development partners.

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 June, the City held the first project task force meeting to review technical data from the project. The goal of the meeting was to ensure that the task force understands the findings of this work, which will form the basis for future discussions on potential policies and strategies to address identified housing needs. Similar information will be presented to the Planning Commission and City Council at a joint work session in July.

Industrial Land Readiness Project

The Wilsonville Industrial Land Readiness project combines a focused analysis of the Basalt Creek Concept Plan area with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. During June, the project team kicked off work with ECONorthwest on the economic analysis portion of the Basalt Creek work. Transportation and natural resource evaluation work is also ongoing. Staff also worked on finalizing additional contracts and working with grant-funding agencies to keep them updated and informed.

Oregon White Oak Response Coordination and Leadership

In June, 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.

The "Log Catch Experiment" is now underway in Edelweiss Park, Murase Plaza, Park at Merryfield, and the WES mitigation site with the intention to learn more about the pest's behavior with the first collection occurring in late June. Coordination between staff and residents created the opportunity for entomologists with Oregon Department of Agriculture and Oregon Department of Forestry to investigate a removed tree on Colvin Lane for patterns in the MOB's behavior. Traps continue to be set throughout the City on public and private property. Outreach to residents and educational information sharing will continue throughout the year as more is learned.

Planning Division, Long Range

Planning Commission

The Planning Commission met on June 12. The Commission first heard a report on the Annual Housing Report, which the City has produced annually since 2014 to track housing development and trends. The Commission held a work session regarding the Frog Pond East and South development code amendment package. The work session focused on updated numbers on the expected cost of housing and answering Commissioner questions and doing addition review the complete package of proposed City Code amendments.

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. In June, the City finalized its review of construction permit documents consistent with the Development Review Board's approval of the project, with development anticipated to begin in late summer.

General project information is available on the project website:

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