



March 2025

Monthly Report

From The Director's Office

Greetings,

Recently, I announced my retirement after serving the Wilsonville community with pride for the past 30-years. I have held every position in the Planning Division, including Planning Director, and for the past 7 years I have worked as the Director of the Community Development Department supporting the actions of planning, building, engineering and economic development. To say that I am proud of the work we have accomplished on behalf of the community would be a significant understatement. Together, we have built a tremendous 21st century city that is highly desirable to live in, to grow a family and to conduct business. Wilsonville is truly thriving, and the future looks bright.

I am so fortunate to have had the tremendous experiences that this organization has provided me. I am forever grateful to the many mentors that I have had that taught me the right way to plan and build a city, with a focus on representing the best interests of the citizens of the community, creatively solving problems while getting to yes and providing quality responsive customer service in the spirit of the Wilsonville Way.

Over my 30 years of public service, I have worked for two City Managers, both who are incredible leaders with tremendous vision empowering the very best of their leadership teams. I have worked alongside three City Attorney's, four Community Development Director's and five Mayors, all of whom are deeply passionate about the community and are driven by the desire to make this the most desirable city in Oregon. When I think about the longevity of each of these leadership positions, it makes me appreciate how special an organization the City of Wilsonville is. I am proud to be one of the long-standing staff members who have represented the best interests of this community for decades. This is one of the main reasons why our vision and mission are so clear.

Wilsonville is in good hands going forward, with bright, dedicated city staff who care passionately about this city and its citizens. They work tirelessly each and every day to make Wilsonville a better place. While the projects I have been able to work on have been incredibly challenging while being fulfilling, it is really about the people in this organization that matter the most. Wilsonville has a long history of being able to recruit and hire the best in the business.

As this is my last Community Development Department monthly cover memo, I want to thank everyone who I have worked with to make this a better community. Thank you for the opportunity. The future is indeed bright!

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

Support for Mayor O’Neil at Two Regional Events

In the month of March, staff supported Mayor Shawn O’Neil at two regional events, by helping to prepare remarks and attend in person:

Greater Portland Inc’s (GPI) annual “Meet the Mayors” event, where they invite all Portland Metro mayors to join a panel discussion about the issues and opportunities facing the region, focused on collaborating to solve the problem of homelessness, as well as the impacts of recent federal policies (e.g. tariffs) on metro cities and businesses.

Free-form conversation also allowed Mayors to discuss some of the issues facing their cities specifically, but which affect the entire region. Mayor O’Neil took the opportunity to discuss the regional significance of the Boone Bridge and the urgency to replace it. It is a liability to the region regarding lost productivity, traffic, exhaust emissions, and especially public safety in the event of a Cascadia Subduction Zone seismic event.

The second event was the Clackamas County Business Association’s (CCBA) annual Mayoral Summit at the Carver Event Center in Damascus. The event allowed Mayors to talk about their cities’ priorities, needs, and plans for the near future.

Zenner’s Sausage – Construction in Progress Visit

As noted in a previous installment of this monthly report, staff regularly visits businesses throughout the city to understand their needs and connect them with resources where possible. In the economic development field we call these visits, Business Retention & Expansion or BR&E.

This month, staff visited Zenner’s Sausage, a well-established Portland company that is moving to Wilsonville in order to own their own modern food manufacturing facility at 28220 Boberg Road, which was previously occupied by Heritage Specialty Foods, a soup manufacturer and co-packing company. Zenner’s is currently in the middle of their tenant improvement project. They report that the City has been easy to work with so far from a permitting standpoint.

They will be making some equipment and plumbing upgrades to the facility, including the addition of a new smokehouse room, which will be funded in part by Clackamas County’s recent business development grant program. As highlighted in a previous installment, Zenner’s became aware of this grant opportunity through City staff, and they are very pleased to have received an award. They hope to begin full operations by summer. Staff invited them to sponsor and/or participate in the City’s Party in the Park! Sausage anyone?!



Economic Development Division

March 2025 Local Business Newsletter

Staff continues to send out the Local Business Newsletter to Wilsonville business license holders, roughly monthly, featuring information relevant to Wilsonville's companies, large and small.

The March edition included information about the 2025 General Legislative Session in Salem, the City's work to update its parking codes as required by State rules, a survey asking businesses about the affects or potential affects of new tariffs, the industrial real estate market in Wilsonville, the monthly economic indicator reports from Clackamas and Washington Counties, and a special feature of our partner, the Clackamas Workforce Partnership.

Past and current editions of the newsletter

can be found at: <https://www.ci.wilsonville.or.us/economic/page/economic-development-news>



Recruitment: Project Build It

Our recruitment leads come from three main sources: Greater Portland Inc, Business Oregon, and industry associations like Oregon Bioscience Association. This month staff submitted two real estate opportunities in response to an RFI (Request for Information) called Project Build It: a construction technology company looking to reshore manufacturing operations from Mexico. They use 3D printing technology to manufacture exterior wall systems that are climate-friendly and cost-effective. We will learn if they have interest in Wilsonville in the coming weeks and months.



Engineering Division, Capital Projects

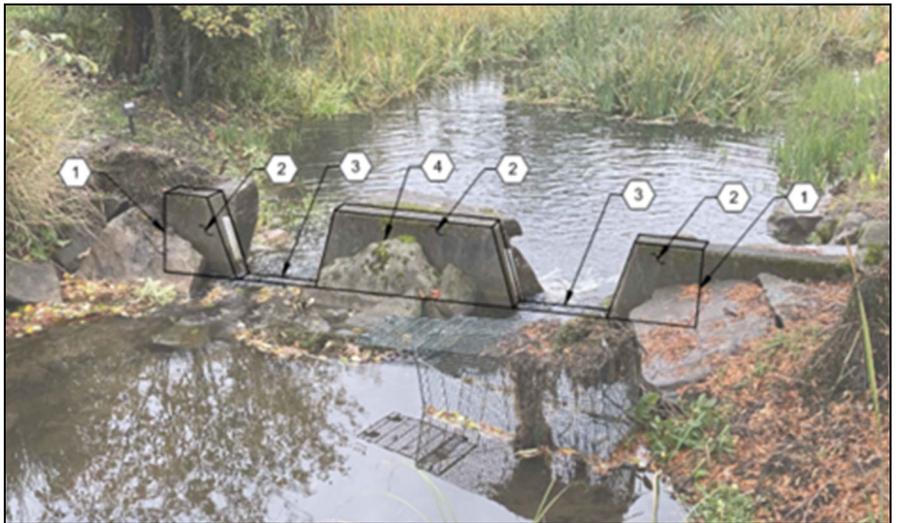
Fiscal Year (FY) 25-28 Street Maintenance (4014)

On December 2, 2024, City Council approved signing a contract with Century West Engineering for the design of road rehabilitations in Fiscal Years 26-28. Meanwhile, staff is working concurrently to complete necessary crack sealing and slurry sealing in Fiscal Years 25-28.

In Spring 2025, the Villebois neighborhood will receive crack sealing where needed and these same areas will receive slurry sealing summer of 2025. This inexpensive method will delay the need for more costly measures to the roadway, further extending the funds ability to manage the entire road network.

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. 60% plans are under review. Property acquisition is underway with purchase offers expected to be presented to property owners shortly. Bidding is expected in the fall.



A flow weir structure shown above will need modified as a part of the project.

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.

Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. Geotechnical drilling and other field investigations were completed in January and resumed into March due to weather. 30% plans are currently under review.



Rendering of the trail and sanitary sewer maintenance path.

Engineering Division, Capital Projects

Brown Road Improvements Project (1148)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The team is gathering input from the community and evaluating alternatives for typical road sections. The City is currently working with the consultant team to reach a 60% design. A third Community Open House is being planned for mid-Spring to present updated designs and concepts with the community and any other interested partners. The City anticipates construction will begin in spring of 2026 and will be completed by the end of 2026.

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 is complete. Sidewalks are currently being installed and are nearly complete.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.



- ◊ Most wires have been installed underground. The overhead communications wires will be removed in the next 30 days. PGE is expected to remove poles and move wires shortly after.

- Work in the roundabout (pictured) at Canyon Creek and Boeckman has started, the first phase of five is completed. Traffic is expected to shift as work progresses.

Engineering Division, Capital Projects

Boeckman Road Corridor Project (con't)

- Trail construction from Boeckman Road under the bridge is nearly complete.
- Bridge Construction is nearing a close. The sidewalk and handrail installation are expected to begin shortly.
- Final asphalt surface and striping to be completed this summer unless weather allows an earlier installation.



The start of the Boeckman Trail with the bridge with light pillars installed.

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

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new three -million-gallon water reservoir just west of City limits, along with approximately 3500 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 the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation, floor, wall, and roof installation.

Construction of the reservoir walls and roof is complete. Tank construction was completed in March, with concrete pre-stressing currently underway.

Commissioning of the new reservoir is scheduled for late spring of 2025.



Concrete tank pre-stressing

The Tooze Road transmission main installation is complete, except for the connection to the existing City water main, which will occur in early April. Final paving of Tooze Road will be completed in the spring or summer of 2025, followed by fencing and landscaping of the reservoir site.

Engineering Division, Capital Projects

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

This project expands the water treatment plant capacity to 20 million gallons per day to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025. The majority of work is complete, with testing, commissioning, and troubleshooting of new equipment currently underway.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Remaining work includes conversion of the former generator room into storage/workshop space in March/April and installation of an electrical transformer in the fall of 2025, after which the project will be complete.

Willamette Water Supply Program (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 2025. 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 95th Avenue from Boeckman Road 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 northbound lane of 95th Avenue from Boeckman Road to Ridder Road has been temporarily paved and is opened to two-way traffic. Permanent concrete road panel restoration of 95th Avenue to follow in summer 2025.



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. Housing construction has started in Frog Pond Terrace and Frog Pond Overlook.

- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgcrest subdivision, has submitted plans for infrastructure construction review.
- 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. Construction is anticipated to commence in spring 2025.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. Other construction is still on hold until the District resolves some contracting issues.
- Frog Pond Ridgcrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, has submitted plans for infrastructure construction review.



Looking east from Boeckman Creek toward Stafford Road. Frog Pond Overlook is in the forefront, Frog Pond Vista, Oaks and Crossing are further east.



Improvements on the right side of the picture are from the Frog Pond Terrace subdivision. The undeveloped property on the left side of the picture will be the Frog Pond Ridgcrest subdivision.

Natural Resources Division

Stormwater System Annual Inspection and Maintenance Reports

The City has stormwater maintenance agreements with property owners for the operation and maintenance of private stormwater systems. By May 1 of each year, an annual inspection and maintenance report is due from the owner or responsible party (e.g., management company, homeowners associations). In February, City staff mailed letters to property owners or responsible parties, including a report form, reminding them to submit their annual report. The required information includes the inspection date and any maintenance, repair, or replanting activities that were completed. After receiving the reports, City staff conducts an inspection to verify the information in the report.



Planning Division, Current

Administrative Land Use Decisions Issued

- 8 Type A Tree Permits
- 4 Type B Tree Permits
- 2 Class 2 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In March, 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 met on March 10th. After acknowledging an application that had been scheduled for hearing was withdrawn by the applicant, the Board received training regarding public records law as well as reviewing waivers.

DRB Panel B did not meet in March.

Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

On March 10, 2022, Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution. Executive Order 20-04 was in response to Oregon not meeting its climate pollution reduction goals, one of which was adopted in 2007 by state legislators to reduce the state's climate pollution by 75% by 2050. In response, the Oregon Land Use Conservation and Development Commission (LCDC) developed, and the State adopted, updates to Oregon's transportation and land use planning administrative rules (OARs). These new OARs and local government compliance with them are the core of what is called the Climate Friendly and Equitable Communities (CFEC) program. Among the CFEC requirements is parking reform to remove or substantially reform minimum parking requirements in local government codes based on the State's findings that minimum parking requirements overproduce parking leading to, among other things, inefficient land use, less walkability, and more pollution from driving.

On March 20 a community open house was held where community members learned about the project and offered insights on where parking is inconvenient or difficult in Wilsonville and what strategies could be used to address current and potential future parking congestion.

Housing Our Future

This multi-year project analyzed Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This builds upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In March, the project Task Force held its final meeting, providing refinements to the actions that will be included in the Housing Production Strategy. Based on this input, the project team will finalize the draft Housing Production Strategy report, which Planning Commission and City Council will review at work sessions in April.

Planning Division, Long Range

Legislative Session Involvement

The 2025 legislative session continues to be busy for bills related to land use and housing. Planning staff continues to track various bills, participate in coordinating meetings with the League of Oregon Cities and the Governor's Office, and support the preparation of City comments and testimony for various bills under consideration.

Oregon White Oak Response Coordination and Leadership

In March, 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. Oregon State University (OSU) graduate students are continuing coordination with the City to establish research projects within Wilsonville. City staff is preparing for the spring and summer when signs of infestation are more prevalent and residents will likely need more support for either removal or care plans.

Planning Commission

The Planning Commission met on March 12. During the meeting the Commission held one work session about the Wilsonville Industrial Land Readiness project focused on the Basalt Creek industrial area on the northwest edge of the City. Staff presented information about the regulatory context of land use planning in the Basalt Creek area, market demand for industrial land in the City and region, and the High Tech Employment and Light Industrial land use types. The Planning Commission provided feedback about these topics to help inform work on a Basalt Creek Master Plan and Development Code amendments for the planning area.

Wilsonville Industrial Land Readiness (WILR) 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. In March, staff presented information to the Planning Commission and sought their input to reaffirm concepts from the Basalt Creek Concept Plan and define land use types in more detail to inform Master Planning and Development Code amendments. Consultant work continued on the second City-wide phase of the project focused on the Buildable Land Inventory (BLI) and Community Engagement Plan. City Council will receive an update on this work in the coming months.