



DECEMBER 2022 MONTHLY REPORT

From The Director's Office

Greetings!

The Community Development Department was able to gather to celebrate the holiday season for the first time in three years, what a great feeling to celebrate the season as well as each other. At our all-staff meeting, we discussed our accomplishments for 2022, recognized five new team members and celebrated three promotions. Mostly, we celebrated how good life is and how great it is to work for the City of Wilsonville.

Planning had a very full workload this past year with significant private development applications occurring in Frog Pond West, where seven different subdivisions are in different stages of development. The Coffee Creek Industrial Area has been active where Black Creek Group has just tilted new concrete panels that form the walls of the building (pictured) resulting in our second significant industrial development in the area. On the long-range planning front, Council adopted the Frog Pond East and South Master Plan which will set the stage for the next generation of diverse, livable neighborhoods. Council also established a Vertical Housing Development Zone tax incentive program and adopted Airport Good Neighbor Policies into the Comprehensive Plan. Economic Development staff also brought forward an Urban Renewal Strategic Plan that will set the stage for future actions using tax increment financing.



New concrete wall panels being installed at the Grahams Ferry Industrial Center on Garden Acres Road

Engineering had an excellent and fulfilling year rebuilding the management team with the addition of two high-quality civil engineer project managers in Amy Pepper, Development Engineering Manager and Andrew Barrett, Capital Projects Manager. Zach Weigel has been able to find his footing as the City Engineer and projects are moving, including finalization of the 5th Street to Kinsman Road urban upgrade, the Boeckman Road Corridor Project, Boeckman Creek sewer trunk line interceptor and regional trail, Charbonneau consolidated improvements, and the West Side Reservoir. The Engineering team is also advancing master plans for stormwater management and the wastewater treatment plant while supporting private development of residential subdivisions and industrial warehouses across the community.

Building has set all-time records with the valuation of building permits that have been issued over the past calendar year, valued at over \$156 million. The large projects include tenant improvements for Department of Administrative Services (DAS) and Twist Bioscience, as well as three new industrial warehouses. Perhaps most important is the complete integration of new permit software, EnerGov, that has changed our business model to a paperless one with all digital payment, submittal, plan review, and issuance.

Even with fluctuating interest rates and inflation, the past year has been a very good one for Wilsonville and we are well positioned for more significant investment and exciting projects in 2023.

Chris Neamtzu, AICP

Community Development Director

Building Division

Whatcha Lookin' At - Protecting Public Sewers

The Oregon Plumbing Code and the City of Wilsonville Code of Ordinances protect our public sewers from damage. These standards also protect our waterways and green spaces. Under the direction of Community Development Director Chris Neamtzu, the department oversees the effort to ensure this. The Building, Engineering, Natural Resources, and Industrial Pretreatment (Public Works) Divisions work together sharing plan reviews, field inspection data, and other information. Each division helps the others understand the many different regulations and standards involved in providing this protection for the public.

One example is a local vehicle rental business. The plumbing inspection revealed an oil/water separator vault that had been incorrectly modified at some time in the past. The separator was corroded and broken. This condition was not known until the new underground plumbing was installed. Although the plumbing drains were connected to the bad oil/water separator, the inspector stopped the installation until a correction or replacement could be made. This action prevented diesel, oil, grease, and other flammable substances from entering the public sewer or the surrounding ground.

Diligent inspections and sampling by the Industrial Pretreatment and the Natural Resources Divisions along with continuous construction contractor education keep our systems safe.



Oil separator vault—bad, removed from service



Oil separator vault—new replacement

Engineering Division, Capital Projects

2022 Street Maintenance

This project includes Curb Ramp Replacement (4014/4118) and Annual Pedestrian Improvements (4717). Both project designs are complete. Bids for this project were opened on December 14, 2022. The apparent low bidder is Emery & Sons with a bid of \$426,567.00, and is in the process of being awarded. Work is expected to begin in Spring 2023.

- Curb ramps and signal improvements will be constructed at the intersection of Wilsonville Road/Boones Ferry Road and at Wilsonville Road/Rose Lane. These improvements will be made ahead of the 2023 Street Maintenance projects at the same location to comply with ADA requirements.
- The pedestrian improvements include seven street crossings on French Prairie Road in Charbonneau. These improvements will include new or updated signing and striping to enhance the safety and visibility of pedestrians.

2023 Street Maintenance (4014)

This project involves the design and construction of the pavement rehabilitation on Wilsonville Road, Boeckman Road, and Parkway Avenue. The Request for Proposals (RFP) was advertised on November 2, 2022. Proposals were submitted on December 6, 2022. Final design is anticipated in March 2023, with construction commencing shortly thereafter.

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

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension and installation of a portion of the Ice Age Tonquin Trail. Roadway construction of the Kinsman Road extension to Wilsonville Road continues. The new Kinsman Road bridge over Coffee Creek is nearing completion. Utility work on Boones Ferry Road has resumed. Water quality planter box installation (pictured) is underway on 5th Street, east of Boones Ferry Road. Construction work will continue through May 2023.

Boberg Diversion Structure Replacement (2100)

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

Boeckman Creek Interceptor (2107)

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. The kickoff meeting was held on October 31, 2022. Field investigations (survey, natural resources, cultural resources, and geotechnical) began late November/early December 2022 and will continue through February 2023. These investigations will guide the design team in alternatives analysis and decision making for the trail and sewer alignments. Right of Entry permits are currently being collected. Public outreach efforts have begun, and an article will be included in the December 2022 Boones Ferry Messenger



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 pushing to get the design of the project and advancing time-critical components. Right of Entry Permits are nearly complete, and survey and other field work is nearly complete. Road cross-sections have been established and design is underway. A three-span bridge has been selected for this project. Additionally, several guaranteed maximum price (GMP) packages are identified and scheduled to meet the project deadlines. The temporary signal at 65th Avenue and Stafford Road is 90% designed and components will be selected in the coming month. Other long lead items and contractor are being worked through to avoid impacts to the schedule. The first GMP is scheduled in late January or early February, depending on project timing.

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

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

Charbonneau Lift Station (2106)

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

Coffee Creek Interceptor Phase II (2108)

This project involves the system capacity analysis of the existing Coffee Creek Interceptor to determine how much development can occur in Coffee Creek prior to upsizing the sanitary sewer main. The analysis will be delivered utilizing the City's on-call roster of consultants.

I-5 Pedestrian Bridge (4202)

This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over I-5 from Town Center Loop West to Boones Ferry/Barber Street. The design team is incorporating PGE utility undergrounding plans into the construction drawings. Design work is wrapping up until construction funding is identified.

Priority 1B Water Distribution Improvements (1148)

This project involves the design and construction of water main replacements in three areas: Jackson Way, Evergreen Court, and Barber Street. These improvements will improve system capacity and eliminate fire flow restrictions. Design work is underway with plans nearing completion. The Invitation to Bid is anticipated to be advertised in early January 2023.

Priority 1B Water Projects—2023 (1148)

This project involves the design and construction of water mains in two areas: Wilsonville Summit/Canyon Creek Apartments and the Sundial Apartments. These improvements will improve system capacity and eliminate fire flow restrictions. Preliminary design is underway. The design for this project will be delivered utilizing the City's on-call roster of consultants.

Engineering Division, Capital Projects

Rivergreen and Corral Creek Lift Stations (2105)

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

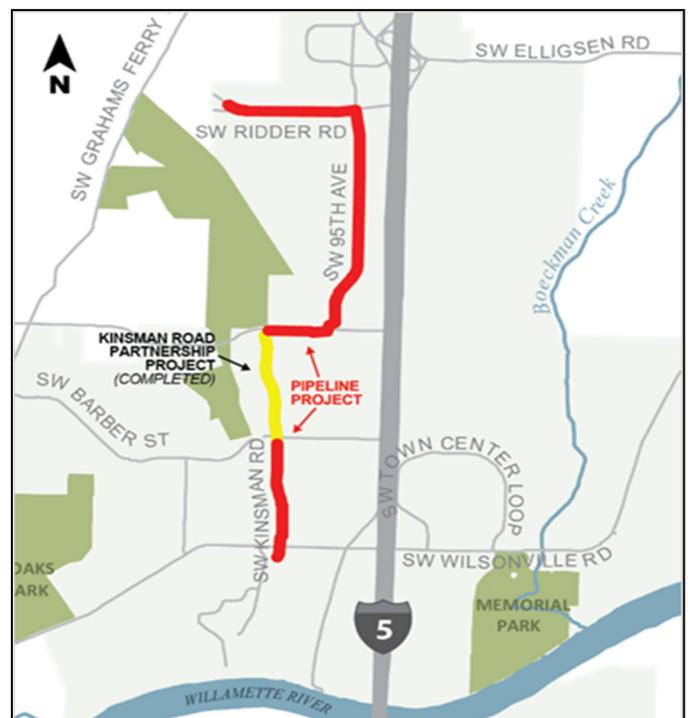
Water Treatment Plant (WTP) Expansion to 20 MGD (1144):

This project will expand the Water Treatment Plant (WTP) capacity to 20 millions of gallons per day (MGD) and incorporate related WTP capital improvements. A Construction Manager/General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022 with completion expected in 2024.

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 in 2024. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans. Proposals for an inspection services consultant were awarded to Dowl. This consultant will perform inspection of all City-owned public improvements throughout the project work.



Waste Water Treatment Plant (WWTP) Master Plan (2104)

This project will evaluate capacity of WWTP processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed in April 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in early 2023.

Westside Level B Reservoir (1149)

This new reservoir is proposed in the adopted water master plan; on property purchased in 2010 near Tooze Road and Baker Road. A request for proposal (RFP) for engineering design and construction services was issued in early October. Proposals were received in November.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

Construction of this 5-lot subdivision continues to be on hold until revised plans have been approved by the City to accommodate middle-housing. Erosion control measures have been installed to protect the site from erosion until construction activities commence again.

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. The contractor for the Frog Pond Ridge subdivision is working on punch list items of the infrastructure and housing construction is underway. Construction at the Frog Pond Estates, Frog Pond Vista, and Frog Pond Oaks subdivisions will commence in the spring when weather is more favorable for construction. Frog Pond Crossing subdivision, located north of Frog Pond Lane and west of Stafford Road, has started installing the sewer main.

Villebois Clermont

The subdivision plat for Villebois Clermont has been recorded and home construction has commenced. Construction on Regional Parks 5 and 6 is continuing. The new tennis court, play area, and Tonquin Trail extension are partially complete. The contractor continues to work on final infrastructure punch list items for the subdivision.

Commercial/Industrial Construction Activities

Black Creek Industrial

Nestled between Garden Acres and Grahams Ferry Roads, this project will include frontage improvements along Garden Acres and Grahams Ferry Roads and construction of a new supporting street. Onsite work continues. Vertical construction has commenced. Street improvements are anticipated to begin in January 2023.



Frog Pond West



Villebois Clermont



Black Creek Industrial

Natural Resources Division

National Pollutant Discharge Elimination System (NPDES) Annual Report

An annual report is prepared every fall for the City's National Pollutant Discharge Elimination System (NPDES) stormwater program. The report is submitted to the Oregon Department of Environmental Quality and documents stormwater management practices, land use changes and new development activities, program expenditures, and water quality monitoring.

Highlights from this year's report include:

- Private Lift Stations - Due to improperly maintained private lift stations, the City implemented an inspection program in 2018. The goal of the program is to educate owners of private lift stations about their facilities and require them to conduct annual inspections and maintenance.
- New stormwater facilities - Every year sees an increase in the number of private stormwater facilities constructed to treat and control stormwater runoff from development sites. During the reporting year (July 1, 2021 to June 30, 2022), four rain gardens, two vegetated swales, and twenty planter boxes were installed.
- Existing structural controls - During the reporting year, staff inspected 69 public structural controls. All of the structural controls were given an inspection ranking and entered into the City's asset management system (i.e., Cartegraph).
- Approximately 24,498 linear feet of the stormwater conveyance system was cleaned and maintained by Public Works over the reporting year.
- The Parks and Recreation Department planted approximately 1,500 trees and 500 native plants in landscape beds and turf areas.



Vegetated Swale



Planter Box

Planning Division, Current

Administrative Land Use Decisions Issued

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

Construction Permit Review, Development Inspections, and Project Management

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

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

Development Review Board (DRB)

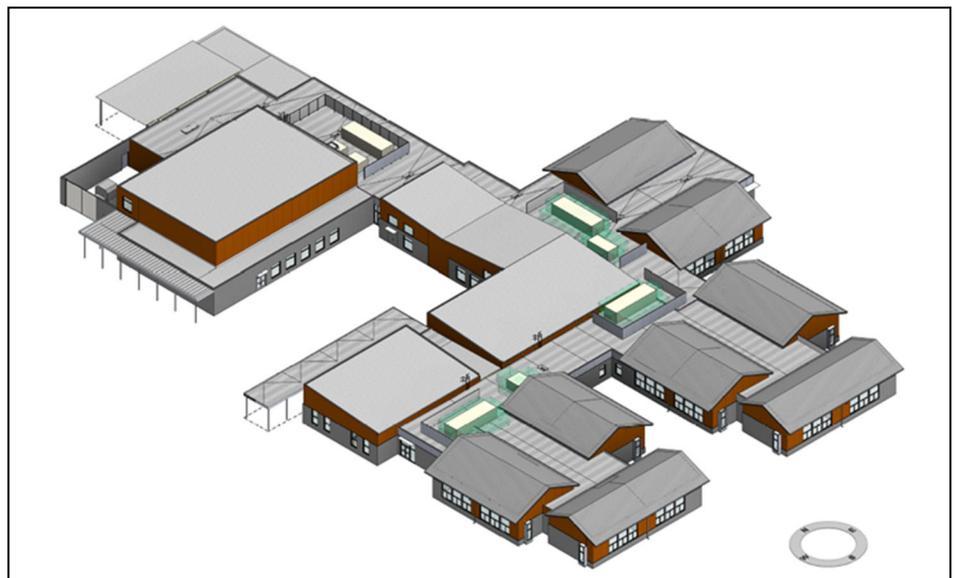
DRB Panel A did not meet in December.

DRB Panel B did not meet in December.

DRB Projects Under Review

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

- Industrial development on Day Road
- Marina modifications and parking addition in Charbonneau
- New industrial building at Boeckman and Kinsman Roads
- New industrial building on Garden Acres Road
- New industrial building at ParkWorks
- Parking addition for industrial manufacturer
- New primary school in Frog Pond West



Rendering of Proposed Primary School in Frog Pond West

Planning Division, Long Range

Aurora Airport

Aurora Airport Good-Neighbor Policies

This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. During December, with Ordinance No. 871, City Council adopted the amendment of the Comprehensive Plan Text and Areas of Special Concern Map to adopt Airport Good-Neighbor Policies and designate the Aurora State Airport and surrounding properties as an Area of Special Concern.

Frog Pond East and South Master Plan

In December, with Ordinance No. 870, City Council adopted the Frog Pond East and South Master Plan. The Master Plan has policies to support a variety of housing that has potential to provide market-rate home ownership opportunities at a price lower than other recent development.

In addition, the Master Plan has policies to avoid regulatory barriers to programs the City may develop for subsidized affordable housing during the life of the Master Plan. These housing affordability and ownership policies will continue to be front and center during implementation steps over the coming months related to infrastructure funding and development standards.



**FROG POND
EAST & SOUTH
MASTER PLAN**

Planning Commission

The Planning Commission did not meet in December.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. At its December 19 meeting, City Council selected Palindrome as the preferred development partner for the TOD project. Throughout the coming months, the City will work with Palindrome to refine development plans for the site and project timing.

General project information is available on the project website:

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

Wilsonville Town Center Plan

Town Center Plan Implementation

The Town Center Plan identifies several implementation activities to support the transformation of Town Center into a vibrant, walkable destination that is the heart of Wilsonville. During December, the Town Center project team began to plan implementation activities for 2023, including implementation of the recently adopted Town Center Infrastructure Funding Plan. Expected activities to support the Funding Plan include consideration of Urban Renewal, System Development Charge updates,

a stormwater utility fee surcharge, and City bond or debt issuance to support construction of the Town Center Plan's infrastructure projects.



WILSONVILLE TOWN CENTER