

### From The Director's Office

Greetings!

I am pleased to report that Dan Carlson, the City's Building Official, is the 2023 recipient of the International Code Council's (ICC) Raising the Profile Award, which recognizes an individual for contributions that raise the public awareness on the importance of building safety codes as well as accomplishments that improve public safety in the built environment.

In addition to his role with the City as Building Official, Carlson serves as an Adjunct Professor for the Chemeketa Community College Building Inspection Technology Program. As Department Director, I am very proud of Dan's contributions to the development of code professionals in Oregon and throughout the nation through his commitment to teaching building trades at Chemeketa. His emphasis on employment in the public sector will surely drive many of his students to realize the wonderful career paths that local government can provide.

An infusion of new professionals into the plan review, building inspector, and administrative leadership roles will be critical to the success of the State of Oregon as we proceed toward creating more housing than has been done in many decades.

Great job, Dan!

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



## Building Division

### The Foundations of a Strong Building: An Introduction to Building Inspections

Building inspectors encounter a wide variety of structures and see firsthand the importance of thorough inspections in ensuring the safety and longevity of buildings. This article explores the fundamentals of building inspections, their significance, and how they contribute to the construction industry's success.

#### Why Building Inspections Matter:

- **Safety:** First and foremost, building inspections ensure that structures are safe for occupants. Inspectors evaluate the structural integrity, electrical systems, plumbing, and other crucial components to identify potential hazards.
- **Compliance:** Building codes and regulations vary from one region to another. An inspector's role is to confirm that a building adheres to local building codes, ensuring it meets minimum safety and performance standards.
- **Quality Assurance:** Building inspections help maintain high construction quality standards. They prevent subpar workmanship and materials, ultimately saving property owners from costly repairs and renovations down the line.
- **Environmental Concerns:** Inspections also address environmental issues, such as energy efficiency and the use of sustainable materials. This focus on environmental sustainability contributes to a greener future.

#### The Inspection Process:

- **Pre-Construction Inspection:** Inspectors begin by reviewing plans and permits to ensure that the proposed construction complies with local regulations.
- **Foundation Inspection:** This is one of the most critical inspections. A solid foundation is essential for the stability of the entire structure.
- **Framing Inspection:** This stage involves checking the frame of the building to ensure it meets structural requirements.
- **Electrical, Plumbing, and HVAC Inspection:** These inspections focus on the building's systems to guarantee they function safely and efficiently.
- **Final Inspection:** This comprehensive evaluation occurs after construction is complete, ensuring that all systems work correctly and that the building complies with codes and regulations.

#### The Role of a Building Inspector:

Building inspectors play a vital role in the construction process. They are the guardians of safety and quality, working to ensure that buildings are not only up to code but also well-constructed and reliable. Inspectors must possess a keen eye for detail, a strong knowledge of building codes, and excellent communication skills to collaborate effectively with contractors and property owners.



Pictured: City building inspectors Mike Ditty and Carl Brown at Wilsonville's wastewater treatment plant

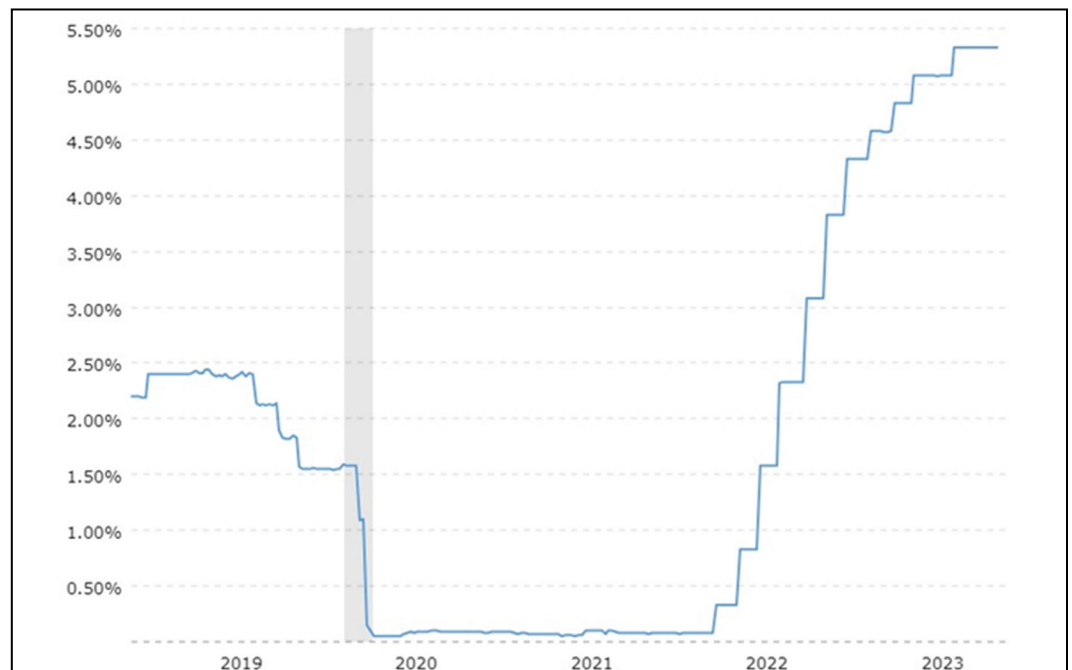
## Economic Development Division

### An Editorial Note from the Economic Development Manager

While local economic conditions do not always mirror national dynamics, Wilsonville still feels the effects of the broader marketplace. The Federal Reserve (Fed) continues to monitor inflation and adjust prime interest rates accordingly. For the past 18 months, the Fed has been consistently raising interest rates in order to curb inflation and cool off the hot economy, which was fueled in part by the massive injection of cash into the economy in the form of COVID relief checks written to both individuals and businesses during the pandemic. The good news is that many market indicators remain strong, including increasing wages, demand for labor, and consumer demand for goods. The more concerning piece is related to capital markets and how increased interest rates have impacted the development and construction industry, home prices, and consumer buying power.

The cost of construction is at an all-time high, for both infrastructure and vertical development. When combined with the sudden increase in the cost of capital, development activity has begun to show early signs of slowing. We don't expect this to change soon and we may be waiting a while longer before we see the full impact of the Fed's monetary policy. The question of the day is how long this trend will continue and how deep the retraction will be? No one can be sure. We are hearing from developers that projects that were financially feasible a year ago no longer work. Banks and investors are in a holding pattern. In many cases they are not lending for commercial construction at all, and when they are lending, the terms offered are unaffordable.

In the next year, we can expect this holding pattern to continue. We may see some change in the "right" direction (a decrease in interest rates) if the economy cools or cools too much in the next 6-9 months, or we may be waiting until after the 2024 presidential election. All this to say, we will likely see a slowdown in development activity in the city throughout most of 2024. Private development projects that we thought would be delivered in the near term may be put on hold and projects we have been hoping for (development within Town Center and Coffee Creek, for example) may be delayed until developers and investors have more confidence in the trajectory of interest rates and the greater economy.



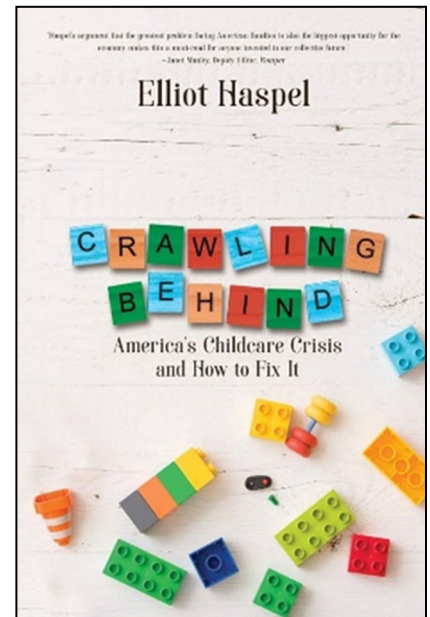
## Economic Development Division

### Childcare Provide Consortium

In February, the City Council set the following goal: “Convene a childcare partner consortium to understand the barriers, challenges, and opportunities for increasing childcare opportunities in Wilsonville. Consider the City's role and potential actions for supporting the outcomes.”

The consortium met for the first time on September 6 and met again on October 5. The group continues to remain energized and is beginning to focus in on specific goal areas. At the outset, staff thought we would be focusing more at the local level but the group seems more interested in advocacy at the state level and leading the charge of organizing providers across the region and state to elevate their collective voice.

Staff will be purchasing a book for the consortium to read and learn from. The book is *Crawling Behind: America's Child Care Crisis and How to Fix It*. The author is a leading thinker in the country regarding the childcare crisis and potential remedies. More to come from this group!



### Oregon Biotech Summit comes to Wilsonville

The Oregon Bioscience Association (Oregon Bio) hosted their annual summit at Twist Bioscience on October 25. Staff coordinated with Oregon Bio on the event, which included a modest sponsorship. The sponsorship allowed Mayor Julie Fitzgerald to provide welcoming remarks before the keynote panel, in which four panelists from biotechnology companies discussed why they see Oregon as a great ecosystem in which to grow the Biotech sector. The Mayor made a compelling case that Wilsonville was ready for Twist and that the city is ready to attract more biotech companies with a supportive Council, robust infrastructure and economic development incentives. Great job, Mayor Fitzgerald! The Summit was productive and provided staff with the opportunity to connect with several good contacts during the networking event that followed the Summit.



## Economic Development Division

### Town Center Urban Renewal Feasibility Study

The city's urban renewal task force (URTF) met on October 18 to review a proposed package of projects to be completed under a prospective urban renewal plan to support the implantation of the Town Center Plan (TCP). The package demonstrated a financially feasible path to complete the projects identified in the TCP, as well as a significant allocation of funds to economic development projects and programs, e.g. property acquisitions and programs to support impacted businesses.

The meeting generated good discussion and at the conclusion of the meeting the URTF was satisfied that staff and consultant recommendations for sharing of project costs between urban renewal, private development, and the city's various system development charge (SDC) funds were defensible and acceptable. Tualatin Valley Fire & Rescue expressed their growing concern about foregone revenues due to urban renewal plans throughout their service jurisdiction but did not express specific opposition to the proposed slate of projects and associated costs.

Staff will present this proposed package as well as a communications plan for outreach leading up to the May 2024 election and advisory vote on this matter at the two work sessions of the City Council scheduled in December 2023.



## 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 will repave 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 prior to October 15
  - ◇ 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
- What to expect:
  - ◇ Final Inspection efforts and minor work to complete the project in the coming months.

### **2024 Street Maintenance (4014/4717)**

Proposals to design this project were due to the City on September 21. Three proposals were received and evaluated. The most qualified proposer was selected. Currently, the scope and cost of the work is being negotiated between City Staff and Century West Engineering. Once agreed upon, staff will recommend to Council the award of the design contract on November 6 and likely begin working to design this project around November 15. Construction for this project is being projected for summer 2024.

### **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 are nearly finished and the design is approaching 30 percent complete. A preliminary review of the trail layout and maintenance concept plan will occur in early November. Once review is completed, 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 pushing to design the project and advancing time-critical components. Property acquisitions are advancing, and expected to be completed in December. This project has been divided into several guaranteed maximum price (GMP).

- **GMP 1: Temporary Traffic Signal at Stafford and 65th Ave**
  - ◇ What has been completed: Signal pole installation, conduits installed, traffic signal cabinet, and grading efforts.
  - ◇ What to expect: Installation of striping and signs, signal activation in November.
- **GMP 2: Meridian Creek Culverts, House Demo**
  - ◇ What has been completed: Culvert installation (pictured), retaining wall installation, grading areas upstream and downstream of pipe, plantings.
  - ◇ What to expect: Additional piping and manhole installation, house removal at the dip, brick veneer installation on retaining wall.
- **GMP 3: Bridge, Roundabout, and Road Widening**
  - ◇ Costs have been provided to the City and are currently being reviewed and negotiated with the City and the Owner's Representative. The projected Council date for approval is expected in early December, construction to follow immediately after.



Other work is occurring in advance of the bridge work such as tree clearing, utility relocations, and coordination with the new primary school site. The road closure is expected in December or January.

### **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. The City project team returned 100% plan comments to the design engineer in September. This project is on schedule for bidding in early 2024 with construction following in the summer.

### **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 was completed in October 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

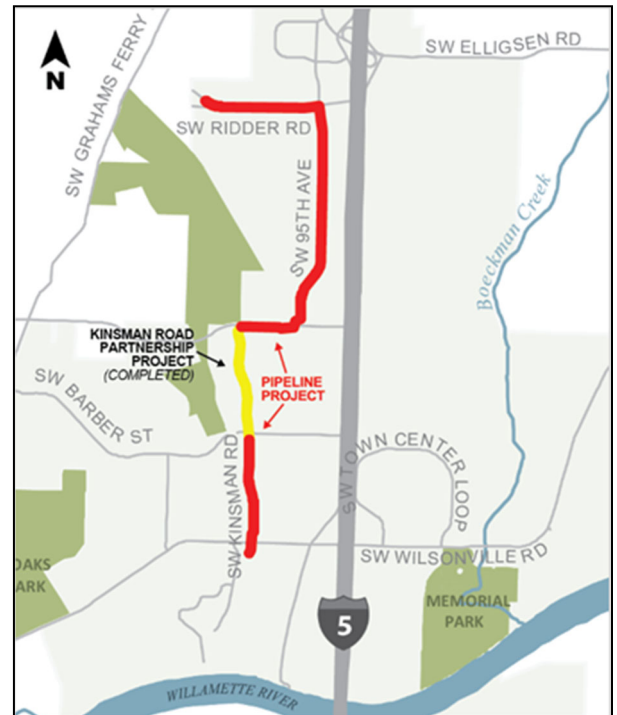
### WTP Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A construction manager/ general contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. 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 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 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. The trenchless crossing under Wilsonville Road has been completed. Pipe install on the northern half of 95th Avenue to Ridder Road is nearing completion and restoration of the sidewalk, curb and gutter, and concrete road panels on the east side of the road has begun (see image). Construction work is progressing north on Kinsman Road between Wilsonville Road and Barber Street. The trenchless crossing under Boeckman Road started in October.



### WWTP Master Plan (2104)

This project will evaluate capacity of Wastewater Treatment Plant (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 by December 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in fall and winter of 2023 .



## Engineering Division, Private Development

### Residential Construction Activities

#### *Canyon Creek South Phase 3*

The contractor continues to work on installing utilities for the five residential lot subdivision located on Canyon Creek Road. The contractor is currently working on installing franchise utilities. Paving is expected to occur in November.

#### *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, continues.

- 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. A sales trailer has been installed and construction of homes is expected to begin later this Fall once the plat has been recorded to create legal lots of record.
- Frog Pond Estates, a 17-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, has installed most of the water system. Curbs are anticipated to be installed in November.
- 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 open space improvements.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road, has installed storm and sewer utilities on SW Sherman Drive, in addition to working on site on the building.
- Frog Pond Vista subdivision, a 38-lot subdivision to the west of Frog Pond Oaks, is working on installation of franchise utilities. Paving is expected to occur in December, weather permitting.



Frog Pond Crossing



Frog Pond Estates



Frog Pond Primary

#### *Villebois Clermont*

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

## Natural Resources Division

### Stormwater Master Plan Update

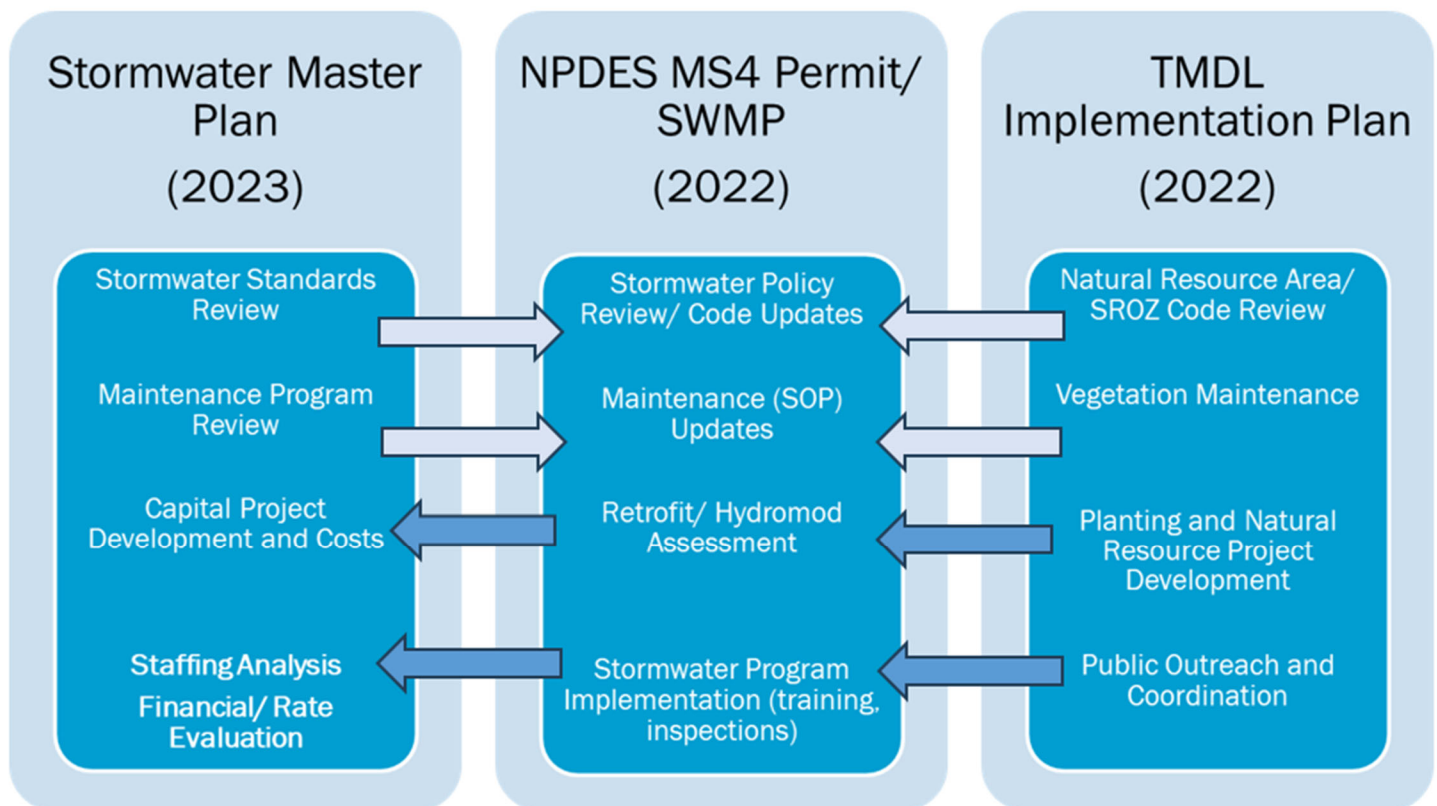
Since February 2021, City staff has been developing an update to the Stormwater Master Plan (SMP), which will improve understanding of stormwater system characteristics and infrastructure in the city. The SMP will include a capital improvement program (CIP) reflecting the prioritization of capital projects and programmatic activities to address conveyance, capacity, water quality, and natural resource enhancement for both existing and future development.

Over the last year, the project team has focused on model development, assessing problem areas, regulatory review, and developing the CIP. Future steps include public engagement, finalizing the CIP, and draft and final versions of the SMP. On November 6, staff and the consultant will present the SMP executive summary and CIP at the City Council work session.

For more information about the project, check out Let's Talk, Wilsonville!

<https://www.letstalkwilsonville.com/stormwater>

### Regulatory Drivers and Overlap



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 7 Type A Tree Permits
- 4 Type B Tree Permits
- 3 Class 1 Administrative Reviews
- 1 Class 2 Administrative Review

### Construction Permit Review, Development Inspections, and Project Management

In October, 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 Public Works Building
- Residential subdivisions in Frog Pond West
- State of Oregon North Valley Complex

### Development Review Board (DRB)

DRB Panel A did not meet in October.

DRB Panel B did not meet in October.

### DRB Projects Under Review

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

- 21-unit subdivision in Frog Pond West
- 34-unit subdivision in Frog Pond West
- 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
- Transit-Oriented Mixed-Use Development adjacent to SMART Central/WES Station on Barber Street



Proposed Mixed Use Building on Barber Street adjacent to SMART Central/WES Station

## Planning Division, Long Range

### Coffee Creek Form-based Code Assessment and Basalt Creek Code Implementation

Planning staff is conducting an assessment of the Coffee Creek Form-based Code standards to identify ways in which they could be adjusted to streamline land use review and encourage additional high-quality industrial development. This information also will be used to help determine what zoning is appropriate for Basalt Creek. Also the Basalt Creek implementation involves infrastructure planning and funding and other steps to ensure the industrial land in this area is development-ready. In October, staff worked to prepare the Request for Proposal to hire a consultant team to support the Basalt Creek part of the project using a total of \$270,000 in received and anticipated grant funds.

### 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.



## FROG POND EAST & SOUTH MASTER PLAN

During October the project team continued work on testing and refining draft code concepts, particularly standards related to variety of housing and stormwater design standards. This included meetings internally, with consultants and stakeholders, and having a work session with the Planning Commission. Also during October work continued on the infrastructure funding plan developing updated assumptions regarding the total unit counts, phasing of development, and cost estimates.

### 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 October, the project team prepared for a November public meeting focused on the causes and consequences of rent burden, with the goal of identifying potential solutions for consideration in the project's Housing Production Strategy. The project team also worked on getting contracts and detailed work plans in place for the final phase of the three-phase project to begin in November or December.

### Oregon White Oak Response Coordination

In October, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer 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.

### Statewide Policy Involvement

In October, members of the Planning Staff, together with Engineering and Building Staff continued to track the Governor's Housing Production Advisory Council (HPAC) and other policy discussions to inform upcoming legislative sessions focused on fees, permitting process, and review standards to support increased housing production. Planning Staff attended HPAC hearings and reviewed draft legislative concepts from the Governor's office, met with the Governor's staff about the draft legislative concepts, and provided detailed written feedback on the concepts. Additionally, staff worked to provide a one-pager about the City's housing efforts for a planned housing-focused tour of Portland Metro jurisdictions.

## Planning Division, Long Range

### Planning Commission

The Planning Commission met on October 11 and held three work sessions. The work sessions included: draft development code standards related to housing variety and stormwater to implement the Frog Pond East and South Master Plan, the citywide Stormwater System Master Plan and the Wastewater Treatment Plant Master Plan. Following the work sessions the Commission also received a presentation on the City's Transportation Performance Report.

### Wilsonville Town Center Plan

#### *Town Center Plan Implementation*

During October, the Town Center project team continued work on a detailed Urban Renewal Feasibility Study, taking the findings of the recently adopted Infrastructure Funding Plan and further assessing forecasted revenues, maximum indebtedness, a project list, and proposed district boundary for an Urban Renewal District in Town Center. The Urban Renewal Task Force met on October 18 to review the project list that will be included in the proposed Urban Renewal Area. The next Urban Renewal Task Force meeting is planned for November to discuss the draft ballot language and communications plan for the planned advisory vote on the proposed Urban Renewal Area in May 2024.



**WILSONVILLE TOWN CENTER**