

From The Director's Office

Greetings!

It was 10 years ago this month that landscape contractors applied Safari, a dinotefuran based insecticide, on fully flowering Little-leaf Linden trees at the Argyle Square Target store parking lot, causing one of the worst bee kills in the country's history where more than 50,000 pollinators were estimated to have been lost over a period of three days. This tragic event cast Wilsonville in a very negative light much to the dismay of local leaders who determined that they would make lemonade with the lemons provided.



While City staff did come up with a solution to cover the Linden trees with shade cloth bags (pictured) that protected the pollinators from the harmful chemical, stopping the death, perhaps more importantly is what the City did to follow. First, the City was interested in broadly promoting the importance of pollinators, and pollinator habitat so we became an affiliate of Bee City USA, a program that supports and encourages pollinator conservation in cities. Next, we created a multi-layered Bee Stewards Program, which was intended to restore, protect and educate community members about the importance of pollinators.

The Bee Stewards Program included 5 main goals:

1. Create productive pollinator habitats in Wilsonville, on City and West Linn- Wilsonville School District-owned property, utilizing volunteers and youth organizations to help with plantings and maintenance.
2. Develop an Integrated Pest Management (IPM) plan for Wilsonville owned grounds and facilities.
3. Establish interpretive signs near pollinator gardens to enhance community understanding of pollinators and their habitat needs.
4. Provide education and tools for Wilsonville residents to create pollinator habitat in their own yards.
5. Expose students to pollinator education via classes, service learning, youth crews, and club settings and establish a student-led monitoring program.



Wilsonville's response to the bee kill at Target is indicative of a long-term view of the importance of this precious resource. Ten years later, staff is still promoting the importance of bees and their habitat, the installation of pollinator friendly gardens and encouraging property owners and citizens to add plants that bring nature close to home benefitting bees. While certainly a tragic event that will never be forgotten, the long-term response to the crisis is something that the community can be very proud of.

Chris Neamtzu, AICP

Community Development Director

Building Division

Whatcha Lookin At - Rebar

Steel “rebar” reinforcement is an important structural element that is placed in concrete foundations for buildings. Concrete performs very well in resisting compressive forces. It does poorly with tension or pulling-apart forces. When rebar is added it dramatically increases the structural strength of concrete.

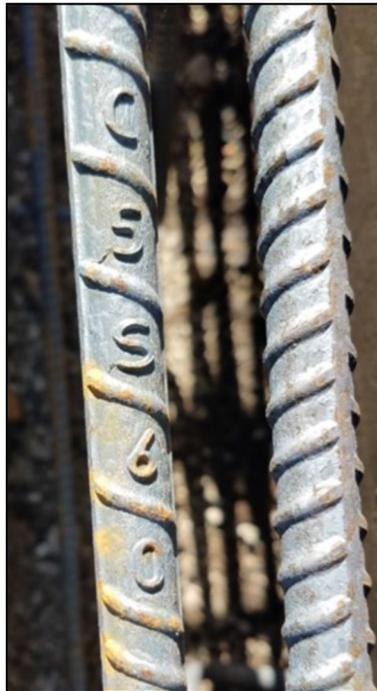
Rebar comes in a variety of sizes and grades of steel. The most common size designation is a #4 rebar. Each successive number in size relates to the number in eighths (1/8) of an inch. For example a #5 bar is 5/8 inch thick rebar.

The ridges on rebar are called “deformations” that allow concrete to bond to steel. Deformations are created in the molten steel rolling process at the mill as shown in the photo below. Steel rods that are smooth (not deformed) are typically not acceptable in foundation construction. Rebar is required to bear a marking which provides information about the manufacturer, size designation, type of steel, and minimum strength.

In the case of the photo to the right the building inspector can verify which mill the steel came from. This is the top mark on rebar shown as a “C” for Cascade Steel Mills in McMinnville, OR. The next mark is a “5” for 5/8 inch diameter. The third marking is an “S” for Carbon Steel. And, the number “60” indicates the grade of steel. The grade of steel relates to the tensile strength. Grade 60 will resist a minimum pulling apart force of 60,000 pounds. The same is true for Grade 40 steel. It will resist a force of 40,000 pounds.

Recent building code changes require new homes in seismic zone D (which is the majority of cities in Oregon) to be constructed using the higher Grade 60 rebar, whereas previous codes required Grade 40 rebar as the minimum, or no rebar at all.

During a foundation inspection the building safety inspector verifies all of these specifications and compares them with the construction plans to ensure the home is constructed as designed. The building inspector also verifies that the minimum rebar lap splices at joints, the rebar clearances to the sides of forms, and the required minimum quantity of rebar meets code. All of these elements go into ensuring homes are constructed to safely withstand the forces of everyday use plus natural disasters such as wind, flood, or seismic events.



Economic Development Division

Staff awaits Technical Assistance Grant approval

In addition to the recently approved Regionally Significant Industrial Sites (RSIS) application, staff also recently submitted an application for a pilot grant program made available by Business Oregon. The program provides funding for technical assistance (e.g. consultant fees) in order to advance industrial sites or planning areas toward a developable “shovel-ready” status. With coordination and assistance from the Planning division, staff submitted an application for the next phase of land-use and infrastructure planning work needed in the Basalt Creek Industrial planning area in the amount of \$100,000. Staff has been notified that the City’s application has met all eligibility requirements and will advance to the award committee with a recommendation for funding at the full amount requested. Although we have not received official word, staff expects to receive notice of an award in early July.



Staff hosts Business Oregon, DLCD Reps

On June 7, several representatives from Business Oregon and Department of Land Conservation and Development (DLCD) visited City offices for an overview of our industrial development work and the City’s several planning areas and infrastructure needs. Staff discussed Coffee Creek, Basalt Creek, and several “infill” development sites within the context of the City’s recently approved RSIS (Regionally Significant Industrial Sites) program application. Frog Pond East and South were also discussed as a demonstration of the City’s efforts to provide both employment and diverse housing opportunities.



Following the meeting, staff provided a van-tour of the sites discussed, in addition to other points of interest in the City.

Town Center Urban Renewal Feasibility

The Urban Renewal Task Force met on June 14 for the second time, as part of their work to advise staff and consultants on the study and design of urban renewal feasibility within the Town Center Planning Area. Meeting minutes and video can be found on the City website. The meeting focused on initial financial forecasts and a review and discussion of a preliminary set of projects that could be eligible for funding under a future urban renewal plan. Potential projects are those infrastructure projects found in the Town Center Plan. Projects were discussed and prioritized based on task force input and community interest.

Staff briefed the City Council on the content of the first two task force meetings on June 19 and received some feedback and input to bring back to the task force for consideration during their 3rd meeting, which will be held on July 12. Specifically, the Council expressed continued interest in using all tools available, including urban renewal, to facilitate the redevelopment of the former Fry’s site.

	25 Years			30 Years		
	Low	Medium	High	Low	Medium	High
Net TIF	\$35,150,000	\$70,300,000	\$105,450,000	\$56,900,000	\$113,800,000	\$170,700,000
Maximum Indebtedness	\$31,200,000	\$62,400,000	\$93,600,000	\$48,400,000	\$96,800,000	\$145,200,000
Capacity (20235)	\$18,450,000	\$36,900,000	\$55,350,000	\$26,350,000	\$52,700,000	\$79,050,000
Years 1-5	\$1,600,000	\$3,200,000	\$4,800,000	\$1,600,000	\$3,200,000	\$4,800,000
Years 6-10	\$3,150,000	\$6,300,000	\$9,450,000	\$3,200,000	\$6,400,000	\$9,600,000
Years 11-15	\$4,650,000	\$9,300,000	\$13,950,000	\$5,250,000	\$10,500,000	\$15,750,000
Years 16-20	\$3,650,000	\$7,300,000	\$10,950,000	\$5,400,000	\$10,800,000	\$16,200,000
Years 21-25	\$5,450,000	\$10,900,000	\$16,350,000	\$5,250,000	\$10,500,000	\$15,750,000
Years 26-30	\$0	\$0	\$0	\$5,650,000	\$11,300,000	\$16,950,000

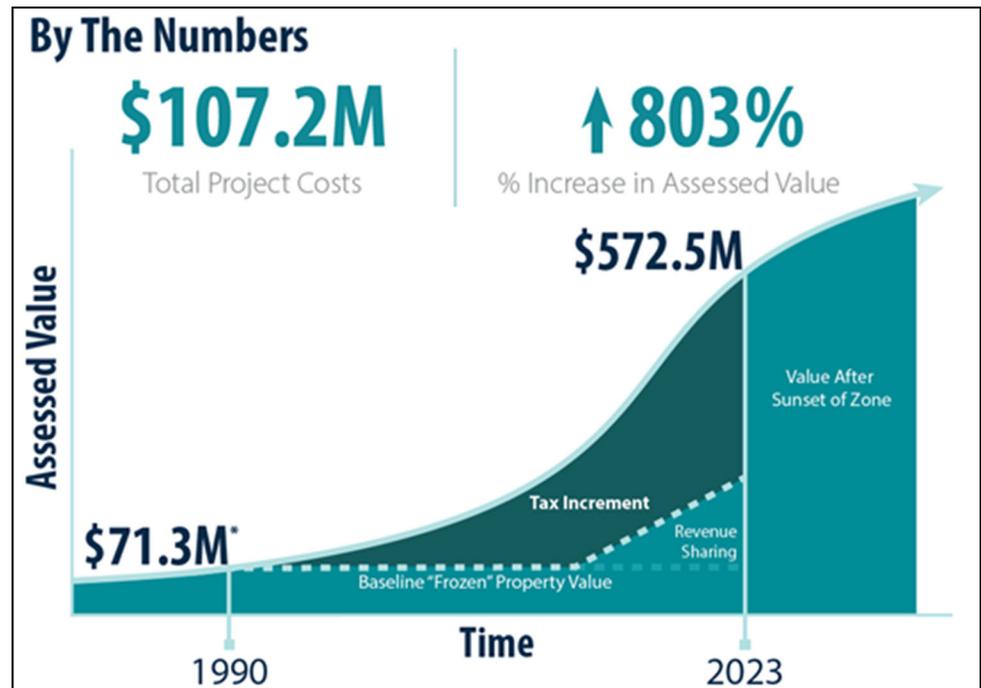
Economic Development Division

Year 2000 Urban Renewal Plan/Area Closes

On June 30, 2023 the Year 2000 Plan officially became a part of Wilsonville history. This 33-year long plan and program of the City has been an objective success, increasing the property values within the urban renewal area boundary by over 800%.

Staff commemorated the closure of the Year 2000 Plan with [a presentation to the City Council](#) on June 19 during Mayor's Business. Partnering taxing districts and other stakeholders were also invited to the meeting, a few of which did attend. The genesis of the Year 2000 Plan was quite a dramatic series of events that changed the trajectory of the City in dramatic ways. Many of the city's most-traveled roads and most beloved parks were built under the Year 2000 plan, using tax increment finance.

This early plan and program of the City created the infrastructure foundation upon which today's Wilsonville was built. It is worthy of celebration and commemoration. Watch for a full-page story in the forthcoming Boones Ferry Messenger, and (hopefully) a story in the Spokesman.



Engineering Division, Capital Projects

2022 Street Maintenance

This project includes Pedestrian Curb Ramp Replacement (4014), Signal Modifications (4118), and Pedestrian Crossing Improvements (4717). The curb ramp replacements are being done to comply with ADA requirements ahead of the 2023 Street Maintenance project to repave the roads adjacent to the ramps. Also included within this project are pedestrian crossing improvements (picture attached) along French Prairie Road in Charbonneau that will enhance the safety and visibility of pedestrians. The collective project is being performed by Emery & Sons and subcontractors and was completed in June.



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. Final paving (pictured) is complete. 5th Street railroad signal and crossing arms were installed the second week of June. Substantial completion was achieved at the end of May 2023.



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 continued through June 2023. Significant progress was made collecting field data over the last several months. Field investigations and public input will guide the design team in alternatives analysis and decision making for the sewer and ultimately the trail alignments. Public Outreach efforts are underway, with the first Open House held on May 25, outreach efforts are increasing. Three additional open house events are planned at major milestones: predesign, preliminary design, and advance design. The dates for these events will be set and advertised in advance of these 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 get the design of the project and advancing time-critical components. Right of Entry Permits are complete, and survey and other field work is complete. 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 100% designed and notice to proceed (NTP) was issued. Review of the design of the bridge, roundabout, road improvements, and associated utilities is completed and refinements are underway for resubmittal. Long lead time items are being ordered to avoid impacts to the schedule. The GMP 2 scope has changed to include time critical installation of project components. Construction costs are currently in negotiations, and scheduled for possible Council approval in July. Construction is estimated to start in mid summer.

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

Design for water, wastewater, and stormwater main replacement along with street restoration on Edgewater Lane and Village Greens Circle continues towards 90% plans for staff review. A public open house (pictured) occurred on May 9 to discuss the project design and likely impacts to the neighborhood. To promote efficiencies in the design and construction, the consultant and City project manager are creating one design package for bidding and 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.



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 (pictured) anticipated for completion in summer 2023.

West Side Level B Reservoir and Transmission Main (1149)

This project will design and construct 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 design contract to Consor in February 2023. Design will be completed in 2023, 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 millions of gallons per day (MGD) and incorporate related WTP capital improvements. A Construction Manager/General Contractor (CMGC) alternative

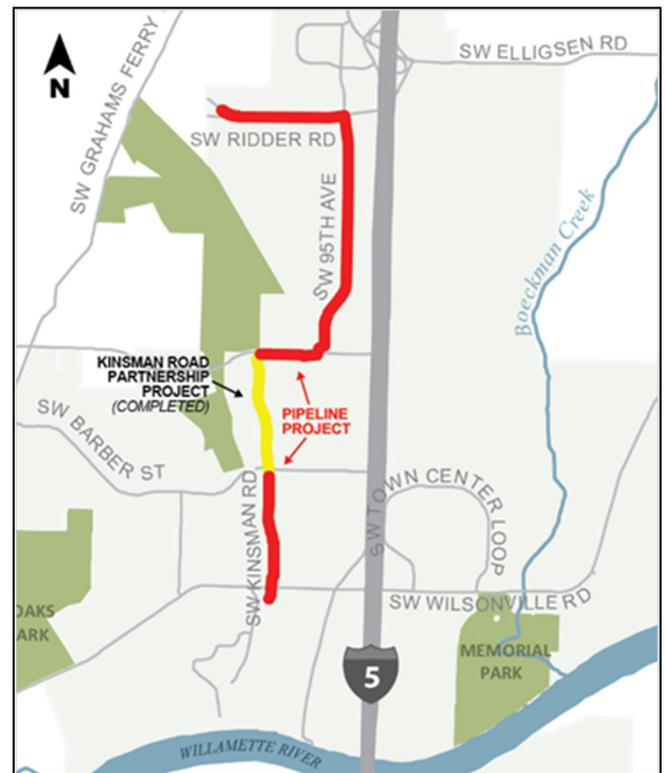


contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction (pictured above) began in June 2022 with completion expected in May 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 began in March and is nearing completion. Work continues on 95th Avenue and installation of pipe is headed north to Ridder Road.



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 in December 2023. The Master Plan findings are scheduled to be presented to the Planning Commission and City Council in fall 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 has installed the water, sewer and storm mains and is working to install storm facilities.

Frog Pond West

If you've traveled on Stafford Road lately, you may notice the landscape is continuing to change with new houses going up quickly. Housing construction in Frog Pond Ridge, located south of Frog Pond Lane, continues. Infrastructure construction at Frog Pond Vista, a 38-lot subdivision to the west of Frog Pond Oaks, started grading in June.

- Frog Pond Crossing subdivision, a 29-lot subdivision located north of Frog Pond Lane, changed contractors last month and utility installation is wrapping up. The contractor is installing storm facilities and preparing for paving.
- Frog Pond Oaks subdivision, a 41-lot subdivision located to the west of Frog Pond Crossing, has started onsite grading and installation of sewer.

Villebois Clermont

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

Commercial/Industrial Construction Activities

Black Creek Industrial

Onsite site work and building construction continues. Overhead utilities along Grahams Ferry Road have been placed underground and construction of the street improvements is underway. Construction of the supporting street that will connect Grahams Ferry Road to Garden Acres Road is ongoing. Construction is anticipated to be complete in July.



Canyon Creek South Phase 3



Frog Pond Crossing



Black Creek Industrial

Natural Resources Division

Celebrating Pollinators!

National Pollinator Week was June 19 – 25. 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 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

- 5 Type A Tree Permits
- 1 Type B Tree Permit
- 1 Type C Tree Permit
- 8 Class 1 Administrative Reviews
- 5 Class 2 Administrative Reviews
- 1 Class 2 Wireless Permit

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:

- Clermont Subdivision (Villebois Phase 5 North)
- Five-lot residential subdivision on Canyon Creek Road South
- 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
- North Valley Complex remodel for State Department of Administrative Services on 95th Avenue
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A met on June 12. Following a public hearing, the Board approved a new 80,000 square foot industrial building on the southeast corner of Kinsman and Boeckman Road.

DRB Panel B did not meet in June.

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:

- 34-lot attached middle housing development in Frog Pond West
- Industrial building near intersection of Kinsman and Boeckman Roads
- Mixed use residential development in Town Center
- New cover structures for Charbonneau tennis courts
- New electric substation along Parkway Avenue north of Boeckman Road
- New industrial building at ParkWorks off Parkway Avenue
- Park modifications at Edith Green Park in Charbonneau
- Significant resource overlay zone (SROZ) exception to develop a residence on a undeveloped lot on Montgomery Way
- Upgrades at the Charbonneau Marina



Proposed Building, ParkWorks Elevation Facing SW Parkway Avenue/Interstate 5

Planning Division, Long Range

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

The Coffee Creek Form-based Code standards and review process was subject to a pilot period of three completed development applications or five years following adoption in February 2018. Planning staff has embarked on an assessment of the standards and implementation process. Planning staff will also build on the form-based code assessment as we launch into planning for Basalt Creek Development Code implementation. In June, work on project planning and scoping continued including coordinating and requesting grant funding for the project.

Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December, the City is now focusing on implementation. Two outstanding implementation steps are in process: (1) Development Code amendments, and (2) an infrastructure funding plan. On June 5, City Council held a work session focused on Development Code amendments around process and standards for multi-family housing and accessory dwelling units. In addition, the project team continues to actively work to refine the proposed Development standards and infrastructure financing plan.



FROG POND EAST & SOUTH MASTER PLAN

Legislative Report

This has been a busy legislative session as a number of potential bills in the 2023 Oregon Legislature session are related to work the Planning Division does, especially related to housing. The Planning team continued to track bills related to housing and land use as the legislature completed their work on June 25. In June, Planning Director Miranda Bateschell continued to spend substantial time and effort representing City interests on House Bill (HB) 3414 dealing with automatic variances for housing development projects and the establishing of a state Housing Accountability and Production Office. Last minute amendments included special-interest land supply provisions that would allow urban growth boundary (UGB) expansions without following existing land use laws or placing requirements on developers to ensure some level of housing affordability. Her efforts included numerous meetings with legislators and other interested parties and helping draft potential amendments. She was supported by other Planning Staff and coordinated responses with Public Affairs, the City's lobbyist, Greg Leo, and the League of Oregon Cities, among others. On June 25, HB 3414 narrowly failed to pass in the final moments of the legislative session.

Housing Capacity Analysis and Housing Production Strategy

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 June, the project team completed Phase 1 of the project including the Buildable Lands Inventory, outreach plan, and preliminary Housing Needs and Capacity Analysis. The project team held a work session with Planning Commission on Phase 1 and discussed the plans for Phases 2 and 3, including planned upcoming outreach.

Planning Division, Long Range

Planning Commission

The Planning Commission met on June 14. The meeting focused on housing. The Planning Commission first held a work session on the Housing Needs and Capacity Analysis and Housing Production Strategy receiving an update on work in Phase 1 of the project and reviewing the outreach plan. Following the work session the Planning Commission received a presentation on the Annual Housing Report, which actually covered two years, 2021 and 2022.

Wilsonville Town Center Plan

Town Center Plan Implementation

During June, 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. Staff reconvened the Urban Renewal Task Force, holding two meetings to introduce the project and gather initial input on potential boundaries and the project list. The project consultants shared the initial findings of the preliminary urban renewal analysis, which will be refined over the next month to account for refined assumptions on anticipated development timing and location. On June 19, the project team provided City Council an update focused on project goals and anticipated outcomes during a work session. Additional Urban Renewal Task Force meetings are planned for July to review the refined analysis and make final recommendations on the use of Urban Renewal in Town Center.



WILSONVILLE TOWN CENTER