



*Telephone meeting w/
Chief Duyck April 18, 2012
2:30 pm*

CITY OF WILSONVILLE COUNCIL/TVF&R BOARD OF DIRECTORS

Joint Dinner Meeting
Tuesday, April 24, 2012
5:30 P.M..

TVF&R Command and Business Operations Center

- Welcome and Introductions –Chief Duyck
- Safer Communities –Chief Duyck
- Growth and Development – City of Wilsonville
- Infrastructure Updates – City of Wilsonville
- Emergency Management Update – Dustin Morrow
- Deployment Update – Mark Havener
- Economic Development – City of Wilsonville
- Property Taxation Variables – Debra Guzman
- Other Items not on the Agenda
- Building Tour

City of Wilsonville

Report on Community Development Activity

April 24, 2012



2011 In Review

2011 was a record-setting year in terms of construction activity in Wilsonville. In spite of the slow economy, the City issued building permits for a greater value of construction than in any prior year—more than \$128 million in building valuation, or double the average year. A break-out of building-permit values for 2011 shows:

- **New Residential—\$52 million:** Home-builders applied for 81 building permits for new single-family dwellings—mostly in Villebois—with a total valuation of nearly \$16 million. The City issued permits for 376 multi-family units with a value of over \$36 million primarily for Brenchley Estates, located at the former Thunderbird Mobile Club site.
- **New Commercial/Industrial—\$61 million:** Nine separate building permits that total \$61 million in value were issued for major non-residential projects, including completion of the Old Town Square shopping center anchored by Fred Meyer stores. A total of 400 to 500 permanent jobs were created by businesses at Old Town Square. Additional projects include America's Tire Company in north Wilsonville and Wilsonville Road Business Park's four buildings.
- **Commercial/Industrial Renovations—\$14.5 million:** The City issued 266 permits for over \$14 million in additions and tenant improvements to non-residential buildings.

During 2011 the City also advanced over **\$12 million** in public works projects, including the I-5/Wilsonville Road interchange, waterline partnerships with the City of Sherwood, investment in aging sewer lines, street maintenance and other infrastructure projects. In total, the combined **\$139.5 million private and public investments** in Wilsonville during the past year sustained an estimated 1,500 to 1,900 jobs in various sectors, including construction, suppliers, delivery, etc.

2012 Forecast

Wilsonville's leading role in new development throughout the Portland area of 25 cities is confirmed by a recent report from Metro regional government, which shows Wilsonville with the second-greatest amount of construction activity by value on a per-capita basis. Wilsonville continues to invest in the building and maintenance of essential infrastructure that attracts quality businesses and residential investments to our fine community. City leaders seek to enhance Wilsonville as a desirable place to live, raise a family, to work and to grow successful businesses.

The City's Community Development Department is expecting this year to again see large numbers in construction valuation as residential construction continues. A review of recent and upcoming developments illustrates Wilsonville's upsurge in activity (see projects identified by number on attached map):

Residential Housing: Right now, over 800 housing units are in the planning, permitting or construction phases:



Polygon Homes construction at Villebois

1. Villebois Village: With 835 units already constructed there will be significant on-going activity over the next several years. Construction of the new \$15 million Lowrie Primary School is on schedule with a September grand opening targeted. Moving the school site has had the intended effect of incenting new housing starts since younger families like being close to their children's school. Now, four area homebuilders—Arbor, Legend, Polygon and Lennar have construction workers building new homes in Villebois. Re-

siting the school is a strong example of the City being sensitive and responsive to community needs, partnering with the School District, and taking the lead in making proactive adjustments to previously approved plans.

2. Jory Trail at the Grove (formerly Brenchley Estates): The Holland Partner Group broke ground this fall 2011 on a phase 1, a \$26 million, 360-unit residential development at the site of the former Thunderbird Mobile Club. A second phase is in the review process with a proposed mix of 359 multi-family and 39 single-family homes with construction scheduled to begin this summer.



Jory Trail at the Grove (former Thunderbird Mobile Club)

3. Bell Tower Apartments: Marathon Management is constructing a \$10 million retail/mixed-use, 56-unit residential apartment adjacent to the new Old Town Square.

4. Smaller Residential Developments: City staff is seeing an upsurge in smaller residential development proposals, ranging from single-lot infill projects, to a 21-lot subdivision and a 33-lot subdivision.

Commercial/Industrial/Public Facilities Construction: New construction sprouting up in both the south and north ends of town include:

5. TVFR Command Center: Construction of a 14,696 square foot fire station and 4,849 square foot command center facility (total floor area of approximately 19,545 square feet), and associated site improvements.



Boone Building near Old Town Square

6. Boone Building: Nearing completion is a 19,500 SF two-story office/retail/medical office building that is anticipated to be open this fall.

7. Oregon Institute of Technology & Mentor Graphics Data Center: OIT, Oregon's leading four-year technology and applied-sciences university, purchased the former building along Parkway Avenue to consolidate four locations in the Portland area to Wilsonville. Already, there is great

synergy between "Oregon Tech" and Wilsonville high-tech manufacturers like Mentor Graphics and Rockwell Collins that have existing relationships. OIT's presence provides an attraction for recruiting business to Wilsonville and enhances the city as a location to host new "spin-off" companies. Next door, **Mentor Graphics** is constructing a new Data Center, furthering high-tech investment in this area of the City.





8. Wilsonville Road Business Park: A \$13 million, 111,500 square-foot business and light-industrial flex-space development by Pacific NW Properties is now complete.

Other new stores include **The Ram Restaurant & Brewery** proposed for the former, vacant Chili's building and the redevelopment of the former SMART administration office on Wilsonville Road into a dental office.

The Mentor Graphics Data Center, Jory Trail at the Grove and further development at Brenchley Estates, the smaller pockets of residential development in the City, and tenant improvements at The Ram Restaurant & Brewery are not within Urban Renewal Areas. Increased assessed valuation from these developments will go fully onto the tax rolls. At build out these developments are expected to create more than \$70 million in assessed valuation.

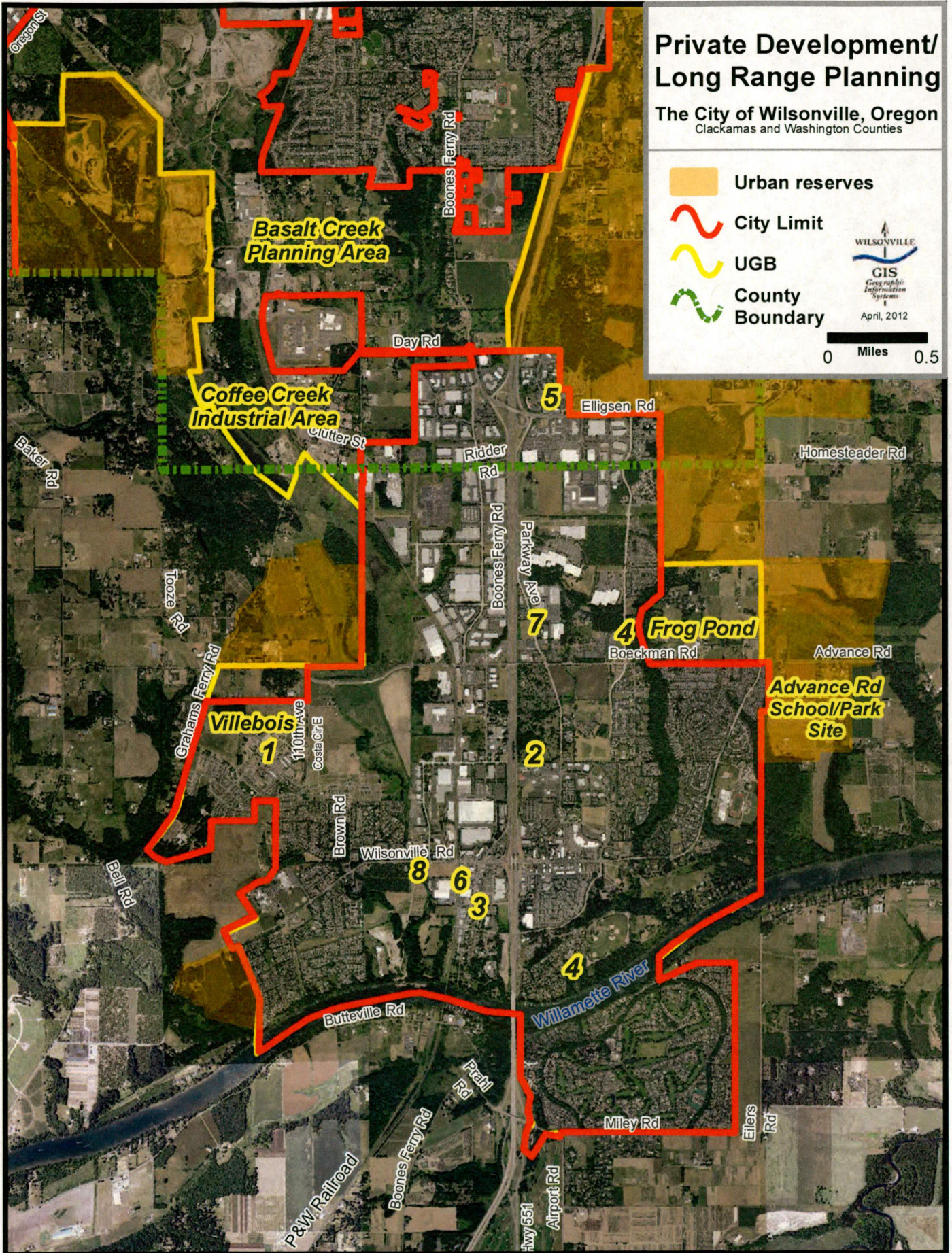
Private Development/ Long Range Planning

The City of Wilsonville, Oregon
Clackamas and Washington Counties

-  Urban reserves
-  City Limit
-  UGB
-  County Boundary



0 Miles 0.5



Long Range Planning

Coffee Creek Industrial Area

Coffee Creek is 226-acres and was added to the city's UGB in 2002. This area has an adopted master plan that will guide future development. This Regionally Significant Industrial Area will accommodate approximately 1,500 permanent full-time jobs with over \$50M in direct payroll and an increased assessment from \$16M today to over \$250M.

Basalt Creek Planning Area

The City of Wilsonville, in partnership with the City of Tualatin, will be planning over 600 acres of future industrial (approximately 300 acres for Wilsonville) and residential (approximately 300 acres for Tualatin) uses between the two cities. Soon to be initiated concept planning will establish jurisdictional and service boundaries, land use, transportation, parks and open space.

Frog Pond Area

At 181 acres, this area was added to the UGB in 2002 and is currently unplanned. Frog Pond is a future residential area that could accommodate 1,000 dwelling units in a wide variety of housing categories and supporting retail services. Planning for this area will be initiated in 2013/14.

Advance Road School and Park Site

The West Linn/Wilsonville School District owns 40-acres of land in a newly designated urban reserve area on Wilsonville's east side. The area will include two new schools, a primary and middle school as well as a future 10-acre community park with sports fields.

Capital Projects

Major Projects: Construction in 2012 – (* denotes UR funding)

Roads

1. I-5/Wilsonville Rd. Interchange (completion)*
2. Boeckman Road Repair (closure beginning July 2012)
3. 95th & Boones Ferry Rd. Intersection
4. Grahams Ferry Road Improvements
5. Boeckman Road Bike/Ped Improvements (East)*

Wastewater

6. Wastewater Plant Upgrade*

Water

7. Kinsman Rd. Waterline (Sherwood)

Stormwater

8. Repairs At Rivergreen And Morey's Landing
9. Boeckman Creek@Wilsonville Rd. Improvements

Building

10. SMART Admin /Fleet Maintenance Facility

Parks

11. Engelman Park
12. Villebois Piazza

Major Projects: Design/Development in 2012 - (* denotes UR funding)

Roads

- Transportation System Plan Update
- Barber Road Extension*
- Kinsman Road Extension*
- Tooze Road Improvements*

Wastewater

- Collection System Master Plan
- Memorial Park Pump Station Relocation
- Boeckman Creek Sewer Line Replacement (Frog Pond Expansion)

Water

- Water Master Plan Update
- Sherwood Waterline Projects
- West Side Water Reservoir

Parks

- Memorial Park Improvements
- Villebois Parks (SAP E)

Major Projects: 5-Year Horizon

- Coffee Creek Industrial Area Infrastructure
- Frog Pond Infrastructure
- Advance Road Sports Fields





- Water Plant Expansion

- Villebois Parks

- Bike/Ped/Emergency Vehicle Bridge

Private Development/ Long Range Planning

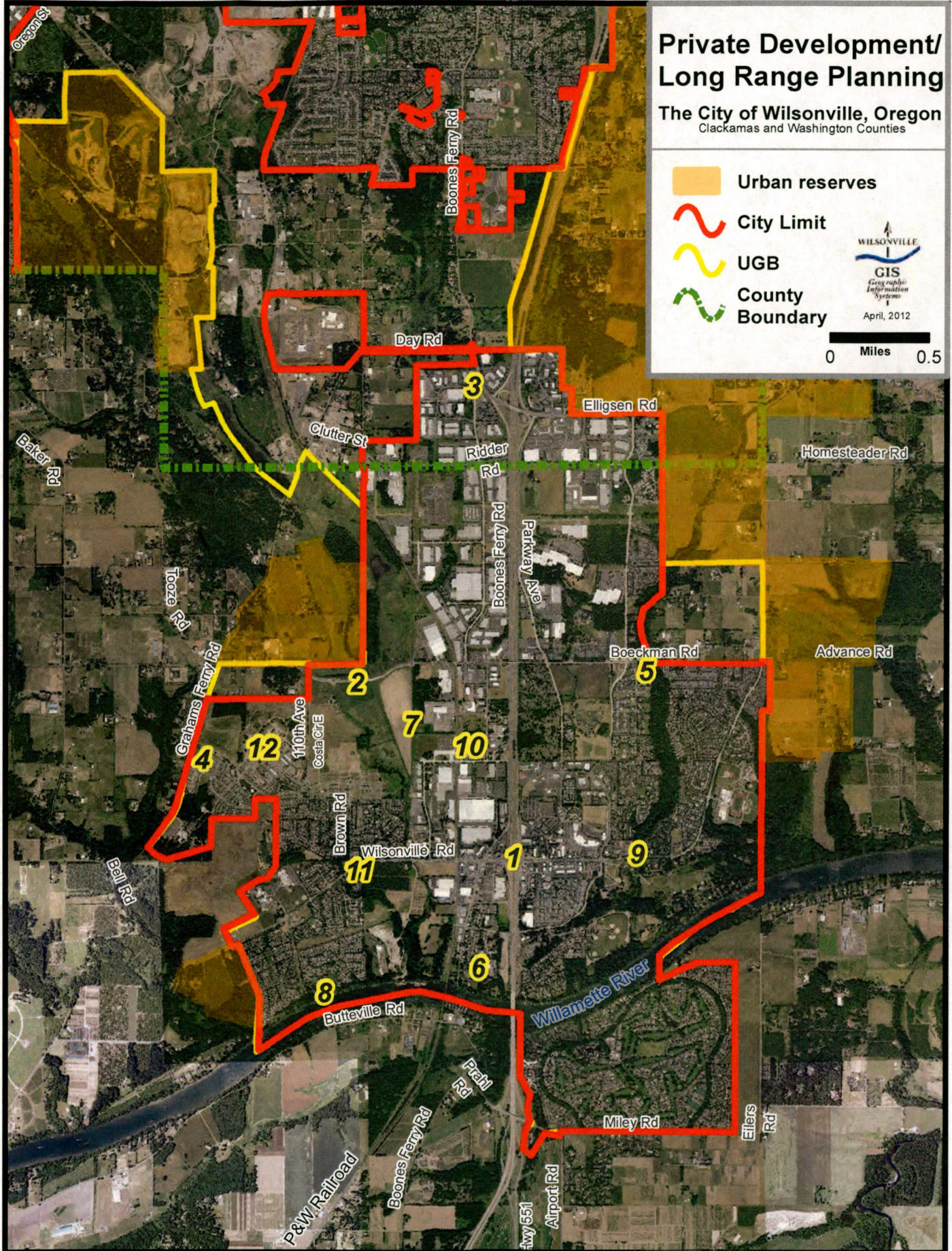
The City of Wilsonville, Oregon
Clackamas and Washington Counties

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-  UGB
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April, 2012

0 Miles 0.5



Economic Development

This winter the City retained ECONorthwest to assist the City in developing an Economic Development Strategy. The draft strategy will include the results of public input obtained through focus group meetings, one-on-one interviews with business leaders and community members, an advisory committee, an online open house, and an economic development summit. The final strategy will include specific action items and will be presented to City Council for adoption.

This process was kicked off in March with the first of four Advisory Committee meetings. A series of four focus group meetings was held on April 12th with the results discussed at the second Advisory Committee meeting held on April 19th. The Economic Development Summit is scheduled for May 31st, with the Online Open House occurring the week before and after the Summit. An update of the City's Economic Opportunity Analysis will be available for review at that time.

Several common themes emerged from the focus group meetings. These themes will be further vetted and refined into a vision of the City's economic future along with goals and actions for achieving this vision.

In general terms, these themes are as follows:

- City staff and Leadership
- Regulations
- Balancing Growth with Maintaining High Quality of Life
- Transportation
- Workforce
- Economic Opportunities
- Business Retention and Attraction
- Availability of Serviced Land and Built Space

Further information on this process is available under the "What's New" tab on the City's website and under Economic Development Advisory Committee:

<http://www.ci.wilsonville.or.us/Index.aspx?page=986>

King, Sandy

From: Retherford, Kristin
Sent: Monday, April 23, 2012 8:56 AM
To: Ottenad, Mark; Cosgrove, Bryan; Neamtzu, Chris; King, Sandy; Stark, Dan
Cc: Lashbrook, Stephan
Subject: RE: Draft materials for TVFR meeting
Attachments: TVFR info.pdf

Bryan, here is the updated info with Dan's maps included. I've also added a paragraph about development outside of UR areas. This consists of the Mentor Graphics data center, development at Brenchley, and some of the smaller residential developments (Copper Creek, Willamette Landing, Olympic Homes infill at Rivergreen), and tenant improvements at The Ram.. All other development described is either in a UR area or public investment that won't come on the tax rolls.

Kristin Retherford
Urban Renewal Manager
City of Wilsonville
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From: Ottenad, Mark
Sent: Friday, April 20, 2012 4:49 PM
To: Retherford, Kristin; Cosgrove, Bryan; Neamtzu, Chris; King, Sandy; Stark, Dan
Subject: RE: Draft materials for TVFR meeting

Wow, Kristin, this is VERY nice – good content, easy to follow, nice layout. Excellent way to utilize and re-package and modify a variety of existing content for new product and different audience.

I might suggest consideration of a possible addition, if advisable, of noting which major developments are Not in UR districts and are going fully onto the tax rolls – perhaps Gary has some financial data that summarizes how much new 2011 development will be going on the tax rolls. Or, it maybe that you don't want to call out the UR and relay sep notes for Bryan to state orally.

Thank you.

- Mark

From: Retherford, Kristin
Sent: Friday, April 20, 2012 4:08 PM
To: Cosgrove, Bryan; Neamtzu, Chris; Ottenad, Mark; King, Sandy; Stark, Dan
Subject: Draft materials for TVFR meeting

Bryan,

Here are draft materials for the meeting on Tuesday night. Dan Stark is preparing two maps to be inserted: one with numbers corresponding to the private development outlined in the text and one corresponding to the CIPs referred to as under construction this year.

I did not go into any financial detail on our capital projects other than to identify those projects using UR funding.

On Monday I can make any suggested edits, insert the maps, and save as a PDF.

Chris, thank you very much for your input. Mark, I'm not a marketing material whiz, so any "prettying-up" you'd like to suggest is welcome.

Kristin Retherford
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King, Sandy

From: Camarillo, Sherri D. <Sherri.Camarillo@tvfr.com>
Sent: Tuesday, April 10, 2012 10:55 AM
To: King, Sandy
Subject: Confirmation of Joint Meeting April 24, 2012 - City of Wilsonville and TVF&R
Attachments: Agenda for Joint Meeting with City of Wilsonville.docx

Good Morning Sandy

Please find attached the draft agenda for the upcoming joint meeting between the City of Wilsonville and TVF&R as we know it today.

As indicated earlier, we would like to hear about the growth and development, economic development, and infrastructure updates (water/roads/transportation) in the City of Wilsonville.

I can combine these topics into one, if one person will be presenting, or keep them separated out as you see on the draft agenda. Please let me know what you prefer.

Also, if we could set up the telephone call between City Manager Bryan Cosgrove and our Fire Chief Mike Duyck next week to review the agenda, this would be helpful for both. Would Mr. Cosgrove have any availability on Wednesday afternoon April 18 (sometime between 2:00 p.m. and 4:00 p.m.) or Friday morning April 20 (sometime between 10:30 a.m. and noon) for Chief Duyck to call him?

If there are any topics we are missing, that you would like us to add, please let me know.

Thank you.

Sherri D. Camarillo | Executive Assistant/Board Liaison- Fire Chief's Office | Tualatin Valley Fire & Rescue
11945 S.W. 70th Avenue, Tigard, OR 97223 | Office 503.259.1103 | Cell 503.703.9360

From: King, Sandy [mailto:king@ci.wilsonville.or.us]
Sent: Thursday, April 05, 2012 10:37 AM
To: Camarillo, Sherri D.
Subject: RE: Confirmation of Joint Meeting April 24, 2012

Thanks Sherri.

I will be happy to set up the telephone meeting between Chief Duyke and Bryan Cosgrove. Unfortunately, Starla is no longer with the City. She took a position with Clackamas County Tourism and we miss her capabilities very much.

Sandra C. King, MMC
City Recorder

King, Sandy

From: Ottenad, Mark
Sent: Monday, April 09, 2012 9:54 AM
To: King, Sandy; Cosgrove, Bryan
Subject: RE: draft agenda for TVF&R joint meeting

Thoughts/ideas on pre-meeting collateral (“for packet”) and at-meeting collateral (“PowerPoint, displays), re agenda.

1. Growth and Development – City of Wilsonville

Pre-Meeting	At-Meeting
Media release, re Record \$139.5M in 2011 <i>Who:</i> MO	PowerPoint: Itemization of the various projects by type (Res, Comm, etc) and dollar value, along with images of each <i>Who:</i> CN/KR

2. Infrastructure Updates – City of Wilsonville

Pre-Meeting	At-Meeting
List of 2011 projects accomplished and 2012 projects underway, sorted by Type; possibly some brief narrative on projects or select projects <i>Who:</i> KR	Bullet List of 2011 projects accomplished and 2012 projects underway; each list sorted by Type. <i>Who:</i> KR

3. Economic Development – City of Wilsonville

Pre-Meeting	At-Meeting
Article for May BFM: Narrative of effort; key meeting/milestone dates; listing of Advisory Com and Focus Group members <i>Who:</i> MO (with SL and KR)	PowerPoint: Brief Summary (few bullet points); Key Milestones; Members of various bodies <i>Who:</i> MO

Thank you.

- Mark

From: King, Sandy
Sent: Friday, April 06, 2012 2:44 PM
To: Cosgrove, Bryan; Ottenad, Mark
Subject: draft agenda for TVF&R joint meeting

A rough draft agenda is attached for the April 24, 2012 joint meeting with TVF&R. Are there other items you want to see on the agenda?