



MAY 2024 MONTHLY REPORT

From The Director's Office

Greetings,

Earth Day is an annual event observed on April 22nd to demonstrate awareness of the importance of a healthy blue planet and support for environmental protection. First held on April 22, 1970, the day now includes a wide range of events coordinated globally that include 1 billion people in more than 193 countries. The City of Wilsonville has a long history of celebrating Earth Day through Council proclamations, presentations, events, and activities for community members.

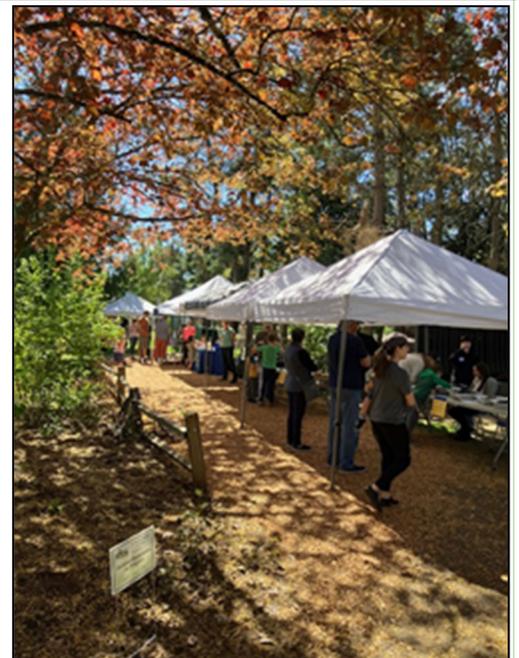
This year for Earth Day, Kerry Rappold, Natural Resources Manager and Jim Cartan, Environmental Specialist teamed up with the West Linn-Wilsonville School District's Center for Research in Environmental Sciences and Technologies (CREST) to host over 200 community members in celebrating all that is a healthy planet earth. With exhibitors from Friends of Trees, Clackamas County Sustainability, Republic Services, Bosky Dell Native Plants, Ash Creek Forestry, Backyard Habitat Certification Program, the West Linn Sustainability Club, and the High School Bird Club, the event was well attended with many engaged participants learning different ways they can contribute to a healthy planet.

This year's Earth Day celebration included family friendly activities, bird house building, prizes, and refreshments resulting in a full-day of celebrating environmentalism and the land that connects us all. I am very proud of Jim and Kerry's extra efforts during Earth Day and appreciate them sharing their expertise and passion with the community.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



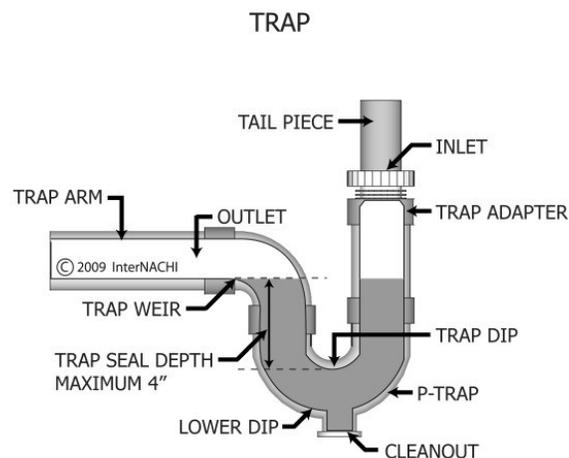
Building Division

Plumbing Safety- The "P-Trap"

Bag Trap, Bottle Trap, Bell Trap, Running Trap, and S-Trap. These are but a few of the names for the device in the plumbing system that protects the occupied space from noxious and harmful gases that exist in the waste piping of homes and buildings. It is probably the most easily recognized fitting and is called a "p-trap" because of its shape. The p-trap has been around for over 300 years and together with its protective vent piping keeps us separated from the nastiness in the sewer. It does this by trapping water in its distinctive curve. The water forms a seal which contains the gases in the waste line where they belong, and not in our buildings.

A p-trap must meet rigid design requirements. The water in the trap must not be too deep or too shallow. The plumbing code requires a minimum of 2 inches and a maximum of 4 inches. The trap must not have any obstructions or restrictions that would cause a blockage in the drain. The trap must be self-scouring. It must siphon water, yet quickly allow the vacuum to break at just the right time in order for enough water to remain in the trap to keep the seal. If you ever dropped a ring in the sink and it was caught in the p-trap, you were just lucky. The trap is not designed to catch debris, if it was it would catch hair, paper, and anything else that goes down the drain.

Some traps are internal to the plumbing fixture, and some are external. For an example of an internal trap, look at the side of your toilet and you can see the outline of the bowl and the trap cast into the body of the fixture. Look under any sink and you will see the external type. Even showers, bathtubs, and floor drains have p-traps but you can't see them easily because they are usually hidden beneath the floor. Next time you walk into a bathroom and notice how nice and clean it smells, you can thank the hardest working member of the plumbing family, the p-trap.



Economic Development Division

Affordable Housing Developer Meeting

In support of the Council's goal to continue the implementation of the Equitable Housing Strategic Plan, Economic Development and Planning staff met with representatives of [Greenlight Development](#), a regional developer of affordable and market rate housing. They are interested in building a project in Wilsonville, when and where conditions allow. We were able to learn about their approach and their portfolio of work, and we were able to share more information about Wilsonville and the Equitable Housing plan.

Business Retention & Expansion

Staff met with local food manufacturer, Better Bean. They have aspirations to grow and are seeking capital in order to facilitate that growth. Staff is working with partners, Oregon Manufacturing Extension Partnership (OMEP), and potentially Business Oregon in order to look at technical assistance and forthcoming grants for Oregon food manufacturers.



Celebrate Trade

On behalf of Mayor Fitzgerald and the City Council, staff attended the annual Celebrate Trade event at the Portland Art Museum. Each year the Oregon Consular Corps, the Port of Portland, Nike, the City of Portland, and the State of Oregon, along with esteemed associates in international trade and business, host Celebrate Trade as part of Oregon's emphasis on recognizing and growing international trade. Staff were seated with Greg Caldwell and the delegation from Korea.



Child Care Consortium

The Child Care Provider Consortium met twice in May. We intend to brief the Council in the coming months about what has been discussed in previous meetings, as well as what the group would like to do as we move forward. They are looking at creative, sustainable, and feasible ways we may be able to stabilize existing Wilsonville Child Care providers, as well as attract more providers to the area, while also making child care more affordable for families.



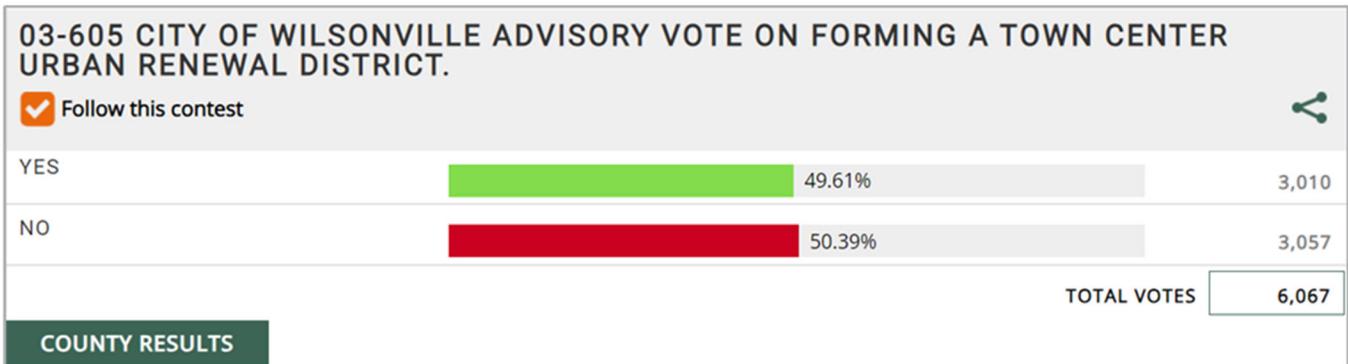
Local Business Newsletter

The May 2024 edition of the Local Business Newsletter <https://mailchi.mp/ci.wilsonville.or.us/local-biz-news-0524> went out on May 16 to a distribution list of 610 recipients. 245 recipients opened the email—41.1%. Content in the newsletter included:

- Information about a Manufacturing and Welding Job Fair at Clackamas Community College on May 30th
- A DW Fritz annual event: Women in Tech. The event will be held on June 26 at DW Fritz's facilities in Wilsonville
- A highlight for one of our partners: MESO – Micro Enterprise Services of Oregon
- Info on Measure 3-605
- Economic Indicator data from Washington and Clackamas counties
- Information about the Boeckman Road Corridor Project and the Willamette Water Supply Project

Economic Development Division

Measure 3-605: Town Center Urban Renewal



As we wrap up the month of May, it is time for reflection. All indicators point to a loss for Measure 3-605, although there are still a handful of votes to be counted and/or contested.

Where do we go from here? Is the election outcome an accurate representation of attitudes in the community regarding urban renewal? The Town Center Plan? Both? Neither? Commentary on social platforms and opinion articles was rife with misinformation and misunderstanding. Does half the voting population oppose urban renewal and the Town Center Plan, or was there a segment of 'no' voters that were simply misinformed? Why did over 300 people cast a ballot without voting on this particular measure?

The City Council and staff must grapple with these questions and others.

Westside Economic Alliance – Mayor’s Forum

Staff accompanied Mayor Julie Fitzgerald and the annual Mayor’s Forum hosted by the Westside Economic Alliance (WEA). WEA summarized the meeting thusly:

“Cities in Oregon face unique challenges when it comes to funding services, but chief among these are the 1990's era voter approved measures known as Measures 5 and 50.

“According to the League of Oregon Cities:

“Measures 5 and 50 have had an enormous negative impact on the ability of cities and other local governments to meet the basic service needs of their citizens. These constitutional changes significantly reduced city revenues by detaching property taxes from market value, imposing permanent district tax rates, capping property tax growth, and setting arbitrary limits on local taxation. With their local autonomy compromised, cities sink deeper into a financial hole as costs continue to rise, populations grow and community demands for services increase.”

“Here is what we learned at this last week's forum: when given the option to use a "magic wand" to fund any project or program, not one of the Mayors brought forth a pie-in-the-sky funding request. Instead, they turned to the most basic needs of their cities: funding for infrastructure, investments in sidewalks, and projects to help create complete communities.

“The Mayors and their staff are on the frontlines of providing basic services to our residents. It's time we give them the tools they need. Not the least of which should include adequate funding for current services, a moratorium on unfunded mandates from the state, and a hard look by advocates at what it would take to reform our current taxing structure”.



Engineering Division, Capital Projects

2023 Street Maintenance (4014/4118/4717)

The following improvements were performed by S-2 Contractors:

- Boeckman Road (near I-5 Overpass): Road base reconstruction, paving and re-striping.
- Wilsonville Road (between I-5 and Kinsman Road): Spot fixed failed road base, surface asphalt grinding and replacement, and re-striping.
- Wilsonville Road (near Rose Lane): Road base reconstruction, all paving and striping.

Staff has performed a final inspection; however, the bike and crosswalk striping on Wilsonville Road did not fully meet the obligations of the contract and will need to be fixed. Because the work is on Wilsonville Road, the City is requiring this work to be performed at night and is waiting for temperatures to come up so that the final product can be applied. This work is expected to happen in May or June of 2024.

2024 Street Maintenance (4014/4717)

Currently scheduled for bid opening on May 21 and Council award on June 3, this project aims to:

Boones Ferry Road (Wilsonville Road to Bailey Street)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps
- Pedestrian signal improvements at Boones Ferry Road at the entrance to Fred Meyer
- Updating of the mid-block pedestrian crossing near Killer Burger

Bailey Street (Boones Ferry Road to cul-de-sac near Subaru Dealership)

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps

Boberg Road (Boeckman Road to Barber Road)

- Reconstruction of entire road section

The construction of this project is expected to occur between June-August of 2024.

Boberg (Sewer) Manhole Replacement (2100)

This project just completed replacement of a sewer manhole and installation of an internal diversion structure adjacent to the new Public Works campus. This diversion structure will send flows from one sewage basin that sees high stormwater flows through inflow and infiltration (I&I) during rain events, to be diverted to a lower flow sewage basin. This diversion will reduce the potential of any sewage backups in the higher flow basin.

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Vegetation clearing is complete between SW Parkway and SW Ash Meadows, and surveying and geotechnical borings are underway. These field investigations should be completed near the end of summer.

Engineering Division, Capital Projects

Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. Capital improvement project (CIP) 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Consultant proposal for additional work was accepted, and data is being gathered near the west side of the Wilsonville Bridge at Boeckman Creek. Once additional information is collected, analyzed, and reviewed, a public open house will be held to seek input on the design to refine the layout. Currently, project constraints are being analyzed to help determine required design elements. Dates for outreach events will be set at appropriate times with advertising in advance of the events.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages. .

- **GMP 1: Temporary Traffic Signal at Stafford Road and 65th Ave**
 - ◇ Complete!
- **GMP 2: Meridian Creek Culverts, House Demo**
 - ◇ Complete!
- **GMP 3: Bridge, Roundabout, and Road Widening**
 - ◇ Sewer line installation is under way, with flagging in each direction. The signal at Wilsonville Road and Boeckman will be shutdown from 9:15-3:15 as the work nears the intersection and completion.
 - ◇ Joint utility trenching underway through various sections on the project.
 - ◇ Work in the roundabout at Canyon Creek and Boeckman is underway. Work is starting on the Siemens site, as well as utility work through the intersection.
 - ◇ Pile driving activities (pictured) started mid-May. This activity is expected to generate significant noise. Outreach activities have been targeting informing the public well in advance of this work.



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

Engineering Division, Capital Projects

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 final design was completed in October 2023. A construction contract with Tapani, Inc. was awarded by City Council in December 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 spring of 2024, followed by construction in 2024-2025.

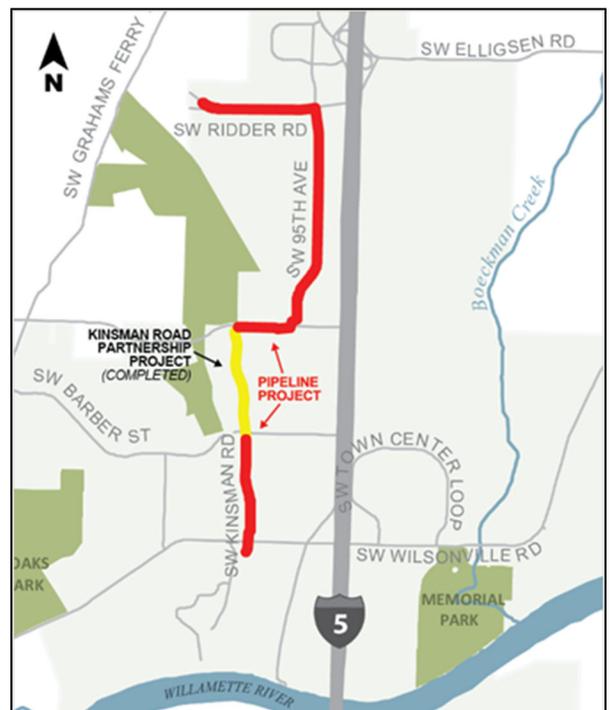
WTP Expansion to 20 MGD (1144)

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. 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 planned for 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 and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on the northern half of 95th Avenue to Ridder Road has been completed and restoration of the sidewalk, curb, and gutter on the east side of the road is ongoing. The east side of 95th Avenue from Hillman Court to Ridder Road has been temporarily paved and is opened to two way traffic, with permanent concrete road panel restoration to follow in Summer 2024. Pipe installation and water main relocation began on 95th Avenue from Hillman Court to Boeckman Road at the end of February 2024. Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street, and the contractor has begun restoring the concrete road panels on the west side of Kinsman Road.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The contractor paved at the beginning of December. The contractor continues to work on punchlist items for closeout. The City awaits submittal of construction drawings for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge, Frog Pond Crossing, Frog Pond Oaks and Frog Pond Vista subdivisions is on-going.

- 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. Home construction is underway.

- Frog Pond Estates, 22-lot subdivision located south of Frog Pond Lane and west of Frog Pond Ridge, is working on final completion items.

- Frog Pond Oaks, a 41-lot subdivision located to the west of Frog Pond Crossing, is working to complete the new neighborhood park.

- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane and west of Frog Pond Vista, started construction in May 2024.

- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. Brisband Street is anticipated to be paved by mid-June.

- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, started construction in May 2024.

- Frog Pond Vista subdivision, a 44-lot subdivision to the west of Frog Pond Oaks, is continuing to work on punchlist items for project closeout. Home construction is underway.



Frog Pond Estates



Frog Pond Oaks Neighborhood Park

Natural Resources Division

2023 IPM Activity Report

In May, City staff completed the 2023 Activity Report for the Integrated Pest Management (IPM) Plan. The IPM Plan was adopted in 2018, and this marks the fifth installment of the activity report. IPM offers a broad-based approach that relies on a combination of common sense practices. The IPM Plan identified management areas and key pests of concern and outlined approaches mindful of pest biology and the resources of the City while minimizing the risk associated with pest management.

Highlights from this year’s activity report include:

- The City’s continued reliance on cultural or mechanical controls over chemical practices
- The City’s new flail mower attachment, which improves the treatment of weedy plant species
- Goats browsed one acre of invasive plant species in Memorial Park
- Information about Mediterranean Oak Borer

The IPM Plan and activity reports from 2019 - 2023 are available at:

<https://www.ci.wilsonville.or.us/natural/page/integrated-pest-management>



Planning Division, Current

Administrative Land Use Decisions Issued

- 6 Type A Tree Permits
- 3 Type B Tree Permits
- 2 Class 1 Administrative Reviews
- 3 Class 2 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

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

- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A did not meet in May.

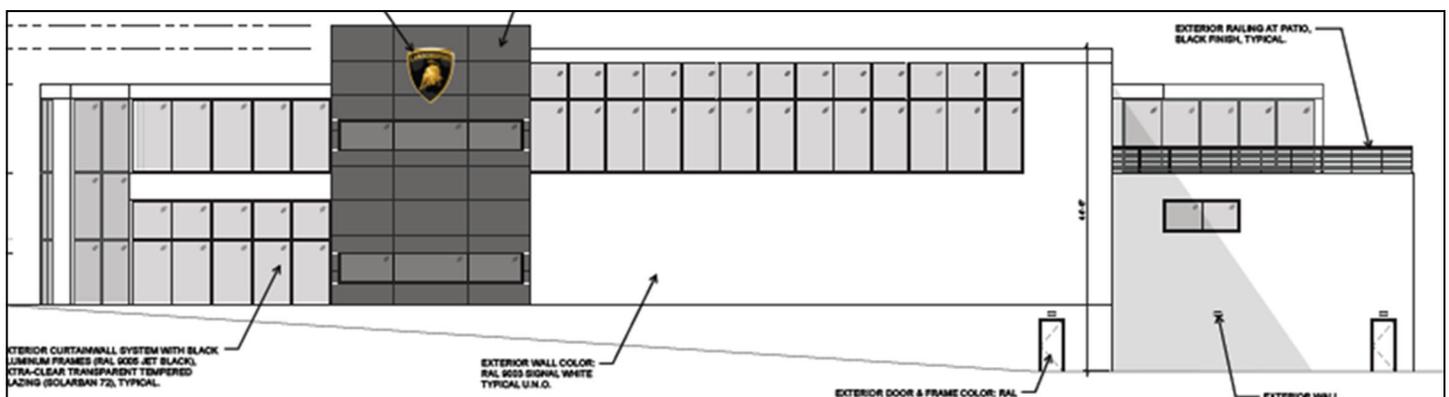
DRB Panel B did not meet in May.

DRB Projects Under Review

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

- New Lamborghini Dealership on SW Parkway Avenue in North Wilsonville along I-5
- New park in Frog Pond West

In addition, Staff spent substantial time in May on the appeal of the Class II application for Home Depot to City Council.



Proposed Elevation of Lamborghini Dealership Facing I-5

Planning Division, Long Range

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. During May, the project team continued work on testing and refining draft code concepts, including holding work sessions with both the Planning Commission and City Council.



FROG POND EAST & SOUTH MASTER PLAN

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. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In May, the project held a work session with City Council to discuss additional public outreach options to inform the project's Housing Production Strategy (HPS). The City Manager appointed a project task force, which is composed of people involved in real estate development (nonprofit and for profit), organizations with existing industry knowledge and experience around housing and housing development, and other non-profit partners working in the Wilsonville community. The task force will hold its first meeting in June to review technical data from the project.

Industrial Readiness Project

During May, the project team worked on finalizing contracts with consultants to support the first phase of the project, which will include specific work on the Basalt Creek industrial area between current City limits and Tualatin. The City has secured \$390,000 in grant funds from Business Oregon (\$100,000) and Metro (\$290,000) to support this project. During May staff also updated the City Council on the project and the City finalized an Intergovernmental Agreement with Metro to expend the Metro grant funds.

Oregon White Oak Response Coordination and Leadership

In May, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon White Oak trees.

Coordinating efforts from Parks, Community Development, and Administration helped facilitate the deployment of Oregon State University Research Student, Allison Monroe's, "Log Catch Experiment". The "Log Catch Experiment" is now underway in Edelweiss Park, Murase Plaza, Park at Merryfield, and the WES mitigation site with the intention to learn more about the pest's behavior. Coordination between staff and residents created the opportunity for entomologists with Oregon Department of Agriculture and Oregon Department of Forestry to investigate a removed tree in the Oak Patch neighborhood for patterns in the MOB's behavior. Traps continue to be set throughout the City on public and private property. Outreach to residents and educational information sharing will continue throughout the year as more is learned.

City-owned Oregon white oak trees, including those treated in the fall of 2023 for MOB infestation or prevention, are set to be inventoried in June which will inform the City on effectivity of treatment and spread of infestation.

Planning Division, Long Range

Planning Commission

The Planning Commission met on May 8. The Commission held a work session regarding the Frog Pond East and South development code amendment package. The work session focused on answering Commissioner questions from prior work sessions and reviewing the complete package of proposed City Code amendments.

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identified exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. Throughout 2023, the City worked with the project's selected developer, Palindrome, to refine development plans for the site. The proposed project includes 121 units of housing affordable to households making between 30% and 80% of Area Median Income, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space. In May, City Council approved a Development and Disposition Agreement, which outlines the key terms of the agreement between the City and Palindrome for the development and construction of the project. The City continued its review of construction permit documents consistent with the Development Review Board's approval of the project, with development anticipated to begin in late summer.

General project information is available on the project website:

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

Wilsonville Town Center Plan Implementation

During May, City staff continued implementation of a communications plan for the advisory vote on the establishment of an Urban Renewal District in Town Center. The project team also continued planning for implementation activities in 2024, including additional development opportunity studies and parking management strategies. These activities are anticipated to begin later this year.



WILSONVILLE TOWN CENTER