



WILSONVILLE
OREGON

A colorful, stylized illustration of a landscape. In the foreground, a red truss bridge spans a teal river. To the right of the river, there are several houses with red roofs and green trees. In the background, there are rolling hills in shades of green and brown, and a large mountain range in the distance. The sky is a mix of light green, yellow, and orange. The right side of the image is a vertical strip of purple and pink colors.

Working

FOR AN EVEN BETTER

Wilsonville

2023-24
ANNUAL REPORT





We Do Things Differently Around Here

My predecessor as City Manager was a brilliant and tenacious woman by the name of Arlene Loble.

After transforming Park City, Utah, from an old mining town to a world-class ski destination in the 1980s, Loble came to Wilsonville in 1991 and – for two decades – used her intelligence, foresight, and persistence to implement the City Council's vision and shape Wilsonville's destiny as a great place to live.

Loble set the course for a thriving community, guiding substantial infrastructure development and relentlessly pursuing Wilsonville's best interests. Her influence in guiding Wilsonville through a period of rapid growth cannot be overstated. She was fiscally-responsible, creative, and adept at surrounding herself with determined and competent staff, many of whom remain in service to Wilsonville.

Within City Hall, Loble is credited with coining the term “The Wilsonville Way” to describe our City's unique approach to community building. Our staff honors her legacy by continuing to take risks, to lead by example, and to stand firm for the things we believe are important to those who live and work here.

We strive to make Wilsonville the best place to live, and doing things “The Wilsonville Way” is how we steward that promise. I'm proud to share this annual report, which details how our thoughtful approach has informed a few recent successes, and what's in store for Wilsonville's future as we continue to work on your behalf to keep our city flourishing.



Bryan Cosgrove
CITY MANAGER



The Wilsonville

We take seriously
our responsibility as
Wilsonville's caretakers.

Way

We punch above our weight class to affect meaningful change and provide a high quality of life. We stand firm for the things we believe in. We listen, and we respond to the community's needs. We're not afraid to march to our own beat, or try a new approach. We build strong relationships, lead by example, and work on behalf of every member our community to create great places. We thoughtfully plan, looking toward the future and adapting as Wilsonville's needs evolve. These traits embody the Wilsonville Way.



PAST



When incorporated in 1968, Wilsonville was a rural farming community of about 1,000 residents.

PRESENT



One of Oregon's fastest-growing cities, Wilsonville thrives, with 27,000 residents and a healthy employment center.

FUTURE



To enhance Wilsonville's livability, we are ready to implement a thoughtful, intentional plan to modernize our Town Center. Learn more at WilsonvilleTownCenter.com

Building a Lasting Legacy



VISION:

A clean, green, and safe community for all.

VALUES:

- Diversity, Equity and Inclusion
- Sustainability
- Economic Opportunity
- Environmental Stewardship
- Safety

Delivering Stability, Preservation & Progress

Bisected by both I-5 and the Willamette River, Wilsonville is a unique city with unique challenges. Several proposed regional initiatives— to expand Aurora Airport, to toll portions of I-5, to replace the Boone Bridge, to develop French Prairie rural reserves—pose significant, ongoing threats to our quality of life if not properly informed by impacts on our city.

For decades, Wilsonville's elected officials have built a legacy of steadfast protection of Wilsonville's interests. Throughout Wilsonville's history, diligence, collaboration, experience, tenacity, and continuity of vision have earned Wilsonville's leaders a seat at the table with County, State and Federal legislators to advocate for the best interest of Wilsonville residents and businesses.



“ We've created diverse avenues to tune into the voices of our residents, tapping into their interests, passions, and goals. They share their dreams for the city, and the unique tapestry of their knowledge and experience informs our work.”

JULIE FITZGERALD | MAYOR
fitzgerald@ci.wilsonville.or.us





“ We elevate the collective perspective above the singular, weaving an innovative approach that is as thoughtful as it is caring. In our city, we’re not just planners; we’re visionaries, always thinking, always anticipating. Fearlessly embracing the unknown, we’re not afraid to try something new.”

KRISTIN AKERVALL | COUNCIL PRESIDENT
akervall@ci.wilsonville.or.us

“ Safety, quality of life, diverse recreational opportunities, and fostering a strong sense of community are my guiding lights to create a nurturing and vibrant spirit in Wilsonville.”

JOANN LINVILLE | COUNCILOR
linville@ci.wilsonville.or.us



Leading by Listening



“ 'The Wilsonville Way' is more than a phrase; it's actively listening to our constituents, a vigilant stewardship of taxpayers' money. The city, its dedicated staff, and the Council delve into problems, exploring options, and crafting effective solutions. We're time-efficient and cost-effective architects of progress, reaching out through myriad channels ensuring everyone's voice is heard in our community's evolution.”

CAROLINE BERRY | COUNCILOR
berry@ci.wilsonville.or.us

“ We are sensitive to Wilsonville's citizens while being realistic about the growth of the metro area we live in. We are growing smart. In order to be a thriving city, we have to have take a pragmatic approach to business, industry, and Public Works. We're a community where the people who live here also work here.”

KATIE DUNWELL | COUNCILOR
dunwell@ci.wilsonville.or.us



Who Are We?

The City of Wilsonville celebrates the unique and diverse perspectives that each employee brings to their work. While the professional backgrounds and lived experiences of our employees vary widely, our team is united in its commitment to our “Four Cs”

- 1 COMMITMENT
- 2 COMPETENCE
- 3 CUSTOMER SERVICE
- 4 COLLABORATION

These internal values embody
The Wilsonville Way.

Locating individuals who epitomize these values has been a focus of employee recruitment for years. By prioritizing these values, we’ve established a fifth C: continuity of operations. Everyone benefits from the knowledge and experience of long-tenured employees dedicated to serving the Wilsonville community.





Decoding Dollars & Sense

Meticulously crafted by the Finance team with oversight from the 10-member Budget Committee, the City’s annual budget serves as our financial roadmap, charting the course for our fiscal success.

The 2023-2024 budget is a \$276.4 million balancing act that appropriates funds for operating, capital projects (CIP) and debt service, as well as inter-fund transfers and loans, and unappropriated funds. If you’re interested in delving into the financial intricacies that drive Wilsonville, visit our website for all 423 pages!

“ This budget is a numerical expression of the values set forth by Council and a conveyance toward the promotion, improvement, and enhancement of the livability of this community.”

BRYAN COSGROVE | CITY MANAGER

Annual Budget

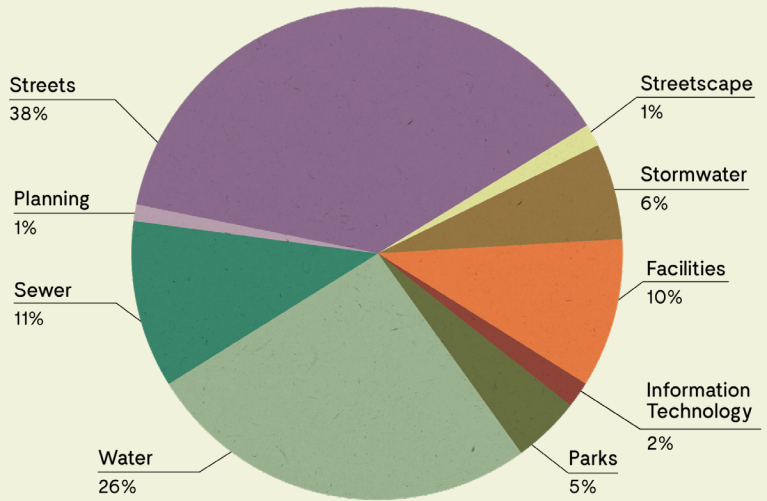
\$276.4M

Operating Budget

\$57.2M

The \$57.2 million Operating Budget is the engine running everyday tasks, including personnel, materials, services, and capital acquisitions. It’s divided up into six program areas—Public Works, Transportation, Policy & Administration, Community Development, Public Safety, and Community Services.

Summary by Program



\$74.3M

Capital Improvement Projects

The Capital Improvement Program (CIP) budget funds larger, non-recurring projects that have a useful life of many years—think new construction, master plans, major repairs and capacity upgrades. A five-year CIP plan identifies future projects, providing time to have adequate funding in place over the long-term.

During the current fiscal year, Wilsonville has planned investment of a hefty \$74.3 million into CIP projects. Here’s how that funding is allocated among City programs:

Notable CIP Projects

Boeckman Creek Sewer Expansion
(\$5.8M allocated in 2023-24)

I-5 Pedestrian Bridge
(\$5M allocated in 2023-24)

Boeckman Road/ Canyon Creek Intersection
(\$2.5M allocated in 2023-24)

Boeckman Dip Bridge
(\$16.3M allocated in 2023-24)

Water Treatment Plant Expansion
(\$13.1M allocated in 2023-24)

West Side Water Reservoir
(\$7.9M allocated in 2023-24)

Public Works Complex
(\$6.4M allocated in 2023-24)

Making Great Strides

In early 2023, the Council established two-year goals for the 2023-2025 fiscal years. Generally, City staff prioritizes projects, programs and events that support one or more goals. Notable progress toward each adopted goal is noted below:

- 1**

Improve emergency preparedness and public safety

 - ✓ Substantially completed a new Public Works Complex, which provides a centralized, earthquake-resilient Emergency Operations Center.
 - ✓ Welcomed a behavior health specialist to the staff of the Wilsonville Police Department.
 - ✓ Completed the Wastewater Treatment Master Plan
- 2**

Protect and preserve environment

 - ✓ Began work to identify inventory and gap analysis in support of Clackamas County's Climate Action Plan.
 - ✓ Fought infestation of Mediterranean Oak Borer (MOB) beetle to protect and preserve Oregon white oaks.
 - ✓ Coordinated public outreach plan to make community aware and responsive to threat of MOB and Emerald Ash Border (EAB) beetles.
- 3**

Attract high-quality industry and support economic opportunity for all

 - ✓ Established Urban Renewal Task Force to analyze viability of using this mechanism to fund Town Center redevelopment.
 - ✓ Developing Next Gen Sector Partnership to develop synergy among local business sector, educators and workforce development partners.
 - ✓ Established Childcare Provider Consortium including State and local policymakers to address barriers to more affordable childcare.
- 4**

Increase housing for all and eliminate homelessness

 - ✓ Implemented Equitable Housing Strategic Plan, identifying strategies to providing more housing inventory to more people.
 - ✓ Began Housing Our Future project, a two-year analysis of local housing capacity that is to identify strategies to meet future housing needs.
 - ✓ Selected developer, secured \$8 million grant to advance construction of 121-unit mixed use affordable housing complex on City property at the Wilsonville Transit Center.
- 5**

Expand park and facilities to align with growth and needs

 - ✓ Began development of a Community Service Block Master Plan, which sets vision for area that includes the Police building, Community Center and former Art Tech HS.
 - ✓ Completed design and identified funding for 2.9-acre neighborhood park in Frog Pond West, adjacent to the future primary school on Boeckman Rd.
 - ✓ Approved funding for new play equipment and modern restroom facilities at Boones Ferry Park.
- 6**

Enhance engagement to build a more connected community

 - ✓ Added a new PR and Marketing Coordinator to build social media engagement, develop multi-media and improve Spanish-language outreach.
 - ✓ Continued Wilsonville Ready campaign and hosted Emergency Preparedness Fair to support individual preparedness.
 - ✓ Established DEI Speaker Series to shed light on the lived experiences of traditional-marginalized community members.

Pursuing Housing that Makes Sense

Housing demand in Oregon exceeds the available supply. This statewide crisis has raised the cost of rent or mortgage, leaving many households with insufficient funds for food and other basic necessities.

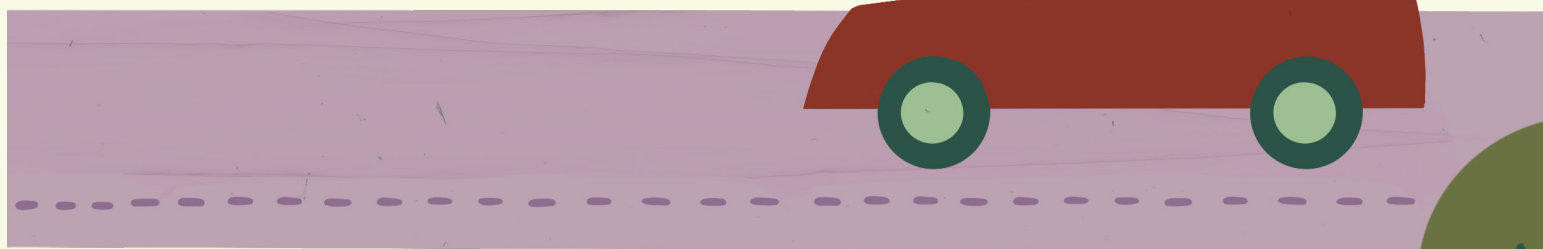
While Wilsonville has about 450 units of subsidized housing and maintains a greater percentage of more affordable multi-family dwellings than most Oregon cities, more than a quarter of our residents remain burdened by housing costs.

The City's Equitable Housing Strategic Plan, adopted in 2020, identifies actions to provide more affordable housing inventory. This year, Palindrome Communities LLC is expected to break ground on a high-priority project to develop 121 new units of affordable housing at the Wilsonville Transit Center.

The City's contribution of a 1.3-acre parcel of property incentivized collaboration from the development community. An \$8 million Clackamas County allocation from Metro's Regional Affordable Housing bond subsidizes the project cost, and a \$1.9 million grant from the State legislature is funding ground floor amenities that include a Transit Information Center and a permanent home for Wilsonville Community Sharing.

When completed, the five-story complex will provide a measure of security for households earning no more than 80 percent of Area Median Income (AMI). A partnership with the non-profit Latino Network is helping to ensure more inclusive outcomes.

Transit-oriented development (TOD) is a smart investment for Wilsonville; it places affordable homes near mass transit, providing residents wide access to major employment centers.



“This gives us the flexibility to do things – even things we haven’t thought about yet – without having to go back and dig up our streets.”

ANDY STONE | IT DIRECTOR

Wilsonville's Invisible Infrastructure

Not all progress is visible to the naked eye

To remain nimble and adaptable as new technologies emerge and new projects are implemented, the City has been purposeful for years about developing a city-wide fiber-optic communications network. Putting this network in place now lowers the cost of future projects, putting Wilsonville ahead of the curve for a city its size. It's proactive approach put Wilsonville in position to successfully collaborate with the City of Sherwood to procure a \$1.6 million federal American Rescue Plan Act grant in 2022. That money is funding projects to establish regional connectivity between cities and counties and improve WiFi in Wilsonville parks.



Future Ready: A New Home for Public Works

The City's Public Works force has moved into a new seven-acre complex on Boberg Road that consolidates staff, tools and equipment to provide less costly, more efficient maintenance of Wilsonville's assets and infrastructure.

The complex includes a 17,246-square-foot office building, an 18,000-square-foot warehouse to protect City assets and equipment, as well as a decant facility, vehicle wash bays, and other amenities.

Offices are designed to accommodate several decades of future growth, and include collaborative work spaces. The Seismic IV earthquake-resistant building ensures continuity of operations in the wake of disaster. Equipped with secondary power, primary and secondary data/communications and advanced security systems, the building provides a secure and resilient Incident Operations Center (IOC).

The complex's design was informed by the City's sustainability and equity goals. The complex includes energy-efficient lighting, advanced energy-efficient Heating, Ventilations and Air Conditioning (HVAC) systems, and a full photovoltaic solar system. The building incorporates recycled and sustainably sourced materials, and incorporates current ADA accessibility standards throughout.

Completing this project provides additional benefit for the City's Police Department, which will occupy office space vacated by Public Works staff to satisfy short-term needs.



Dedicated to nourishing the body and spirit, our parks and recreation team seeks to engage residents in diverse, unique, and meaningful ways.



Creating Great Spaces



Our parks team is re-imagining playtime by conceiving and constructing inclusive, imaginative and sustainable amenities that inspire kids of all ages and abilities.



Memorial Park Nature Play Area

This natural wonderland, nestled into the treescape at Memorial Park, was built from scratch by the minds and hands of Parks staff, who earned the esteemed Oregon Recreation & Park Association's 'Design & Construction Award.'



Villebois StoryWalk

In collaboration with the Wilsonville Library and the Library Foundation, the Parks team completed the City's first StoryWalk along a quarter-mile stretch of Coffee Lake Drive in Villebois. Families can stay active while reading a children's book posted at points along the trail.

What's Next?



Boones Ferry Park Play Equipment

Old Town becomes play town when this \$750,000 project with something for everyone is completed. Antiquated 26-year-old equipment at one of Wilsonville's largest play areas is being upgraded, fenced, and surfaced with unitary surfacing. Amenities will cater to the diverse needs and abilities of Wilsonville's children.



Frog Pond West Neighborhood Park

Design of a new 2.9-acre park in Frog Pond West is nearly complete. The park will be built adjacent to the future Boeckman Road primary school, providing a winding trail, a nature overlook, play structures, a picnic shelter, open lawn, and adult fitness equipment.



A Safe & Humane Solution

Accommodating Overnight Camping



In early 2023, the City stepped on a proverbial hornets' nest when it pushed a survey asking residents for preferences with regard to providing overnight accommodations for people experiencing homelessness.

Many initially misconstrued the survey's intent, and several dozen residents e-mailed City Hall to express their safety concerns.

Wilsonville was acting early to seek compliance with new State regulations prohibiting cities from banning overnight camping. Those new laws went into effect on July 1, 2023.

City staff responded to each e-mail directly, providing additional context. A cross-functional City team led by the City Attorney explored locations, evaluated resident feedback, and spoke to law-enforcement, social service providers, members of the homeless population, and others.

Informed by those conversations, the City identified safe locations for car and tent camping at City Hall between 9 pm and 7 am. The site includes sanitation facilities, and easily accommodates check-ins from providers that connect people to critical services.

The City found a solution that allowed camping in a safe, humane way that made sense. The compassionate, community-informed policy, which priorities community safety, typifies the Wilsonville Way.

It was unanimously adopted by the City Council without objection in May, and served as an example of best practices for neighboring cities eager to meet the implementation deadline.

“I can't I can't emphasize enough how much it fills me with pride to work with the City of Wilsonville. They care about their trees so much.”

MORGAN HOLEN
CONSULTING ARBORIST & WILSONVILLE RESIDENT

MOB Invasion

Wilsonville Leads Battle vs. Invasive Beetle

Wilsonville's planners have long treasured our white oak trees; we are one of few cities in the region that maintains an abundant population of this beautiful, native tree.

Our white oaks are now threatened by the Mediterranean Oak Borer (MOB), an invasive beetle that emerged last year as a significant threat. The City was quick to take immediate action after the first signs of infestation in several Wilsonville white oaks.

With no clear management practices established by state agencies to identify and contain this new pest, the City has taken a leadership role. We convened a meeting with State forestry and agriculture agencies, Metro, and our expert consulting arborists to begin collaborating on an emergency response aimed at preventing more white oak from succumbing. Developing these best practices will guide neighboring cities as the spread of MOB inevitably continues.

An emergency tree permit allowed us to remove infested trees after confirmed infestation. We have sought disposal methods—including incineration and deep burial—to limit spread. We've also shared information with the broader community, taken preventative steps to support healthy trees less susceptible to infestation, and worked with several homeowners associations and land owners to preserve significant trees on private property.



Prevent Infestation

Do you have white oak on your property? Visit our website to learn how to spot infestation, report suspicion of MOB, and keep your trees better protected.



PAST



Before a City, a Northwest Savanna

White oak savannas—large open grassland with sparsely-placed oaks—could be found all over the Willamette Valley. Indigenous peoples used fire management tactics to create and maintain these savanna ecosystems. As pioneer settlers arrived in the 1800s, they took over the savanna landscape for farmland.

As little as 8% of the oak savanna remains in the Valley, but you can experience what it was like at the Graham Oaks Nature Park, 250 acres of savanna, woodlands, and fir forests. At various times in the past, the park almost became a prison, a golf course, and a National Guard maintenance facility. Fortunately, it's now preserved as open space for all to enjoy.

Year 2000 Urban Renewal District Mission Accomplished: District retired in 2023

“Developers have expressed to me that when they can see that a city is investing in itself, it is a good time to invest in the city.”

ELAINE HOWARD
URBAN RENEWAL CONSULTANT

WHEN DID IT HAPPEN?

1992 - 2023

WHAT DID WE BUILD OR IMPROVE?

Streets & Streetscapes

- Wilsonville Road Improvements including undergrounding utilities
- Boones Ferry Road
- Memorial Drive
- Canyon Creek Road North
- Courtside Drive
- 5th to Kinsman
- Boeckman Road Corridor Project
- Boeckman Bike/Ped Improvements
- Misc. Streetscape, Signals

Parks & Recreation

- Boozier/Murase Land Acquisition
- Stein-Boozier Barn Improvements
- City Hall Site Acquisition
- Town Center Park
- Murase Plaza

School Partnerships

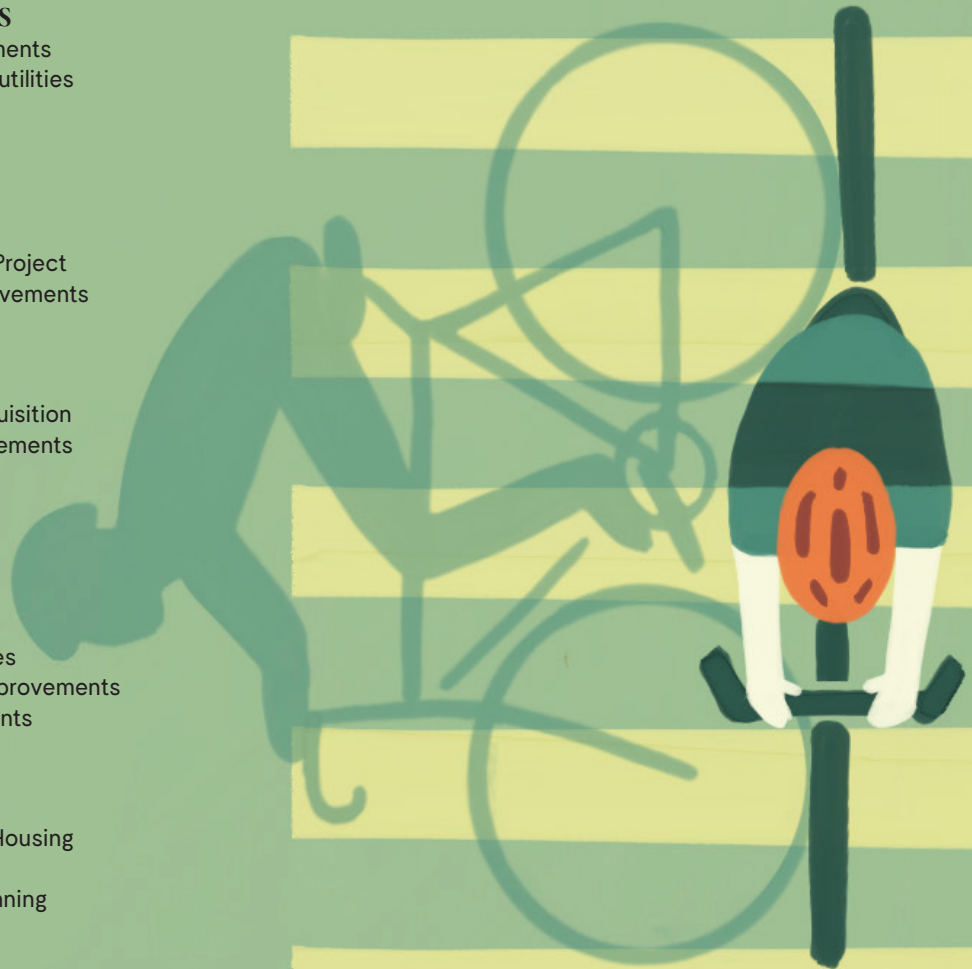
- Wilsonville HS Gymnasium
- High School Public Facilities
- High School Girls' Field Improvements
- I-5 Underpass Enhancements

Facilities & Planning

- City Hall
- Creekside Woods Senior Housing
- Sewer Plant Upgrade
- Town Center Concept Planning

ASSESSED PROPERTY VALUE

>800% increase



Year 2000 Plan: An Urban Renewal Success Story

The Year 2000 Plan (also called the Eastside Plan) was endorsed by voters in 1992. At the time, Wilsonville was home to about 8,000 residents. The City lacked a long-term water source, there was no local high school, and many streets weren't up to modern urban standards.

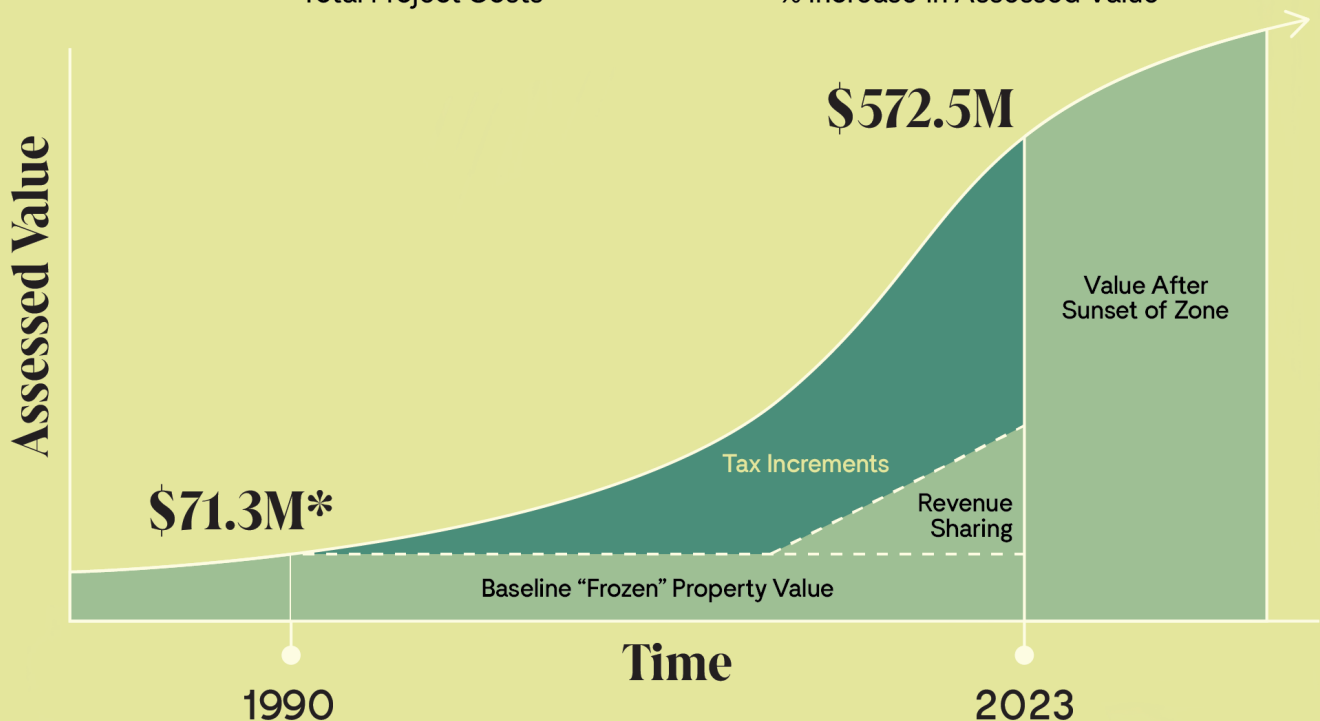
Buoyed by Urban Renewal-generated funding, the City led critical infrastructure development, including the Wastewater Treatment Plant upgrades, Town Center Park, Murase Plaza, City Hall, Creekside Woods Senior Housing, I-5 underpass improvements, and the Wilsonville High School gymnasium. Strategic road development projects made new development viable for Mentor Graphics, Sysco Foods, and other private interests eager to do business in Wilsonville.

All told, assessed property valuation increased by more 800% within the Year 2000 area—an unlikely outcome without urban renewal investments. Taxing districts are now realizing the full tax revenue benefit made possible by the Year 2000 URA. The area (and Wilsonville!) is now thriving with a mix of active uses, while supporting new industrial, commercial, and residential development.



 **\$107.2M**
Total Project Costs

 **803%**
% Increase in Assessed Value





Bringing your Vision to Life at Town Center

OUTREACH EVENTS



1,195 Monthly Poll
Participants



100+ Community
Events



1,871 Survey
Respondents



80+ Youth
Participants

You told us what you wanted.
A visionary plan was adopted.
Now we're ready to put the plan
into action.

The Vision is Yours

This Plan was adopted by the City Council in 2019, after the largest public outreach effort in the City's history. You showed up and you told us what you wanted. We listened, and developed a plan that prioritizes the themes we heard.

- Environmental Stewardship
- Harmonious Design
- Diverse Uses
- Places to Gather
- Connectivity & Safe Access
- Economic Prosperity



The Town Center — which generally includes the 170 acres in and around Town Center Loop — is the heart of Wilsonville.

The Town Center Plan guides the development of a vibrant, walkable neighborhood with parks, shops, restaurants, new homes, cultural amenities, and gathering places.

Life After Big Box Stores

Most of our Town Center was planned in the early '70s, and the world's changed a lot in 50 years. This new Plan guides a better, more efficient and sustainable development pattern than the auto-centric landscape that exists today. New mixed-use development provides housing choices; an enhanced multi-modal transportation network adds bike and pedestrian facilities; and an active and vibrant ground-level experience delivers new places for people to gather and enjoy life close to home.

The grand vision includes a new Main Street, a bike/ped bridge over Interstate 5, a gateway plaza at the east end of the bridge, an enhanced local street network with parking and buffered travel lanes, among other projects that are designed to increase safety, improve traffic flow, and improve community accessibility.

May 21 Primary Election



Wilsonville voters are being asked whether the City should use Urban Renewal to fund Town Center improvements. Learn more at WilsonvilleTownCenter.com

How Do We Get There?

FUNDING

New projects get underway as funds become available to the City from grants, development fees, capital improvements, and/or as otherwise budgeted by City leadership. A mechanism known as Urban Renewal (or tax-increment financing) could be deployed to make additional funding available.

PUBLIC INVESTMENT

As funding allows, new streets, parks, bridges, buffered bike lanes, and other new, modern infrastructure is developed by the City. The projects are outlined in the Town Center Plan.

PRIVATE DEVELOPMENT

Modern infrastructure and public investment by well-planned, visionary cities are important catalysts to attract developers. Our Economic Development arm works to identify prospective developers, tout Wilsonville's advantages, and incentivize new private development projects.

TIME

The long-term transformation of Wilsonville's Town Center is a 20-40 year vision. Redevelopment will occur incrementally, especially at first, but the long-term cumulative impact will be extraordinary. The first private project—a five-story mixed use building at the site of Shari's—is on tap for this year.



OFFICE OF THE CITY MANAGER
29799 SW Town Center Loop East
Wilsonville, OR 97070



**LET'S TALK,
WILSONVILLE!**

Join “Let’s Talk, Wilsonville!”

Visit the City’s public engagement hub to provide feedback on a variety of City projects at one convenient location. As significant projects get underway, you’ll receive e-mails encouraging you to provide your input. Sign up at LetsTalkWilsonville.com.

**WILSONVILLE
READY** 

Get Wilsonville Ready

Wilsonville is committed to helping residents and businesses prepare for emergencies. For tips, checklists and resources to ensure you and your loved ones have what you need to stay safe in the wake of disaster, visit WilsonvilleReady.com.

