

# City of Wilsonville

## Coffee Creek Urban Renewal Area



### Background

In 2014, the Wilsonville City Council adopted the Wilsonville Urban Renewal Strategic Plan. The Strategic Plan was developed with input from an Urban Renewal Task Force, including representatives of affected taxing districts, community and business leaders of Wilsonville. The Task Force reviewed the status of each of the City's existing urban renewal plans and made recommendations on the future uses of urban renewal. One of the Task Force recommendations in the Wilsonville Urban Renewal Strategic Plan is to create a new urban renewal area to help fund economic development efforts in Coffee Creek. In November of 2015, residents of Wilsonville voted to support the creation of a new urban renewal area in Coffee Creek. The City is now in the process of preparing the urban renewal plan for the area.

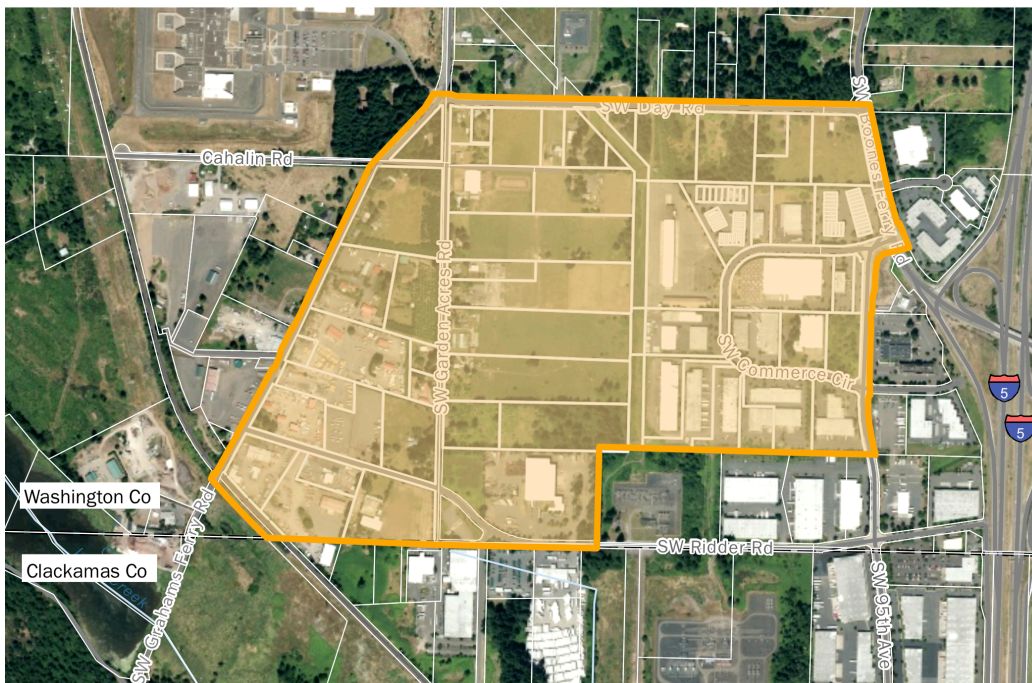
### Why is the City of Wilsonville interested in Coffee Creek development?

A master plan for the Coffee Creek Industrial Area was completed by the City of Wilsonville in 2007. The Coffee Creek Master Plan envisions development of a new employment center in North Wilsonville for approximately 1,800 jobs with an estimated annual payroll of \$55 million at build-out. New development is expected to serve general industrial, warehouse, flex, and research and development (R&D) functions.

However, the area needs a substantial amount of public infrastructure to make private development feasible. These infrastructure investments are expected to result in private investment and development that will increase the assessed value of the proposed district from approximately \$62 million to approximately \$790 million over the life of the district.

### How is urban renewal revenue generated? Is it a new tax?

Urban renewal is not a new tax on property. The revenue to pay for projects in an urban renewal area is generated by the growth in assessed property value that occurs through new development and annual growth in assessed property values within the urban renewal area.



### What are the boundaries of the proposed urban renewal area?

The anticipated district boundary measures approximately 259 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of Ridder Road, and west of 95th Avenue.

## What are the projects being considered for the urban renewal area?

The proposed projects for a Coffee Creek Urban Renewal Area will improve the transportation grid for freight mobility and industrial business development. In addition to new street connections, proposed projects are also planned for bike and pedestrian connections, water, sewer, and storm utilities, fiber conduit and other associated utilities. A portion of these projects would be paid for by urban renewal, while but sources of funding (for example, private developer contributions and system development charges) would be required to fully complete all of the projects.

The specific projects being considered are:

- SW Day Road and sewer line improvements
- SW Grahams Ferry Road improvements, including water, sewer and storm pipelines
- Coffee Creek Sewer Trunk
- SW Garden Acres Road improvements
- SW Clutter Road improvements and sewer pipeline
- SW Ridder Road improvements and sewer pipeline
- Lower Grahams Ferry Road Storm Outfall
- Regional Detention Pond
- Fiber Conduit
- Grahams Ferry Road Rail Undercrossing
- Tonquin Trail extension

## What is the proposed maximum indebtedness for the urban renewal area and the timeline for closing the area?

The urban renewal contribution, or needed maximum indebtedness, is \$67 million. Maximum indebtedness is the amount an urban renewal area can spend on projects during the life of the area. It is not assumed that urban renewal will pay for all project costs within the Coffee Creek Industrial Area. Projects will also be funded by developer contributions, system development charges, and operational funds. There may also be Reimbursement Districts to repay the city's investment in the infrastructure.

The timeline for closing the proposed urban renewal area will depend on how quickly development occurs. The faster development occurs, the faster debt can be paid down with generated tax increment and the district closed.

## What is the public process for providing input on the Coffee Creek Urban Renewal Area?

The affirmative advisory vote in November of 2015 asked the citizens of Wilsonville whether they support the formation of an urban renewal area to fund infrastructure improvements using tax increment financing.

There will be a meeting of the Urban Renewal Task Force on April 25, 2016 as well as an Open House scheduled for the same night. The Task Force meeting will be more formal with a presentation by the consultant team and City staff, while the Open House will be more informal to allow for the easy exchange of information. There will also be a Wilsonville Urban Renewal Agency meeting on June 20, a Planning Commission meeting on July 13 and a City Council hearing scheduled for August 1.<sup>1</sup>

## Contact Information

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<sup>1</sup> All dates for future meetings are tentative and subject to change.