



Urban Renewal Task Force  
August 21, 2023; 3pm  
Wilsonville City Hall  
or [via Zoom](#)

# Minutes

Due to technical difficulties, the meeting was not recorded. Therefore we also cannot provide a detailed written record of the meeting. However, attached hereto are the slides that were presented during the meeting, as well as a memo detailing the findings of blight for the subject Town Center Area. Below is the order of agenda.

1. Welcome
2. Review and Approve minutes from Meeting 2
3. Capacity Analysis (financial analysis)
4. Blight Findings
5. Next Steps
6. Final thoughts - Input/Discussion
7. Adjourn

Attached:

- Slide deck
- Memo – Blight Findings



# Urban Renewal Task Force Town Center Feasibility Study

Meeting 3 | 08.21.2023



# Agenda

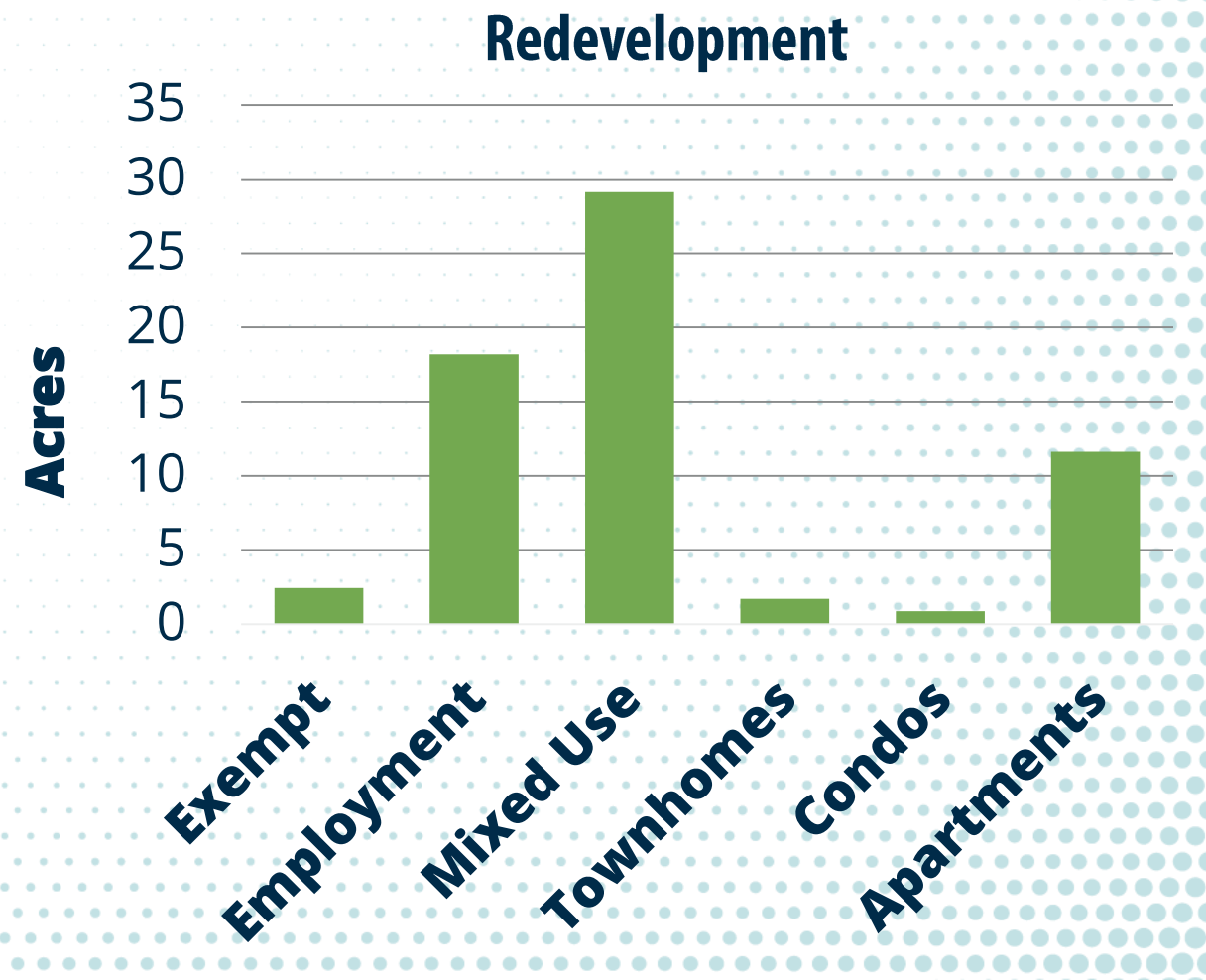
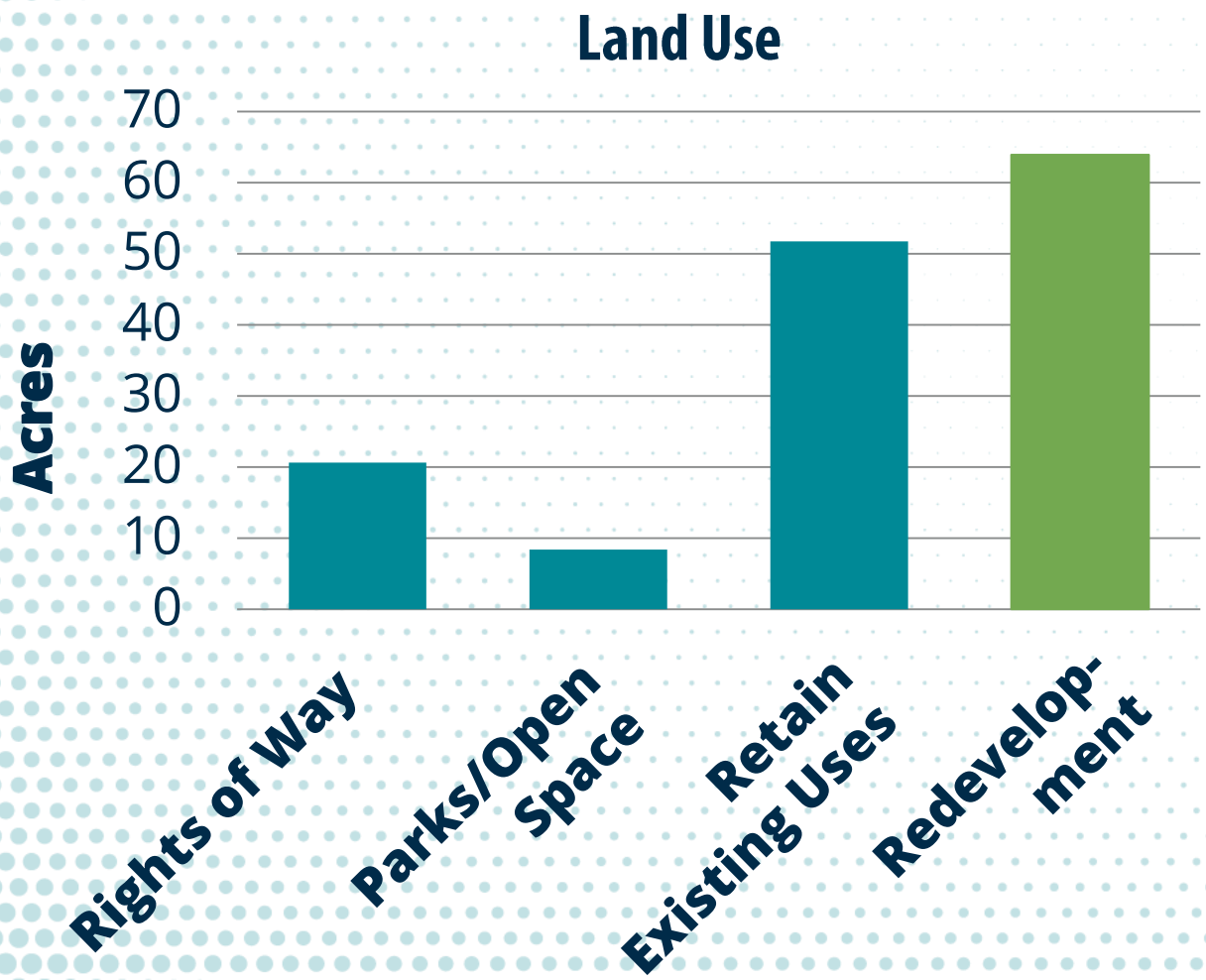
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# Growth in Assessed Value

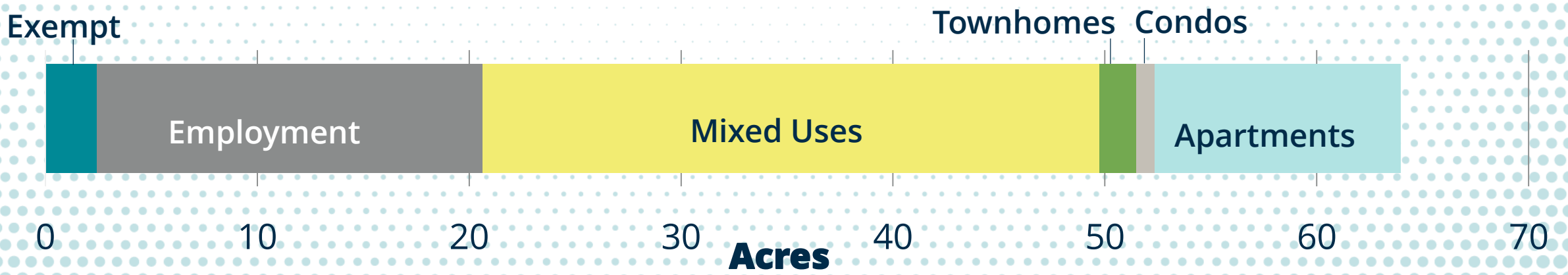
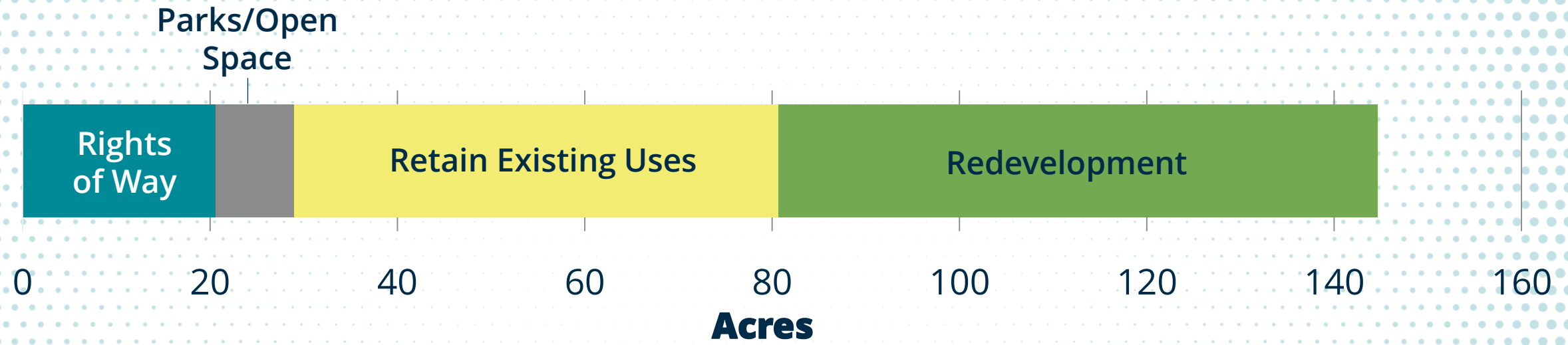
- Appreciation limited to 3.0% per year
- New construction necessary for higher growth
- Previous estimates needed to be refined and vetted
- Updated assumptions with input from City staff and private real estate professionals on Task Force



# Land Use and Development



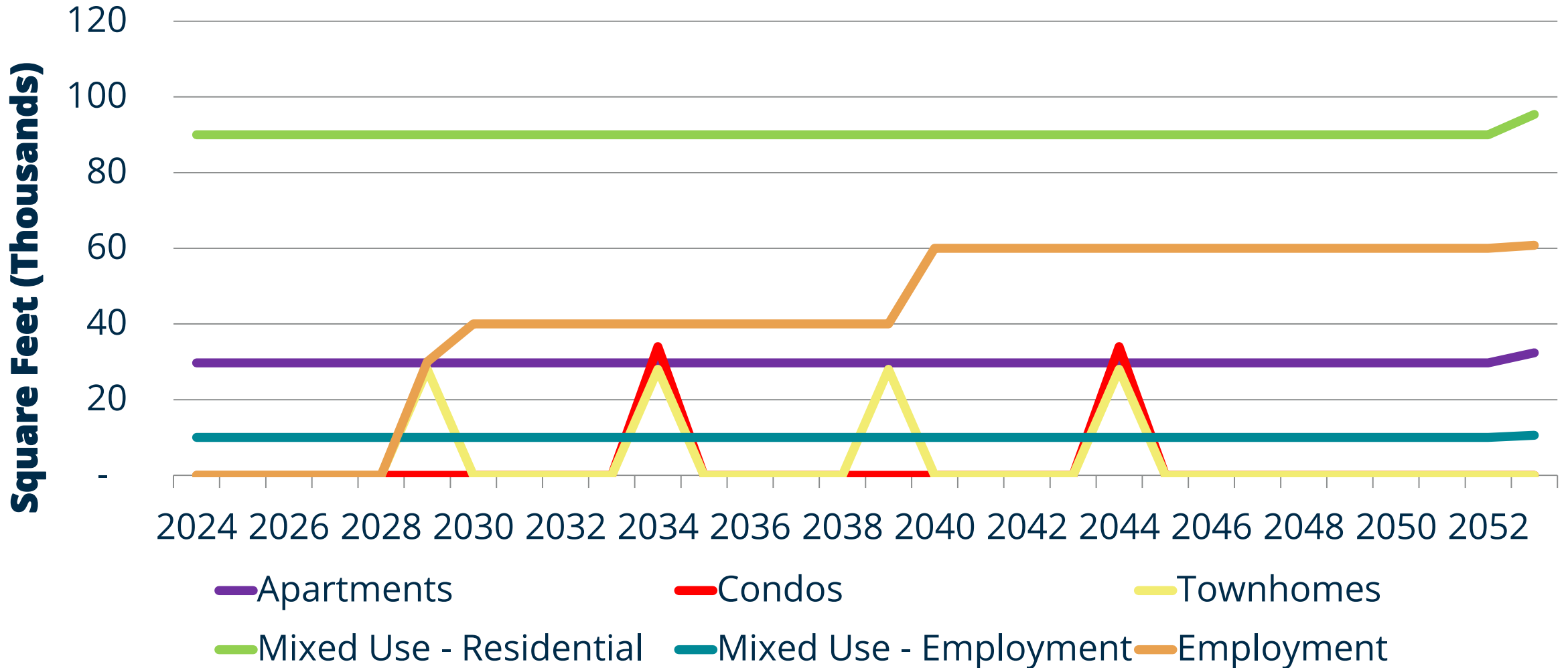
# Land Use and Development



# Summary of New Construction

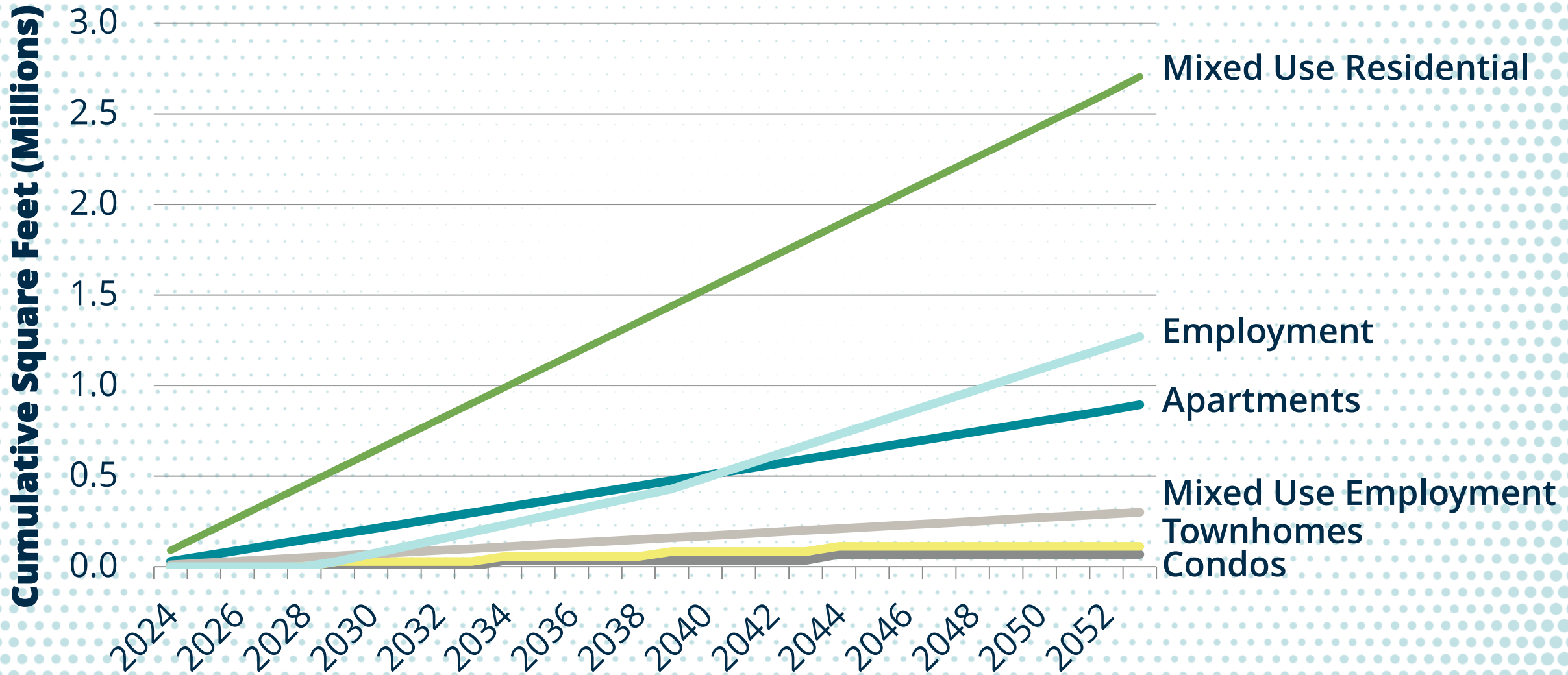
	<b>Average FAR</b>	<b>Total Built SF</b>	<b>Average SF Per Unit</b>	<b>Total New Units</b>
Apartments	1.8	894,000	900 sf	993
Condos	1.8	68,000	1,000 sf	68
Townhomes	1.5	112,000	1,000 sf	112
Mixed Use - Residential	2.1	2,705,000	900 sf	3,006
Mixed Use - Employment	0.1	301,000		
Employment	1.6	1,271,000		
Exempt	1.0	106,000		
<b>Total</b>		<b>5,457,000 sf</b>		<b>4,179</b>

# Forecast Absorption





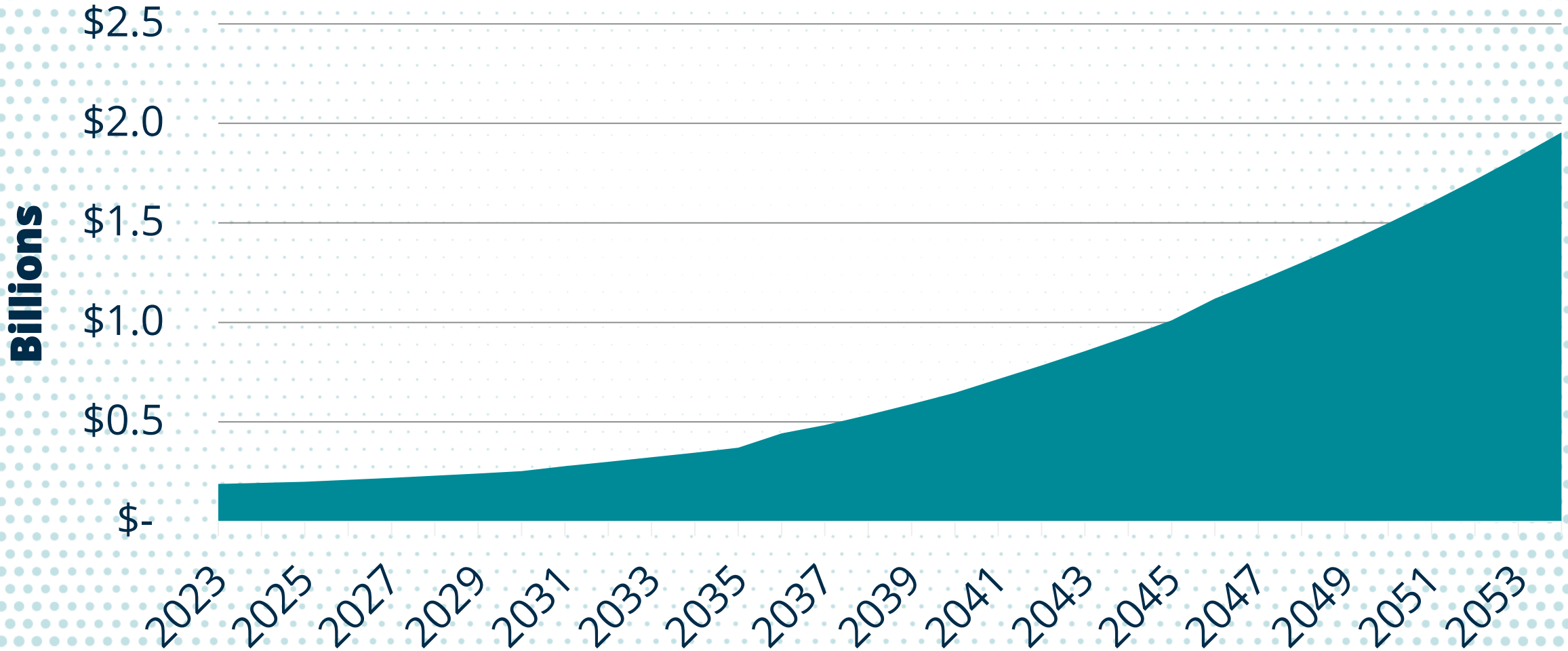
# Forecast Absorption



# Real Market Value

	<b>RMV of Improvements</b>		<b>% VHDZ Eligible</b>
	<b>Per SF</b>	<b>Per Unit</b>	
Apartments	\$400	\$360,000	0%
Condos	\$450	\$450,000	0%
Townhomes	\$425	\$425,000	0%
Mixed-Use Residential	\$400	\$360,000	86%
Mixed-Use Commercial	\$292		0%
Employment	\$289		0%

# Assessed Value

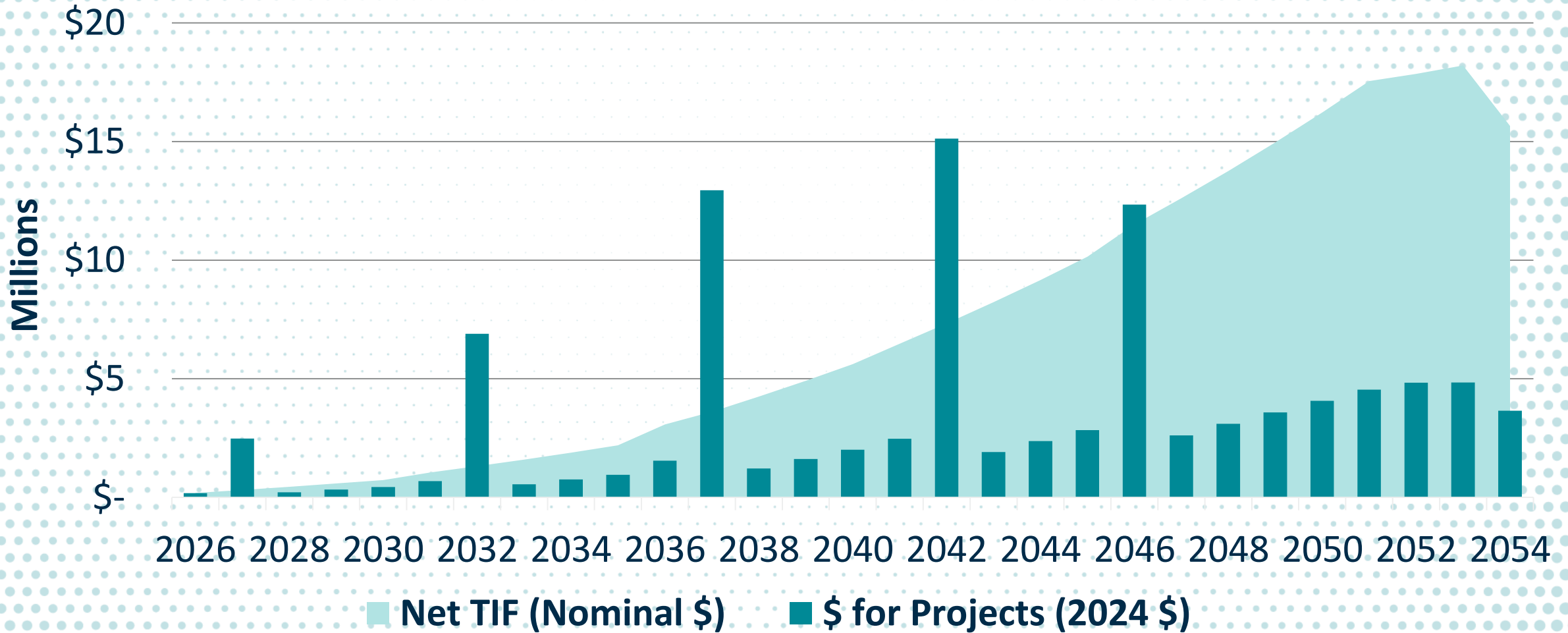


# Financial Capacity

- **Total Tax Increment Revenue:** Equal to the amount of foregone revenue. Reported in “nominal” dollars.
- **Maximum Indebtedness:** Less than total tax increment revenue. Subtracts the amount of revenue spent on interest on indebtedness. Equal to the total capital cost of projects. Reported in nominal dollars.
- **Funding for projects in today’s dollars:** “True” estimate of financial capacity. Equal to maximum indebtedness adjusted for inflation.



# Preliminary Results



# Preliminary Results

	<b>Previous Scenario</b>	<b>New Scenario</b>
<b>Net TIF</b>	<b>\$113,800,000</b>	<b>\$211,400,000</b>
<b>Maximum Indebtedness</b>	<b>\$96,800,000</b>	<b>\$181,000,000</b>
<b>Capacity (2023\$)</b>	<b>\$52,700,000</b>	<b>\$101,100,000</b>
Years 1-5	\$3,200,000	\$3,600,000
Years 6-10	\$6,400,000	\$9,800,000
Years 11-15	\$10,500,000	\$19,300,000
Years 16-20	\$10,800,000	\$24,700,000
Years 21-25	\$10,500,000	\$25,700,000
Years 26-30	\$11,300,000	\$17,900,000



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# Caveats

- Amount, value, and timing of new construction is speculative
- Project costs are preliminary and subject to change
- Future inflation rates and financing terms are uncertain
- All of these factors will affect financial capacity





# Conclusions

- Any maximum indebtedness above \$181M would require concurrence
- Estimated to be sufficient to fund \$96M of project costs (2023 \$)
- 28-Year estimated duration is typical of Oregon URAs



# Findings of Blight

ORS 457.010(1)(b): An economic dislocation, deterioration or disuse of property resulting from faulty planning.

ORS 457.010(1)(c): The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.

ORS 457.010(1)(e): The existence of inadequate streets and other rights of way, open spaces and utilities.

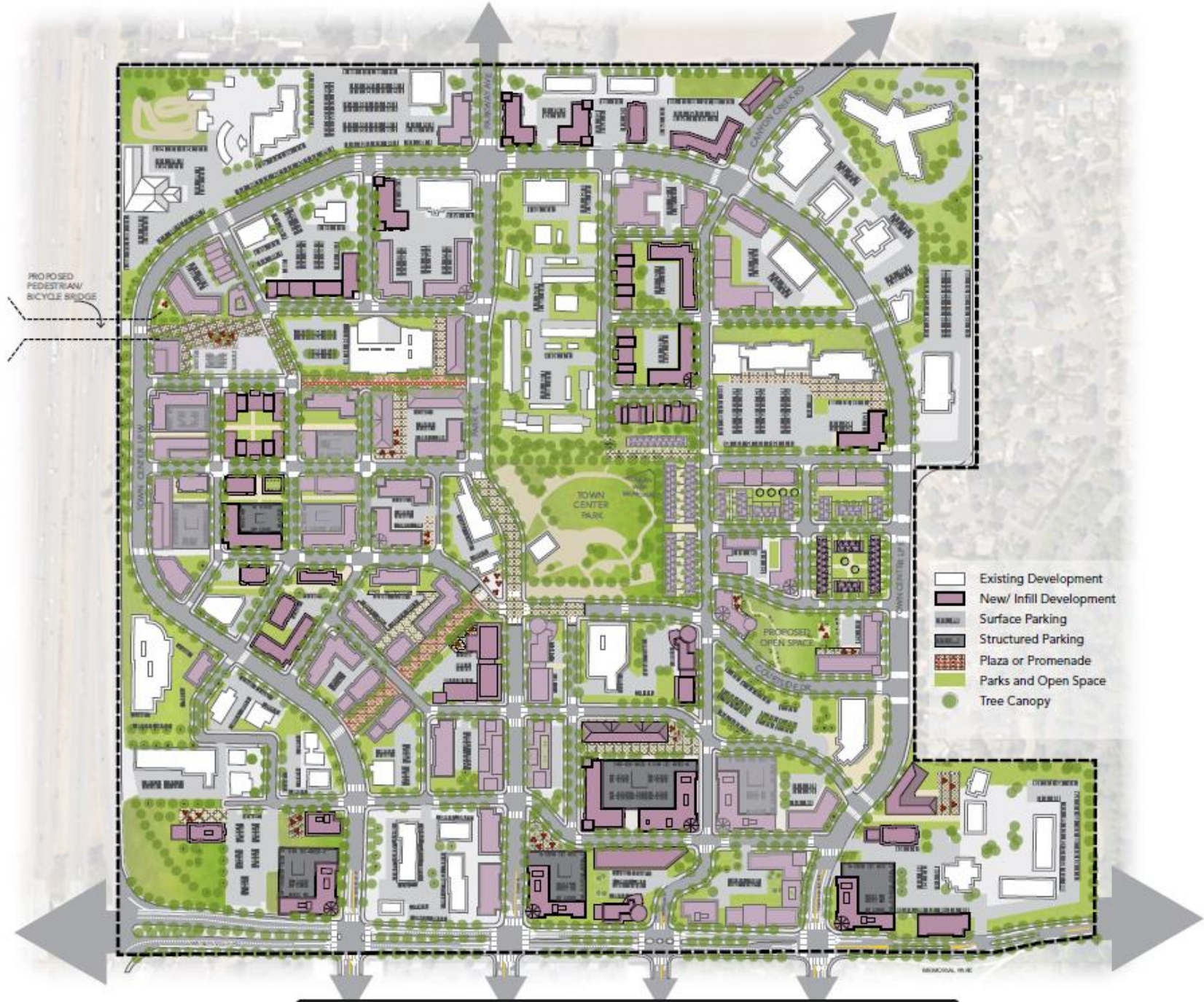
ORS 457.010(1)(g): A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

ORS 457.010(1)(h): A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

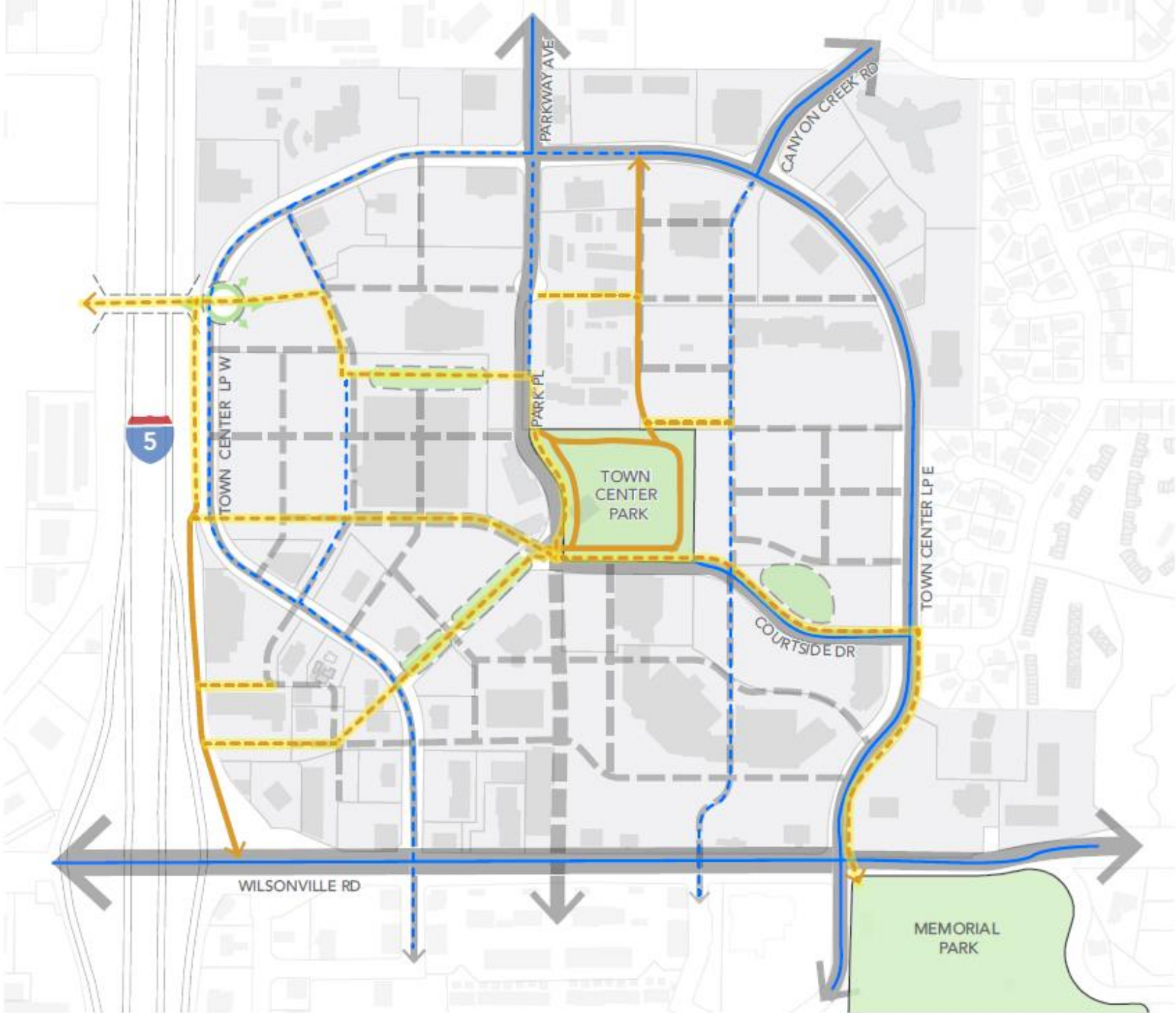
# Existing Conditions



# Full Build-out (Concept)



# Multi-modal network

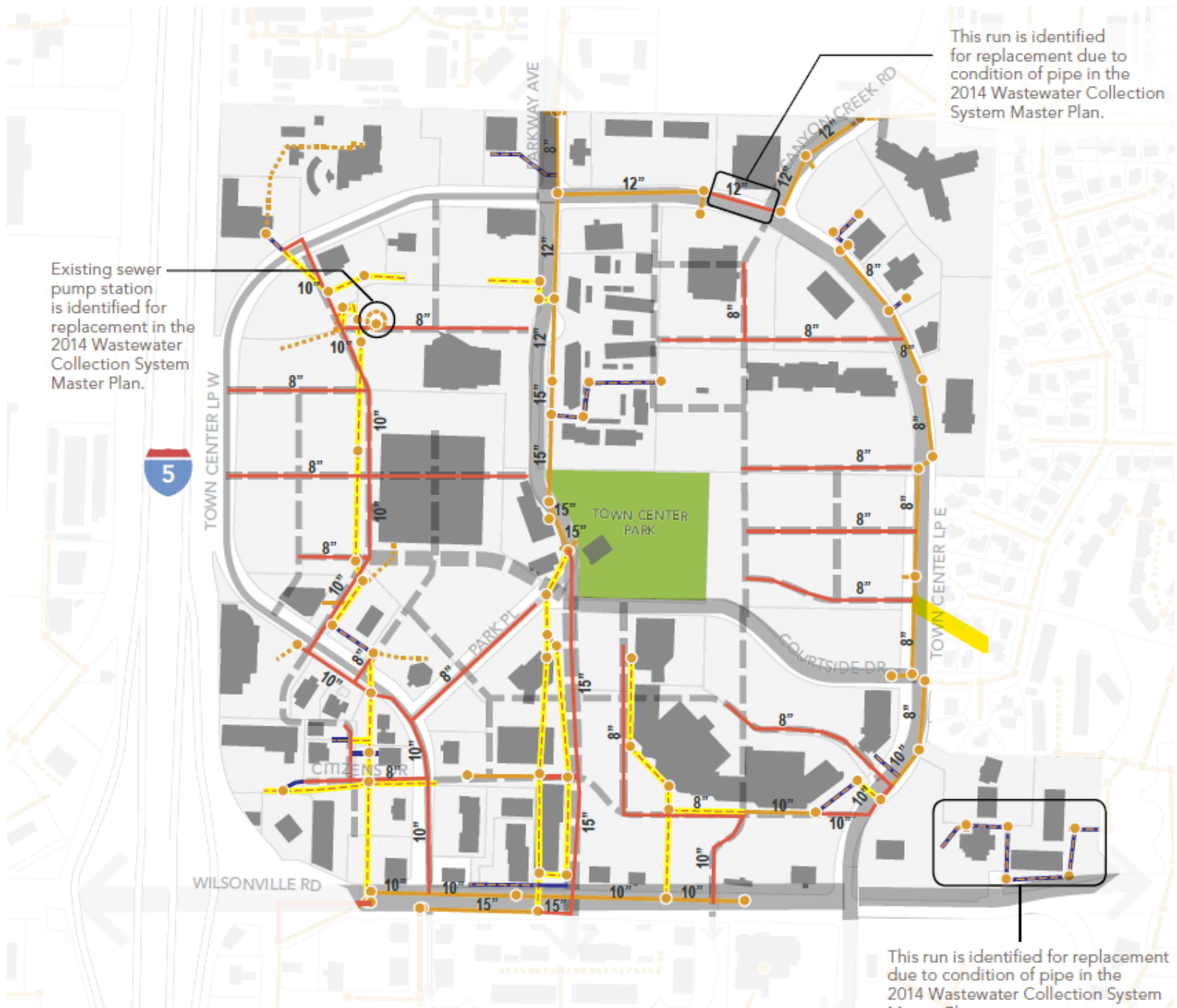


# Stormwater

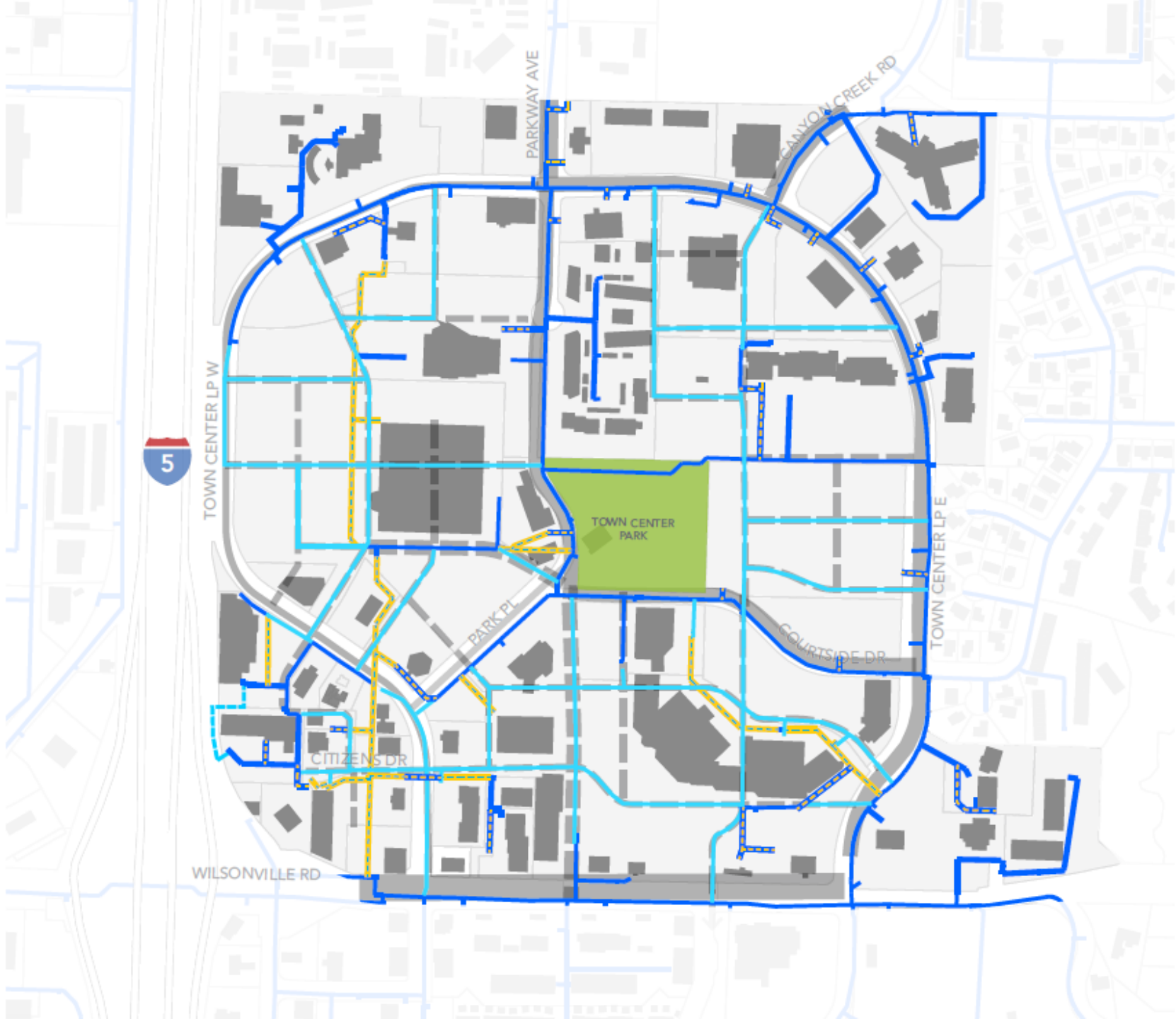
Problem Area identified as P8. Outfall South of Les Schwab in Section 4.4.1 of the 2012 City of Wilsonville Stormwater Master Plan.



# Sewer



# Water



# Next Steps / Schedule

<b>August 21</b>	<b>URTF Mtg. 3</b> Development assumptions & documentation of blight
<b>September 18</b>	<b>Council Briefing 2</b>
<b>Mid-late October</b>	<b>URTF Mtg. 4</b> Project Refinement, Timing, Prioritization
<b>Late Fall</b>	<b>URTF Mtg. 5</b> DRAFT Ballot Language & Communications Plan
<b>December</b>	<b>Council Briefing 3</b>



# Next Steps / Schedule

<b>Jan-May 2024</b>	Execute Communications Plan
<b>Feb 5, 2024</b>	<b>Council</b> consideration of FINAL ballot language and advisory vote
<b>Mar 1, 2024</b>	Last day to submit ballot title to Clackamas County elections
<b>May 21, 2024</b>	Advisory Vote on Ballot (if so directed by Council)
<b>June-August 2024</b>	Prepare and adopt formal Urban Renewal Plan and accompanying Report (if so directed by Council)

## MEMO

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TO: Chris Neamtzu, AICP Community Development Director  
Matt Lorenzen, Economic Development Manager

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FROM: Elaine Howard

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RE: Blight Findings for the Town Center Area

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DATE: August 9, 2023

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Based on our review of ORS 457, the Wilsonville Town Center Plan, adopted May 6, 2019 and amended October 18, 2021 and in the Town Center Infrastructure Funding Plan adopted May 21, 2022, the Wilsonville Town Center Area (Area) qualifies as blighted. Blight is specifically defined in ORS 457.010 and the blighting conditions are outlined below according to the specific definitions in the statute.

ORS 457.010 Definitions.

ORS 457.010(1)(a) includes five subcategories (A-E) for evaluation if a building is “unfit” or “unsafe” to occupy or for living, commercial, industrial or other purposes.

ORS 457.010(1)(a)(A-E)

The statute describes buildings that are “unfit” or “unsafe to occupy” for a variety of reasons.

*This blight definition will not be used in the determination of blight in the Town Center.*

ORS 457.010(1)(b): An economic dislocation, deterioration or disuse of property resulting from faulty planning.

*As stated in the Town Center Plan, “ Much of Town Center’s current road infrastructure, urban form, parks, and land uses originated in that (the 1973 Town Center Master Plan) plan. The original plan made way for many of the valuable community assets in Town Center, such as Town Center Park. However, the plan also allowed for an auto-oriented urban form and land uses. Large parking lots and disconnected streets, sidewalks, and bicycle facilities are barriers to Town Center becoming the vibrant community desired by residents and businesses.”*

*The planning resulting from the 2021 Town Center Plan will transform the area into a vibrant central meeting place for Wilsonville residents and will include alternative forms of transportation, more dense development, mixed use development and more public open spaces. The recent planning for the Area will help address economic dislocation, deterioration or disuse of property.*

ORS 457.010(1)(c): The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.

*There are properties within the Area that are too large for the development that is planned in the Town Center. To be able to properly develop these areas, there needs to be infrastructure*

*improvements to provide utilities to the parcels, to provide better access to parcels, better delineation of parcels in a grid layout and improved development opportunities. Figure 1 of this memorandum shows the abundance of surface parking within the Area, which is of no taxable value.*

ORS 457.010(1)(d): The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions

*This blight definition will not be used in the determination of blight in the Town Center.*

ORS 457.010(1)(e): The existence of inadequate streets and other rights of way, open spaces and utilities.

*The Town Center Plan adopted in October of 2021 identified significant instances of inadequate streets, other rights of way, open spaces and utilities. This is the major blight finding for the Area. The instances identified in the Town Center Plan will be specifically identified in the final feasibility study and if the city desires to move forward with an urban renewal plan for the Area, in the Report Accompanying any future urban renewal plan.*

ORS 457.010(1)(f): The existence of property or lots or other areas that are subject to inundation by water.

*This blight definition will not be used in the determination of blight in the Town Center.*

ORS 457.010(1)(g): A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

*An investment to land ratio was compiled for each tax lot within the Area. Fifty percent of the tax lots have an investment to land ratio of under 2:1. This is a minimum for expectations for development in the central core of a city. The development proposed by the Town Center Plan envisions development that would exceed 2:1.*

ORS 457.010(1)(h): A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

*There are properties within the Area that are vacant, stagnant and unproductive and could potentially be useful and valuable for contributing to the public health, safety and welfare.*

ORS 457.010(1)(i): A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

*This blight definition will not be used in the determination of blight in the Town Center.*

Figure 1. Existing Conditions showing Surface Parking

