



WILSONVILLE

2014 ANNUAL HOUSING REPORT



MARCH 2015

ORIGINAL PUBLICATION: MARCH 2015

The City of Wilsonville Building Permit Database was the primary source for the data and information presented in this report.

Staff of the City of Wilsonville's Planning Division prepared this report. Special acknowledgement to:

JENN SCOLA, ASSISTANT PLANNER

DAN STARK, GIS MANAGER

MIRANDA BATESCHELL, LONG RANGE PLANNING MANAGER

CHRIS NEAMTZU, PLANNING DIRECTOR

For more information, please contact the Planning Division staff at (503) 682-4960



29799 Town Center Loop East
Wilsonville, OR 97070
503-682-1011 Phone
503-682-1015 Fax Administration
503-682-7075 Fax Community Development
www.ci.wilsonville.or.us

A SNAPSHOT OF 2014

.....▶ **360** HOUSEHOLDS
PERMITTED

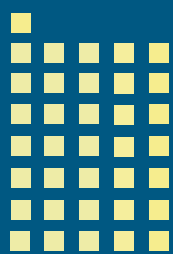
246 SINGLE-FAMILY
68%

114 MULTI-FAMILY
32%

\$61,179,670 ◀.....

TOTAL VALUE OF CONSTRUCTION COSTS

.....▶ HOUSEHOLD GROWTH

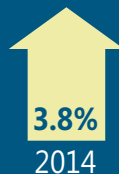


2014

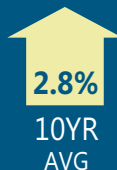


2013

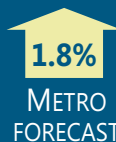
1 square
represents 10
households



3.8%
2014



2.8%
10YR
AVG



1.8%
METRO
FORECAST

3.5% POPULATION GROWTH (2012-2014)

"In just the past two years, 426 new single-family homes with a value of over \$95 million are coming online. I think this data shows that Wilsonville continues to be an attractive city in which to build and to buy a new home. I attribute this strong showing to our community's thoughtful urban planning, enabling the private sector to build a range of housing options that meet the needs of young people, families and retirees."

— MAYOR TIM KNAPP

HOUSING ACTIVITY IN THE

The City of Wilsonville experienced a record-high level of single-family home construction in calendar year 2014. Both the number of home permits issued and the value of new residential construction are record Wilsonville levels for a second consecutive year.

In 2014, the City of Wilsonville issued a total of 246 single-family dwelling permits with a valuation of \$52.2 million, representing more than a doubling of the average amount of \$23.9 million per year over the past 10 years. 2014 was even greater than the prior record-setting year of 2013 when 180 single-family building permits were issued with a valuation of \$42.8 million.

Over the past two years, the city issued permits for 426 single-family households and one new multi-family residential permit for the 114-unit Portera at the Grove valued at \$9.0 million. Portera offers amenity rich, large, single level units for active adults (55+) located within walking distance of Town Center and along a SMART transit route.

Cumulatively, the total number of 360 new residential units built in Wilsonville in 2014 is 53 percent greater than the 10-year average of 236 units per year. The household growth rate was almost 4%, more than double expectations set by the regional forecast.



\$355,000

AVERAGE SELLING PRICE
sources: Zillow.com, Realtor.com



11%

in 2014

WITH A MORTGAGE PAYMENT OF **37%**
OF THE AVERAGE FAMILY'S INCOME

CITY OF WILSONVILLE

Major residential construction has accelerated over the past two years as the local economy emerges from the Great Recession, with a majority of new home-building occurring in Villebois where homebuilders Legend Homes, Polygon Northwest, and Lennar are active.

With a recovering market, home prices showed strong gains in value; the average sale price rose 11% over 2014. The increase in housing values raised the average sale price of a home to \$355,000 putting it 4% above the affordability target¹ for the average Wilsonville family (based on the median household income reported by the 2013 U.S. Census: \$56,430). That said, the city provides a range of housing options to meet the various preferences and income levels of Wilsonville employees and residents.

Residential growth is expected to remain strong. In addition to the record-setting number of residential permits issued, the city approved plans for a total of 305 future homes: 244 single-family and 61 multi-family units. Located on 68 acres of land, these developments have 38% open space on average and have a total net density of 12 dwelling units per acre.² Details on approved plans and issued permits are included in the following pages.

¹Housing affordability is commonly defined as 33% or less of household income being spent on rent or mortgage expenses. Mortgage calculation assumes 20% down payment and 30-year term at a fixed rate of 3.8%. A mortgage payment of \$1565 meets the affordability index and represents a home sale price of \$317,000.

²Net density measures the number of housing units in an area excluding the portion of land not used for housing, such as parks or streets.

305 HOMES



WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD IN 2014
CONSTRUCTION ANTICIPATED 2015-2017

244 SINGLE-FAMILY **61** MULTI-FAMILY

80%

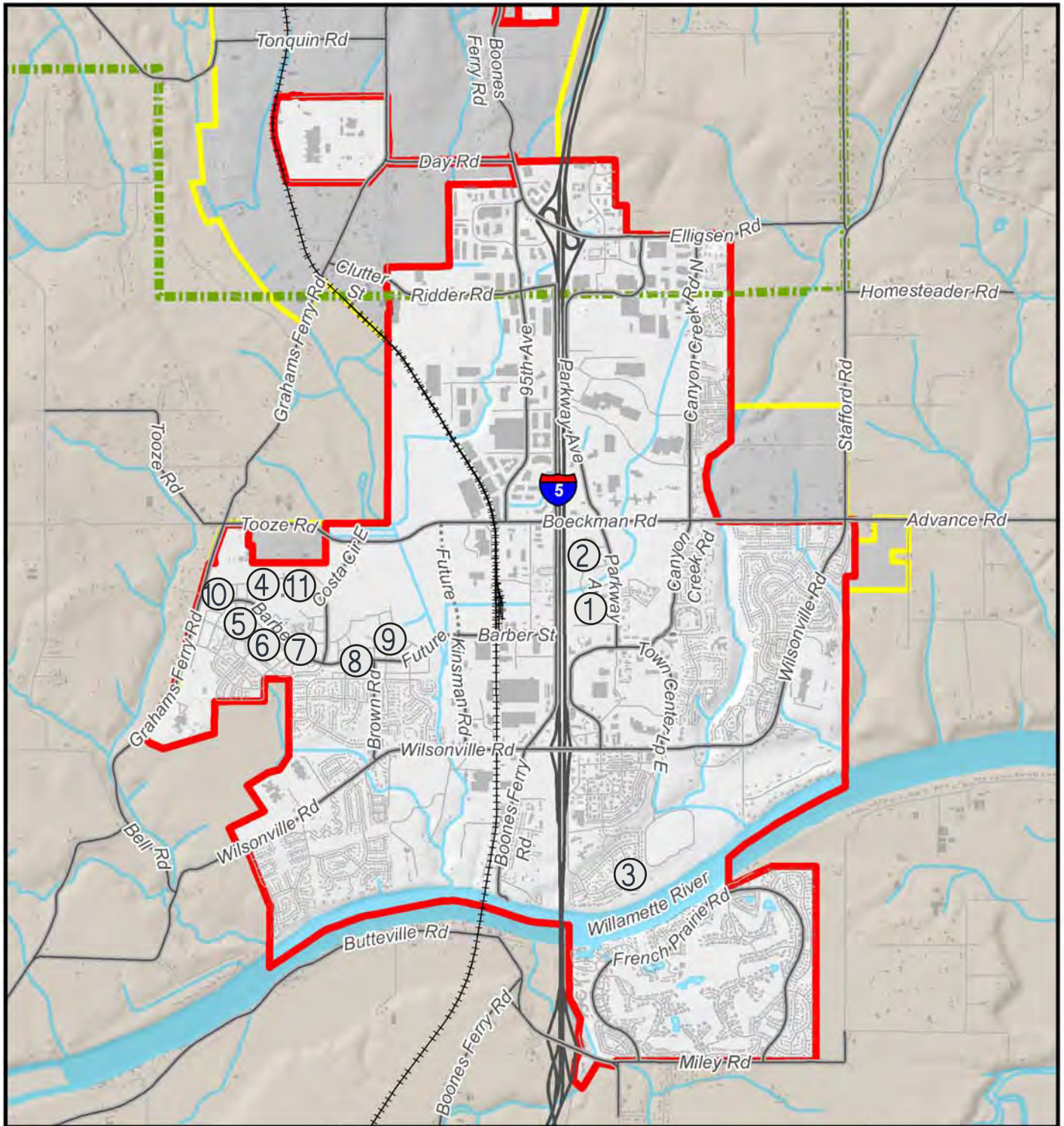
20%

RESIDENTIAL PERMITS ISSUED



"The City's building division has been working diligently to keep up with all the new home construction and industrial/commercial remodels occurring in Wilsonville. Working with our partners at ODOT, Metro and both Clackamas and Washington counties has helped us to plan and construct new infrastructure and transportation improvements required to serve new development in our community."

– NANCY KRAUSHAAR, WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR



The City of Wilsonville, Oregon
Clackamas and Washington Counties

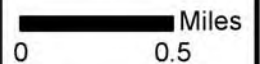
2014 Wilsonville Building Permits

- City Limits
- County Boundary
- UGB

- ① BRENCHELY ESTATES
- ② GROVE SINGLE FAMILY NORTH
- ③ RENAISSANCE BOAT CLUB
- ④ TONQUIN WOODS AT VILLEBOIS NO 4
- ⑤ BEAUSOLEI
- ⑥ CARVALHO/SEVILLE ROW HOUSES
- ⑦ VILLEBOIS VILLAGE CENTER
- ⑧ VILLEBOIS SAP EAST PDP 1
- ⑨ RETHERFORD MEADOWS, VILLEBOIS SAP EAST PDP 2
- ⑩ TONQUIN WOODS 1-3, VILLEBOIS SAP NORTH PDP 1
- ⑪ TONQUIN WOODS 5



1/22/2015



M:\projects\2014\123014_housing\Permits.mxd

1

ISSUED BUILDING PERMITS

BRENCHLEY ESTATES



aerial photo dated Summer 2014

APPROVED: SUMMER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 11 OF 30 BUILDING PERMITS

LOT SIZE: 4,007-6,752 SF (AVG 4,744 SF)

NET ACRES FOR HOUSING: 1.20

NET DENSITY: 9.2 UNITS PER ACRE

CONSTRUCTION BY: PNW HOMEBUILDERS, LLC

CONSTRUCTION VALUE: \$2,633,743

HOUSING TYPE: SINGLE FAMILY

LOCATION: BRENCHLY ESTATES

ZONING: PDR-5



PHOTO TAKEN JANUARY 2015

2

ISSUED BUILDING PERMITS

GROVE SINGLE FAMILY NORTH



aerial photo dated Summer 2014

APPROVED: WINTER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 6 OF 27 BUILDING PERMITS

LOT SIZE: 4,499-4,764 SF (AVG 4,544 SF)

NET ACRES FOR HOUSING: 0.63

NET DENSITY: 9.5 UNITS PER ACRE

CONSTRUCTION BY: LENNAR NW, INC.

CONSTRUCTION VALUE: \$1,634,513

HOUSING TYPE: SINGLE FAMILY

LOCATION: BRENCHLY ESTATES

ZONING: PDR-5



PHOTO TAKEN JANUARY 2015

3

ISSUED BUILDING PERMITS

RENAISSANCE BOAT CLUB



aerial photo dated Summer 2014

APPROVED: SPRING/FALL 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 3 OF 33 BUILDING PERMITS

LOT SIZE: 4,969-7,232 SF (AVG 6,208 SF)

NET ACRES FOR HOUSING: 0.43

NET DENSITY: 7 UNITS PER ACRE

CONSTRUCTION BY: RENAISSANCE CUSTOM HOMES

CONSTRUCTION VALUE: \$1,231,400

HOUSING TYPE: SINGLE FAMILY

LOCATION: WEST OF MEMORIAL PARK, ON THE RIVER

ZONING: PDR-4

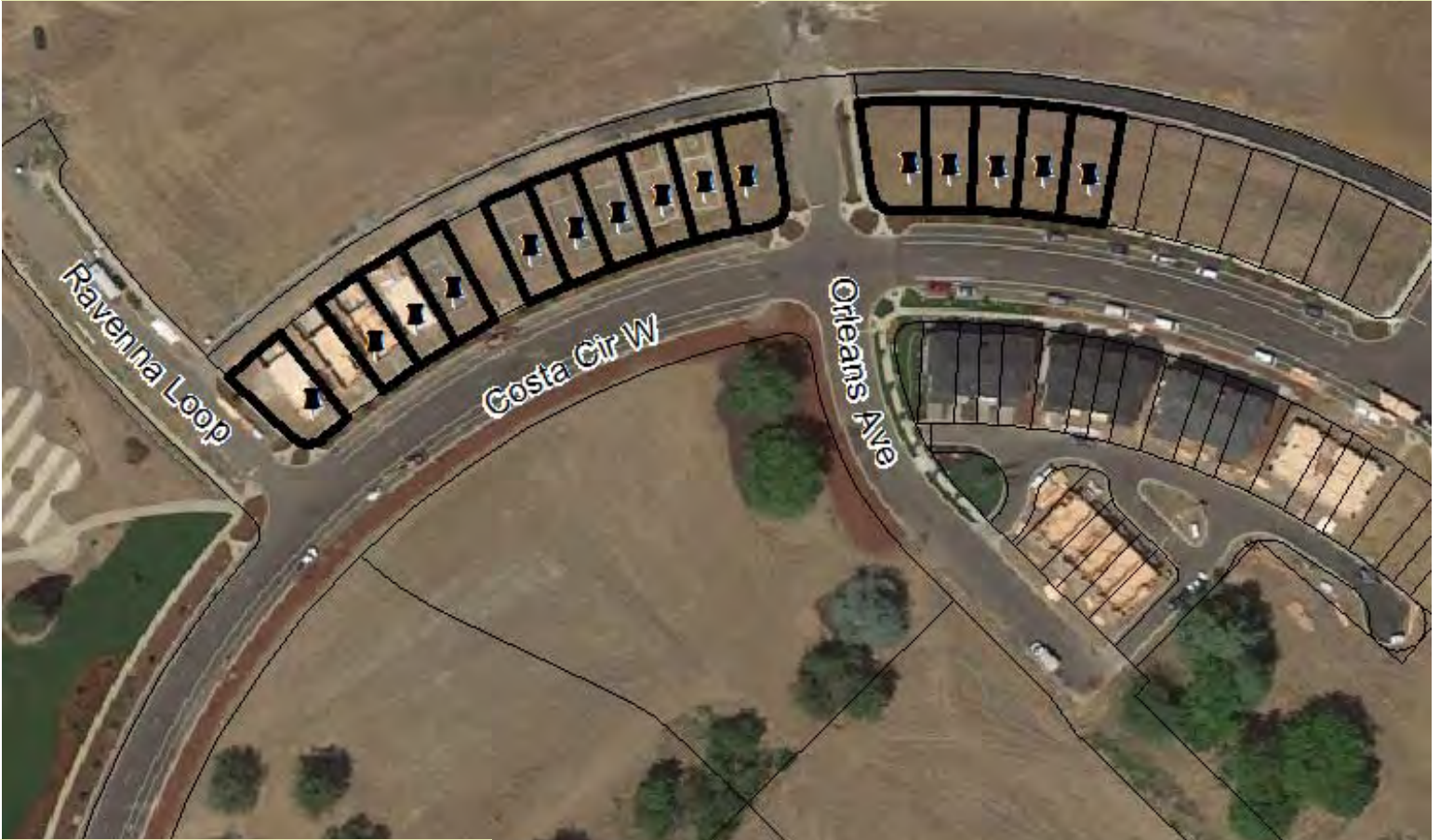


PHOTO TAKEN JANUARY 2015

4

ISSUED BUILDING PERMITS

TONQUIN WOODS 4



aerial photo dated Summer 2014

APPROVED: SPRING-FALL 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 15 OF 37 BUILDING PERMITS

LOT SIZE: 2,342-2,965 SF (AVG 2,451 SF)

NET ACRES FOR HOUSING: 0.84

NET DENSITY: 17.9 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$2,602,332

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE



PHOTO TAKEN JANUARY 2015



aerial photo dated Summer 2014

APPROVED: SPRING 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 13 OF 13 BUILDING PERMITS

LOT SIZE: 1,925-2,990 SF (AVG 2,300 SF)

NET ACRES FOR HOUSING: 0.70

NET DENSITY: 18.6 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$2,249,029

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE

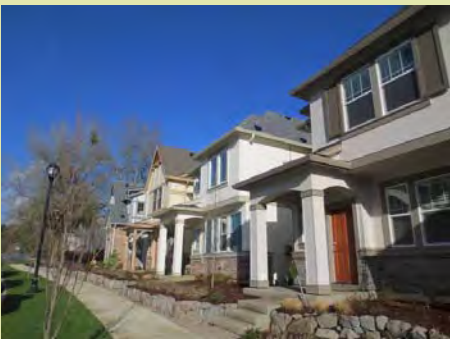


PHOTO TAKEN JANUARY 2015

6

ISSUED BUILDING PERMITS

CARVALHO/SEVILLE



aerial photo dated Summer 2014

APPROVED: WINTER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 6 OF 25 BUILDING PERMITS

LOT SIZE: 1,974-2,432 SF (AVG 2,100 SF)

NET ACRES FOR HOUSING: 0.34

NET DENSITY: 17.6 UNITS PER ACRE

CONSTRUCTION BY: PNW LAND DEVELOPMENT

CONSTRUCTION VALUE: \$2,249,029

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTO TAKEN JANUARY 2015

7

ISSUED BUILDING PERMITS

VILLEBOIS VILLAGE CENTER



aerial photo dated Summer 2014

APPROVED: SUMMER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 7 OF 53 BUILDING PERMITS

LOT SIZE: 1,644-2,580 SF (AVG 2,090 SF)

NET ACRES FOR HOUSING: 0.34

NET DENSITY: 20.6 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$1,283,490

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTO TAKEN FEBRUARY 2015

8

ISSUED BUILDING PERMITS

VILLEBOIS SAP E PDP 1



aerial photo dated Summer 2014

APPROVED: SUMMER/WINTER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 39 OF 88 BUILDING PERMITS

LOT SIZE: 2,877-4,816 SF (AVG 3,550 SF)

NET ACRES FOR HOUSING: 3.20

NET DENSITY: 12.2 UNITS PER ACRE

CONSTRUCTION BY: LEGEND HOMES

CONSTRUCTION VALUE: \$9,976,993

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE

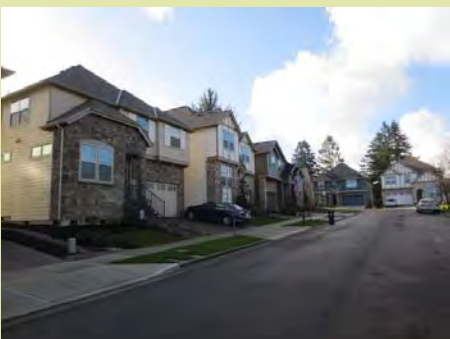


PHOTO TAKEN JANUARY 2015

9

ISSUED BUILDING PERMITS

RETFERFORD MEADOWS



aerial photo dated Summer 2014

APPROVED: FALL/WINTER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 13 OF 88 BUILDING PERMITS

LOT SIZE: 2,518-7,809 SF (AVG 4,145 SF)

NET ACRES FOR HOUSING: 1.24

NET DENSITY: 10.5 UNITS PER ACRE

CONSTRUCTION BY: LENNAR

CONSTRUCTION VALUE: \$3,330,093

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTO TAKEN JANUARY 2015

10

ISSUED BUILDING PERMITS

TONQUIN WOODS 1-3



aerial photo dated Summer 2014

APPROVED: YEAR ROUND 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 77 OF 169 BUILDING PERMITS
(#1: 2 OF 27, #2: 15 OF 82, #3: 60 OF 60)

LOT SIZE: 2,259-6,327 SF (AVG 2,812 SF)

NET ACRES FOR HOUSING: 4.90

NET DENSITY: 15.7 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$14,845,969

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE



PHOTO TAKEN JANUARY 2015



aerial photo dated Summer 2014

APPROVED: SPRING/SUMMER 2014

SITE CHARACTERISTICS

NUMBER OF HOMES: 36 OF 36 BUILDING PERMITS

LOT SIZE: 1,029-1,973 SF (AVG 1,448 SF)

NET ACRES FOR HOUSING: 1.15

NET DENSITY: 31.3 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$6,627,354

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE



PHOTO TAKEN JANUARY 2015

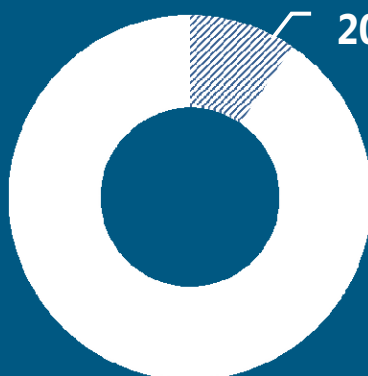
RESIDENTIAL PERMITS ISSUED



Permitted housing projects this past year provided an array of housing types to meet the various housing needs of the people who live in and are moving to the city. The projects reflect a range of lot sizes, from 1,000–8,000 square feet, with homes ranging in size, design and cost and providing both rental and ownership opportunities. While both single-family and multi-family residential projects were permitted, there was a higher proportion issued for single-family homes, which was expected given a recent housing study that identified a need for more detached single-family housing in the city.

The 360 residential building permits issued in 2014 represent 10% of the 20-year Metro Household Growth Forecast. Metro's official estimate forecasts Wilsonville will add 3,749 households between 2014 and 2034, which represents an average annual growth rate of 1.8%. However actual building activity last year enforces a significantly higher growth rate (3.8%) in line with the city's historical annual growth rate (2.8%). At the current rate of development, household growth would surpass the regional forecast by 2024.

METRO HOUSEHOLD GROWTH FORECAST 2014-2034



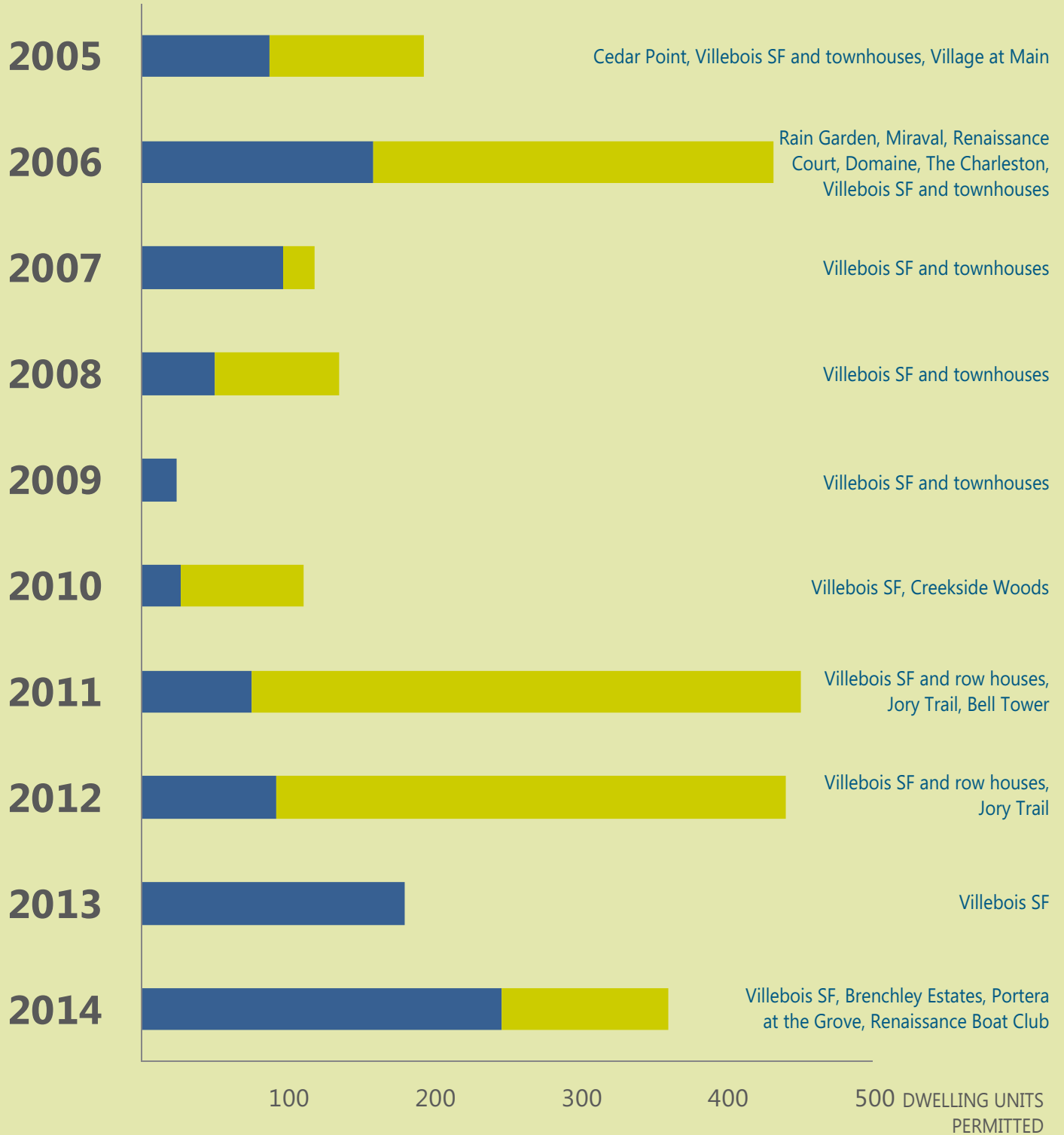
2014

10%

OF FORECASTED HOUSEHOLDS WERE
PERMITTED FOR CONSTRUCTION LAST YEAR

10-YEAR DEVELOPMENT

■ Single-Family ■ Multi-family



TRENDS AND TIMELINE

POPULATION / GROWTH RATE

sources: US Census and PSU

3.3% 17,503

2.6% 17,957

4.3% 18,725

1.6% 19,020

1.6% 19,327

1.1% 19,540

0.3% 19,597

5.1% 20,604

4.3% 21,484

2.3% 21,980

HOUSEHOLD GROWTH RATE

3.1% +238

5.4% +420

1.2% +95

1.0% +80

1.3% +108

0.3% +28

5.3% +457

4.3% +389

1.9% +180

3.8% +360

AVERAGE SELLING PRICE OF HOME

source: Zillow.com

11% \$332,000

19% \$394,000

3% \$406,000

-7% \$379,000

-9% \$343,000

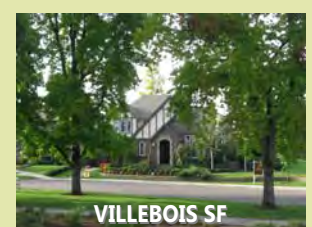
-6% \$321,000

-8% \$296,000

0% \$296,000

8% \$320,000

11% \$355,000

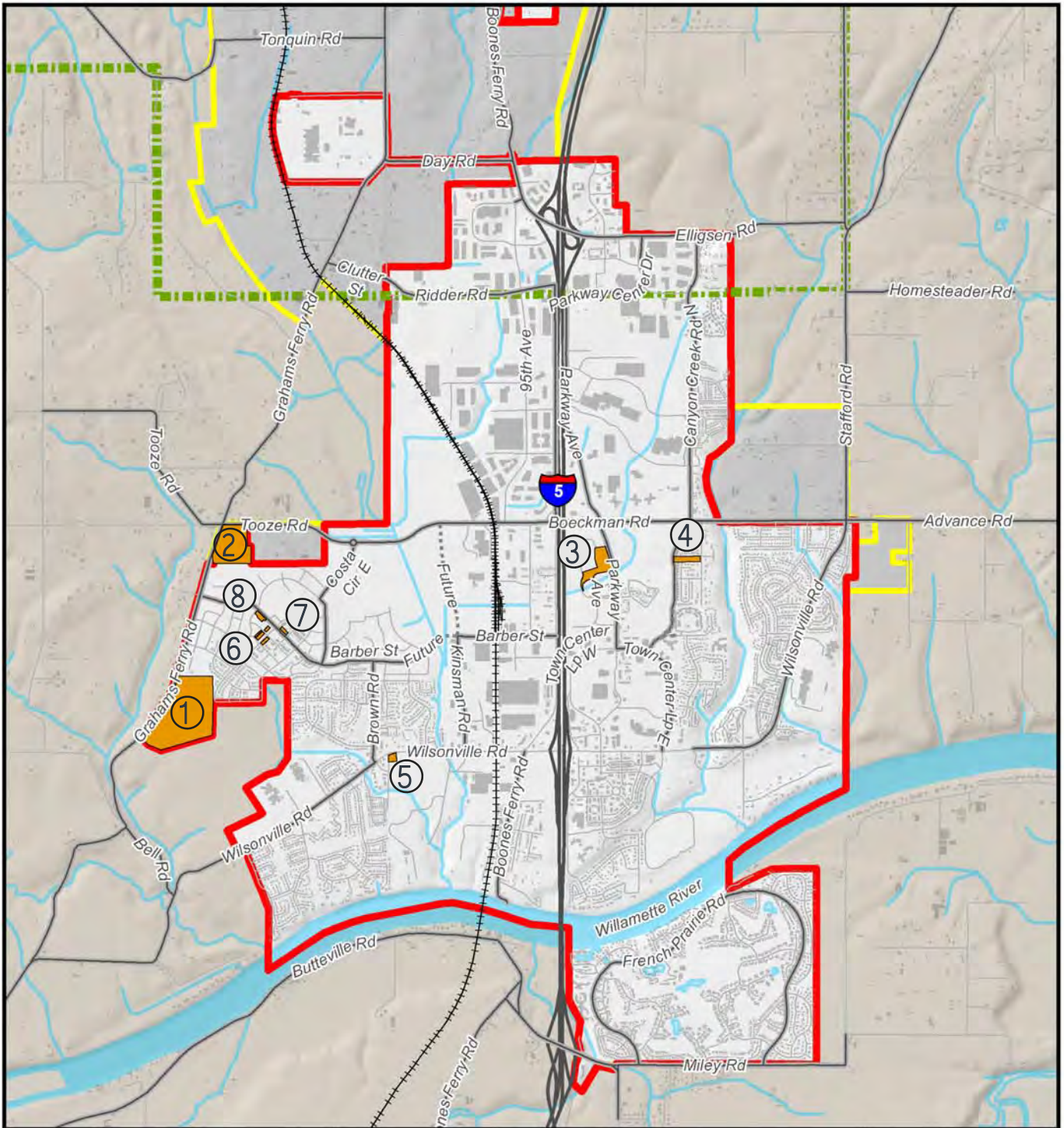


HOUSING PLANS APPROVED






"The last two years the City's planning division has been busier than ever working with developers and responding to requests from property owners. Each plan requires careful review to ensure it upholds the quality and vision of our community. Planning staff works hard to respond quickly and thoroughly in order to support new development in the City."

— CHRIS NEAMTZU, WILSONVILLE PLANNING DIRECTOR

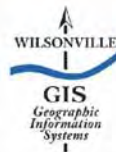


The City of Wilsonville, Oregon
Clackamas and Washington Counties

2014 Approved Housing Plans

-  City Limits
-  County Boundary
-  UGB

- ① GRANDE POINTE AT VILLEBOIS
- ② CALAIS AT VILLEBOIS
- ③ BRENCHLEY ESTATES NORTH
- ④ RENAISSANCE AT CANYON CREEK II
- ⑤ WILSONVILLE GREENS
- ⑥ CARVALHO ROW HOUSES
- ⑦ SEVILLE ROW HOUSES
- ⑧ CHATEAU VILLEBOIS



2/25/2015



M:\projects\2014\123014_housing\ApprovedPlans.mxd

1

APPROVED PLAN

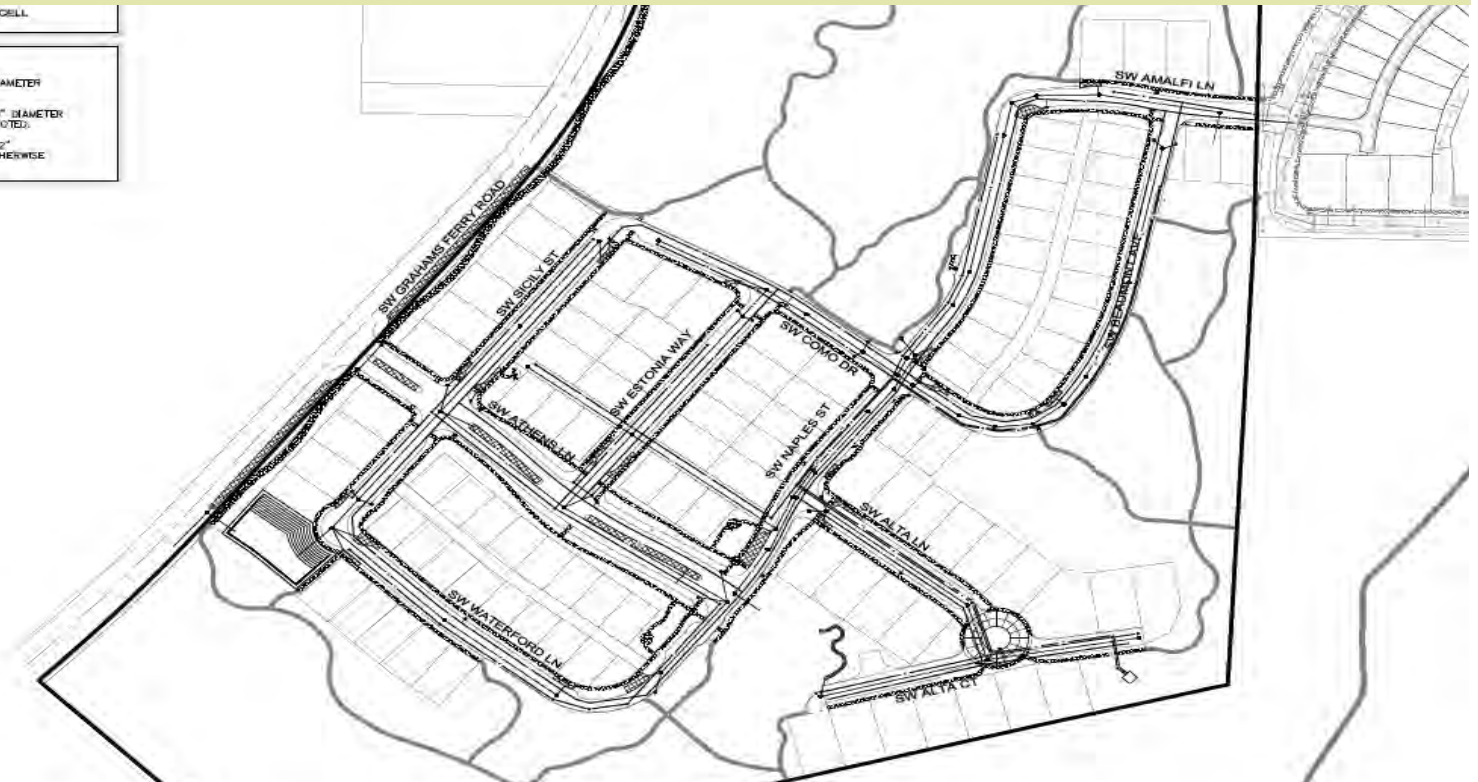
GRANDE POINTE AT VILLEBOIS

ATTENTION CELL

TO BE 8" DIAMETER

IS TO BE 8" DIAMETER
UNLESS OTHERWISE NOTED.

IN TO BE 12"
UNLESS OTHERWISE



ACRES:
42.76 GROSS

NUMBER OF HOMES:
100

AVERAGE LOT SIZE:
4,830 SF

NET DENSITY:
9.02 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST



APPROVED: APRIL 14, 2014

LAND DEDICATIONS

HOUSING: 11.10 ACRES (26%)

OPEN SPACE: 24.10 ACRES (57%)

ALLEYS: 0.50 ACRES (1%)

PUBLIC STREETS: 6.80 ACRES (16%)

HOUSING TYPES:

35 LARGE SINGLE

25 STANDARD SINGLE FAMILY

40 MEDIUM SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

2

APPROVED PLAN

CALAIS AT VILLEBOIS



ACRES:
15.16 GROSS

NUMBER OF HOMES:
84

AVERAGE LOT SIZE:
4,830 SF

NET DENSITY:
9.72 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST

APPROVED: MAY 12, 2014

LAND DEDICATIONS

HOUSING: 7.90 ACRES (52%)

OPEN SPACE: 2.00 ACRES (13%)

ALLEYS: 0.80 ACRES (5%)

PUBLIC STREETS: 4.50 ACRES (30%)

HOUSING TYPES:

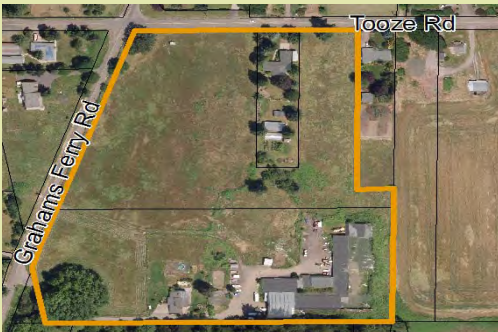
23 LARGE SINGLE FAMILY

3 STANDARD SINGLE FAMILY

26 MEDIUM SINGLE FAMILY

32 SMALL SINGLE FAMILY

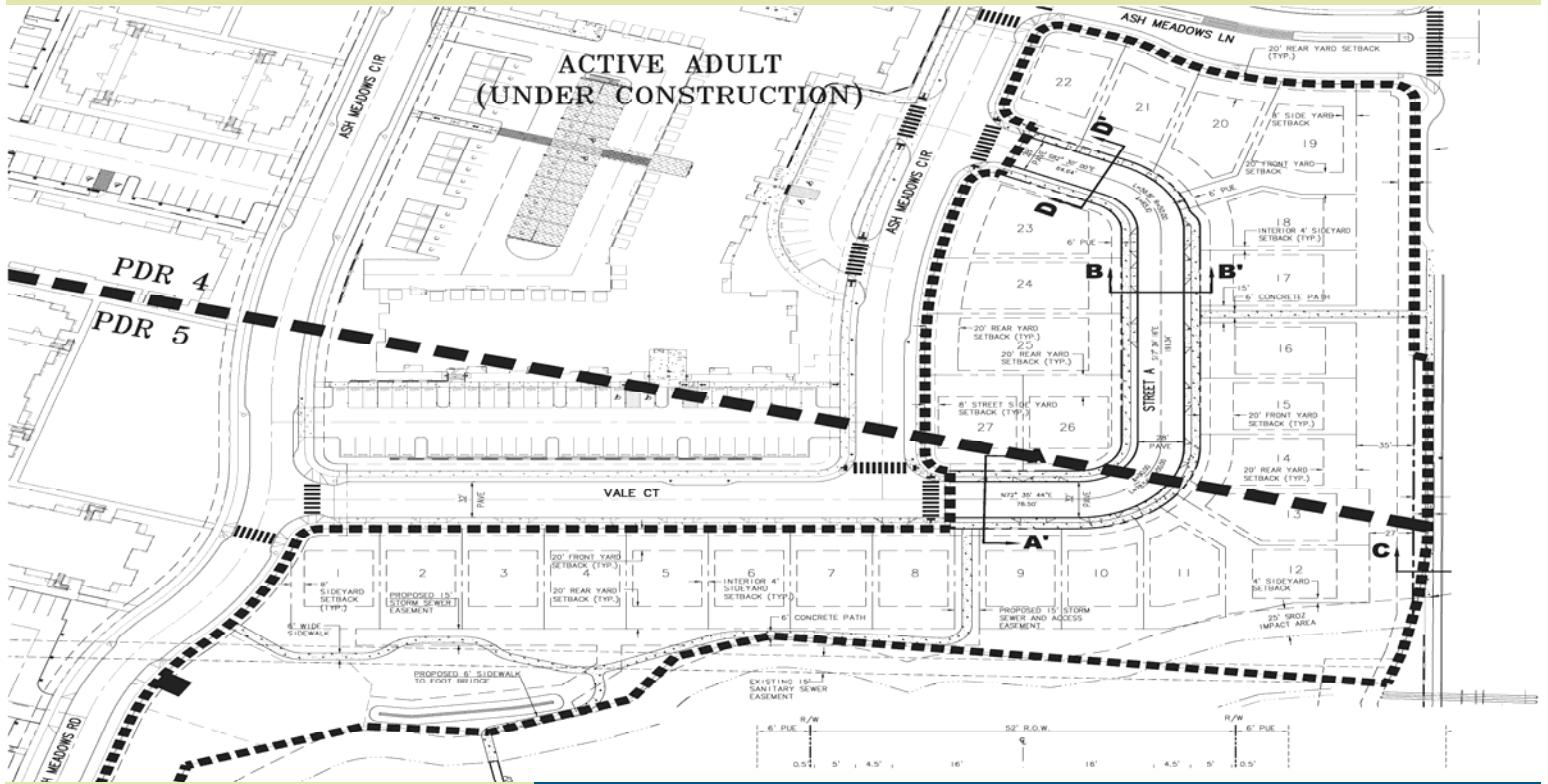
LOCATION: VILLEBOIS NORTH



3

APPROVED PLAN

BRENCHLEY ESTATES NORTH



ACRES:
5.22 GROSS

NUMBER OF HOMES:
27

AVERAGE LOT SIZE:
4,990 SF

NET DENSITY:
8.52 UNITS PER ACRE

APPLICANT:
HOLLAND PARTNERS GROUP

APPROVED: APRIL 14, 2014

LAND DEDICATIONS

HOUSING: 3.20 ACRES (61%)

OPEN SPACE: 1.30 ACRES (25%)

ALLEYS: 0 ACRES (0%)

STREETS: 0.80 ACRES (14%)

HOUSING TYPES:
27 DETACHED SINGLE FAMILY

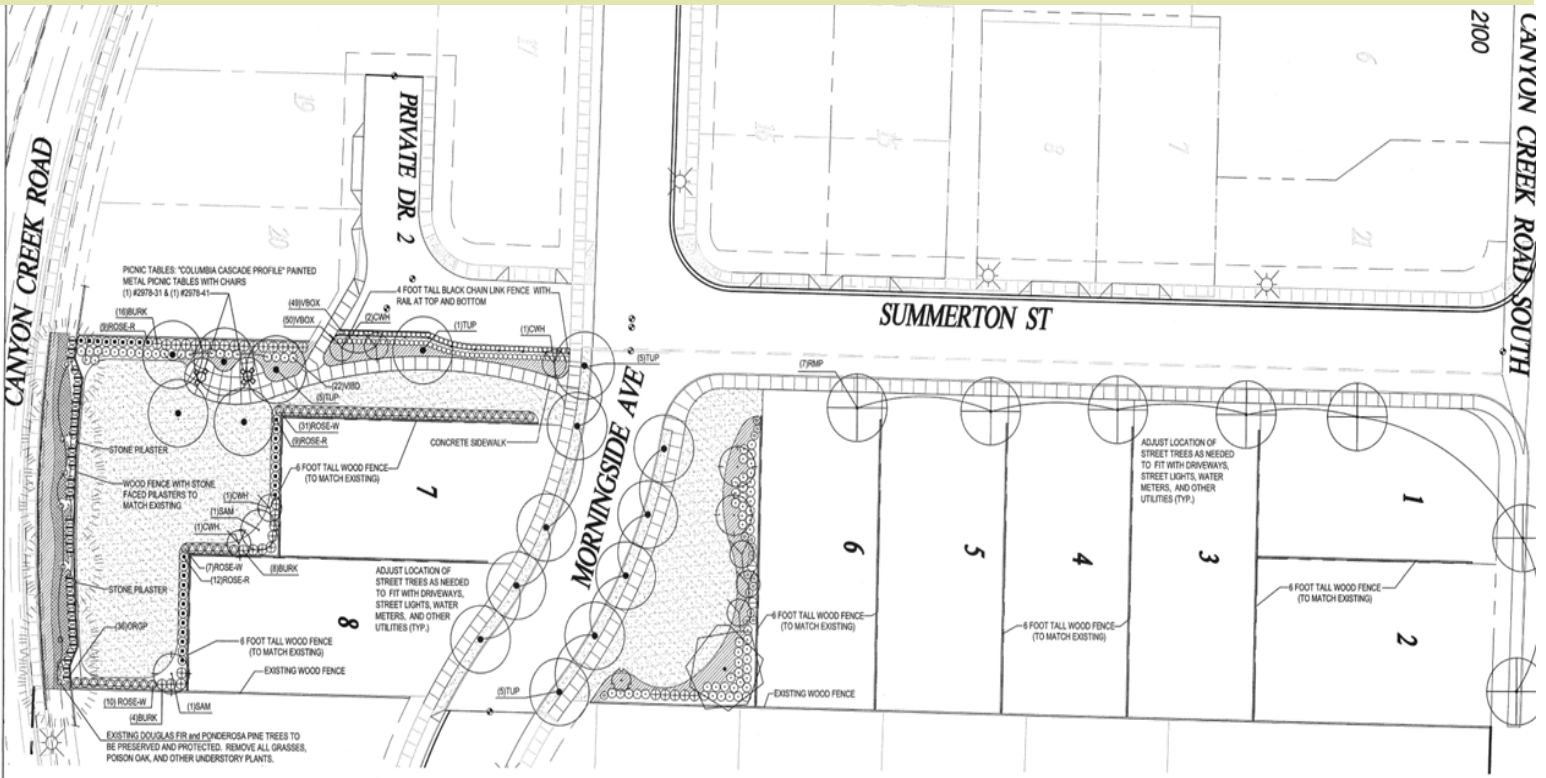
LOCATION: NORTH OF TOWN CENTER OFF PARKWAY AVENUE, ADJACENT TO THE TERRENE COMMUNITY CENTER



4

APPROVED PLAN

RENAISSANCE AT CANYON CREEK II



ACRES:
1.79 GROSS

NUMBER OF LOTS:
8

AVERAGE LOT SIZE:
5,970 SF

NET DENSITY:
7.3 UNITS PER ACRE

APPLICANT:
RENAISSANCE DEVELOPMENT

APPROVED: MARCH 10, 2014

LAND DEDICATIONS

HOUSING: 1.10 ACRES (61%)

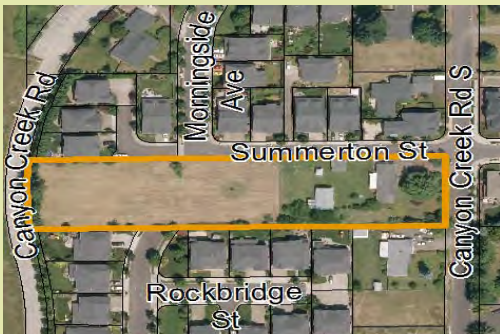
OPEN SPACE: 0.50 ACRES (26%)

ALLEYS: 0 ACRES (0%)

PUBLIC STREETS: 0.20 ACRES (13%)

HOUSING TYPES:
8 DETACHED SINGLE FAMILY

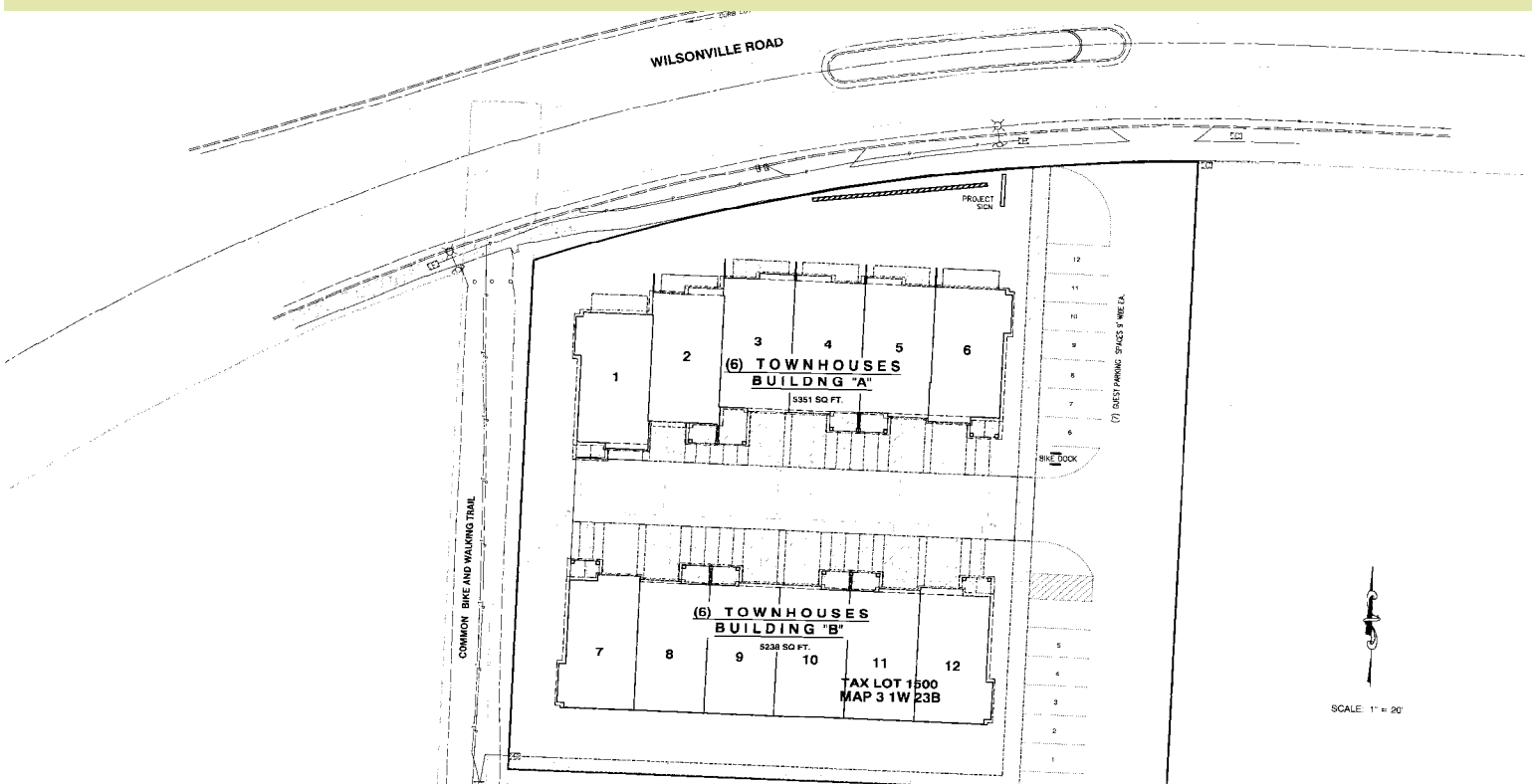
LOCATION: NE OF TOWN CENTER BETWEEN SW CANYON CREEK ROAD AND BOECKMAN CREEK



5

APPROVED PLAN

WILSONVILLE GREENS



APPROVED: JULY 14, 2014

ACRES:
0.79 GROSS

NUMBER OF HOMES:
12

AVERAGE LOT SIZE:
N/A

NET DENSITY:
25 UNITS PER ACRE

APPLICANT:
BAYNARD MENTRUM,
ARCHITECT

LAND DEDICATIONS

HOUSING: 0.20 ACRES (29%)

OPEN SPACE: 0.30 ACRES (38%)

PARKING & CIRCULATION: 0.30 ACRES (33%)

HOUSING TYPES:

12 MULTI FAMILY UNITS FOR RENT/LEASE

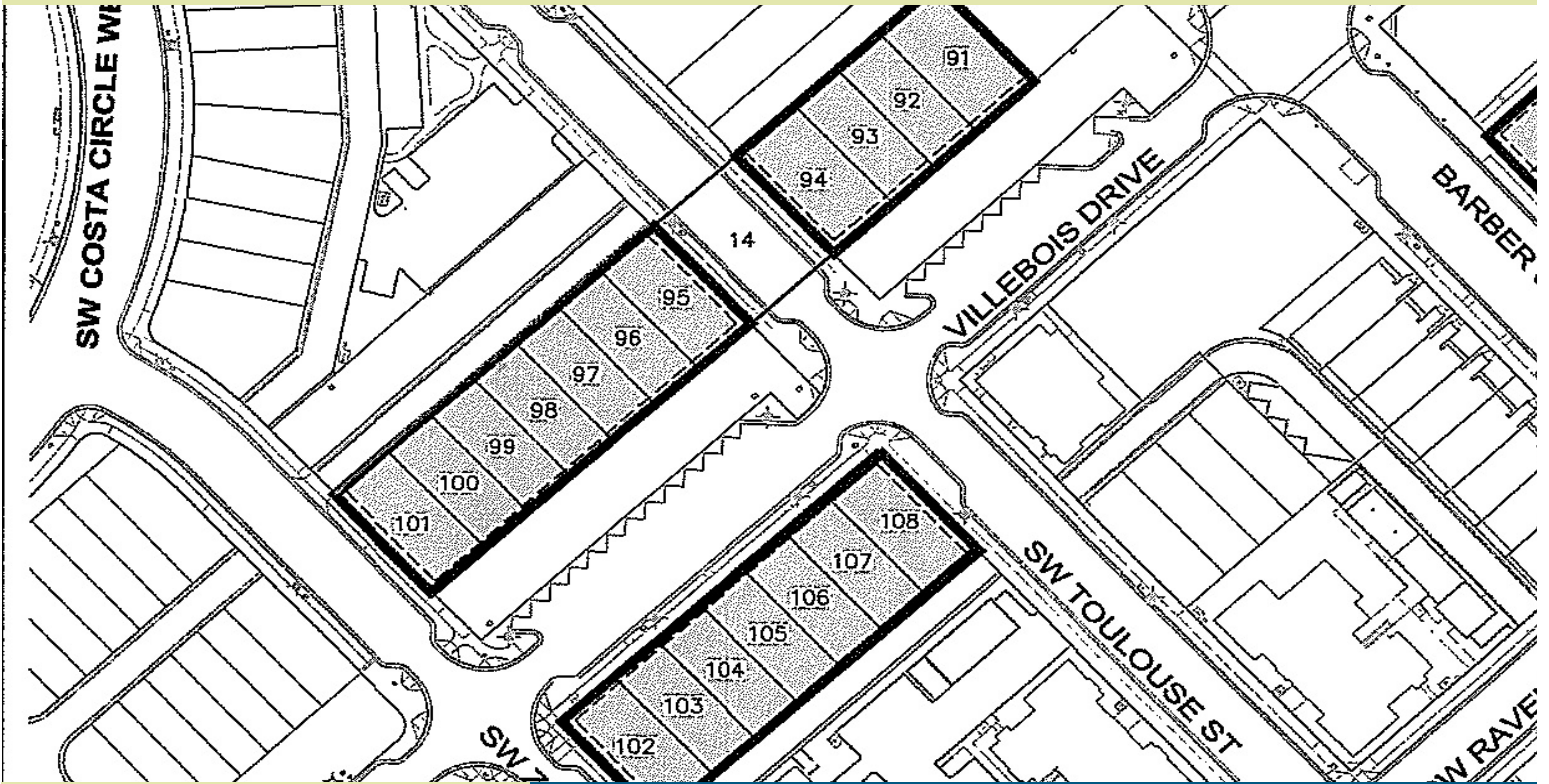
LOCATION: WEST WILSONVILLE NEAR INTERSECTION OF
BROWN AND WILSONVILLE ROADS



6

APPROVED PLAN

CARVALHO ROW HOUSES



APPROVED: SEPTEMBER 8, 2014

ACRES:
0.89 GROSS

NUMBER OF HOMES:
18

AVERAGE LOT SIZE:
2,150 SF

NET DENSITY:
20 UNITS PER ACRE

APPLICANT:
RCS- VILLEBOIS
DEVELOPMENT, LLC

LAND DEDICATIONS

HOUSING: 0.90 ACRES (100%)

OPEN SPACE: 0 ACRES (0%)*

ALLEYS: 0 ACRES (0%), ALREADY CONSTRUCTED

PUBLIC STREETS: 0 ACRES (0%), ALREADY CONSTRUCTED

HOUSING TYPES:

18 DETACHED SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

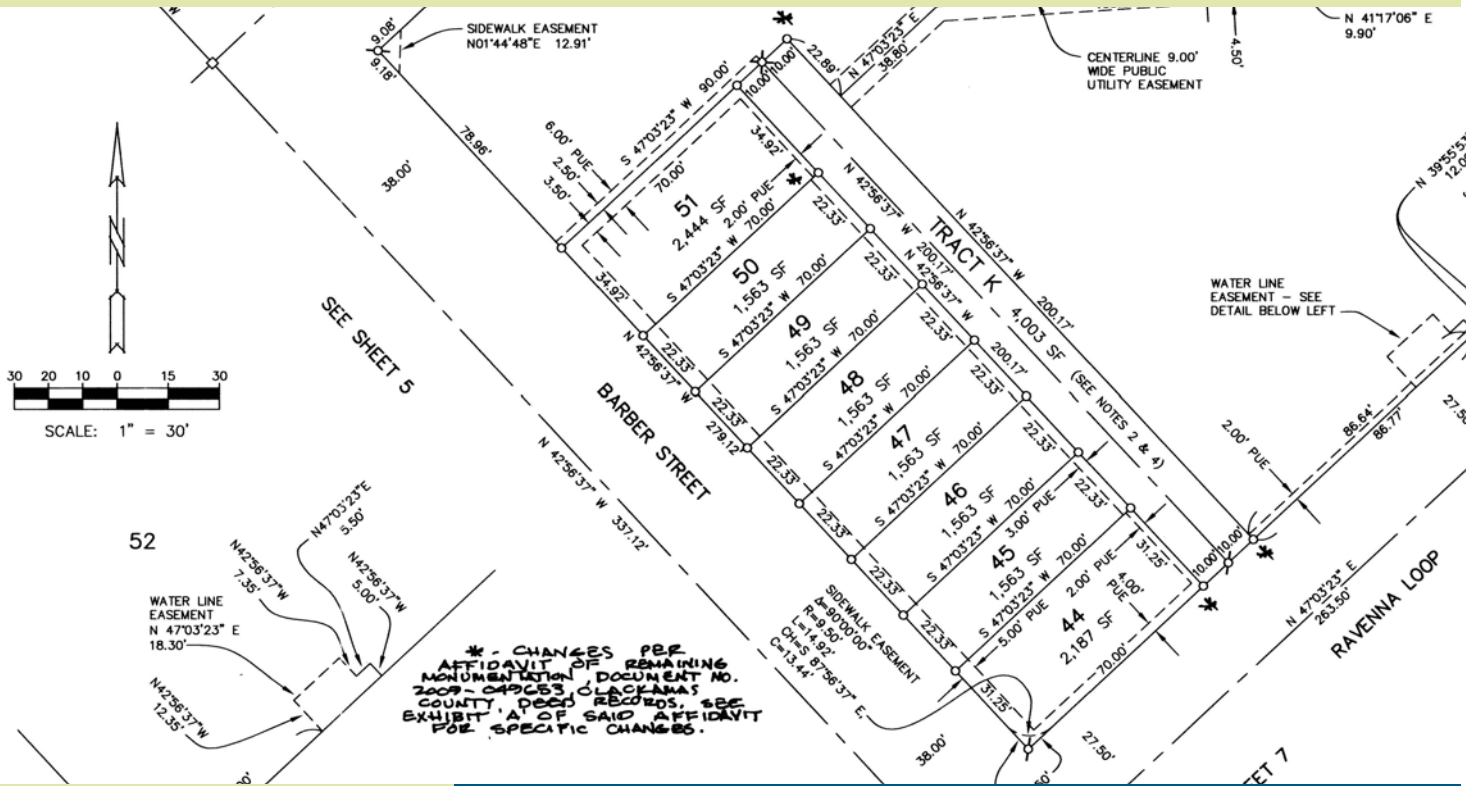


*OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN

7

APPROVED PLAN

SEVILLE ROW HOUSES



APPROVED: SEPTEMBER 8, 2014

ACRES:
0.32 GROSS

NUMBER OF HOMES:
7

AVERAGE LOT SIZE:
1,990 SF

NET DENSITY:
21 UNITS PER ACRE

APPLICANT:
RCS-VILLEBOIS INVESTMENT,
LLC

LAND DEDICATIONS

HOUSING: 0.30 ACRES (100%)

OPEN SPACE: 0 ACRES (0%)*

ALLEYS: 0 ACRES (0%), ALREADY CONSTRUCTED

PUBLIC STREETS: 0 ACRES (0%), ALREADY CONSTRUCTED

HOUSING TYPES:
7 DETACHED SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

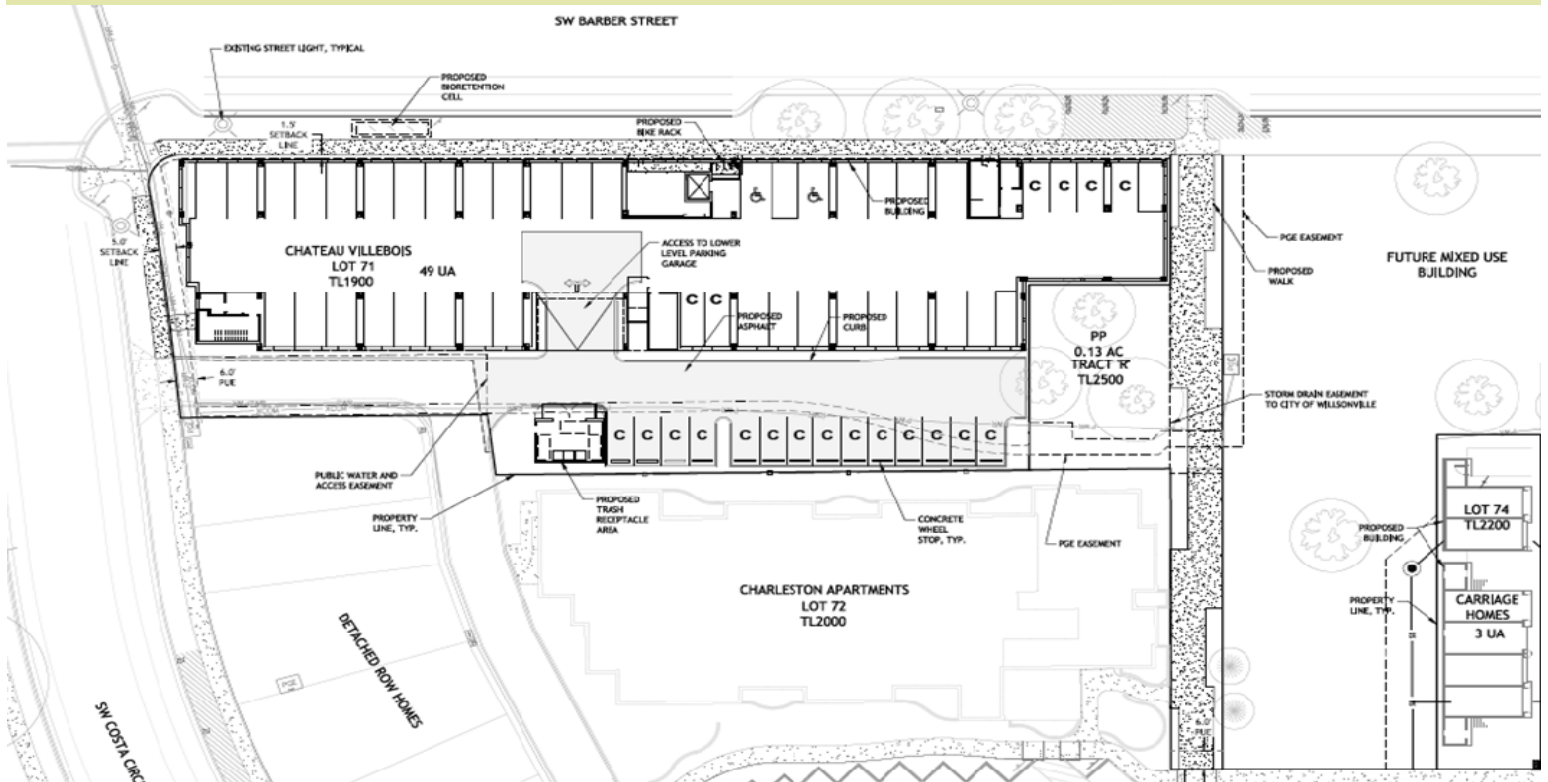


*OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN

8

APPROVED PLAN

CHATEAU VILLEBOIS



ACRES:
0.61 GROSS

NUMBER OF HOMES:
49

AVERAGE LOT SIZE:
N/A

NET DENSITY:
89 UNITS PER ACRE

APPLICANT:
CHATEAU VILLEBOIS, LLC

APPROVED: DECEMBER 8, 2014

LAND DEDICATIONS

HOUSING: 0.60 ACRES (90%)

LANDSCAPING: 0.10 ACRES (10%)

OPEN SPACE: 0 ACRES (0%)*

PARKING: 0 ACRES (0%), tuck-under

HOUSING TYPES:
49 MULTI FAMILY UNITS

LOCATION: VILLEBOIS CENTRAL

*OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN



PARTITIONS

In addition to issued building permits and approved plans for subdivisions, the city approved a handful of partition applications increasing potential development on those sites.

AR14-0020

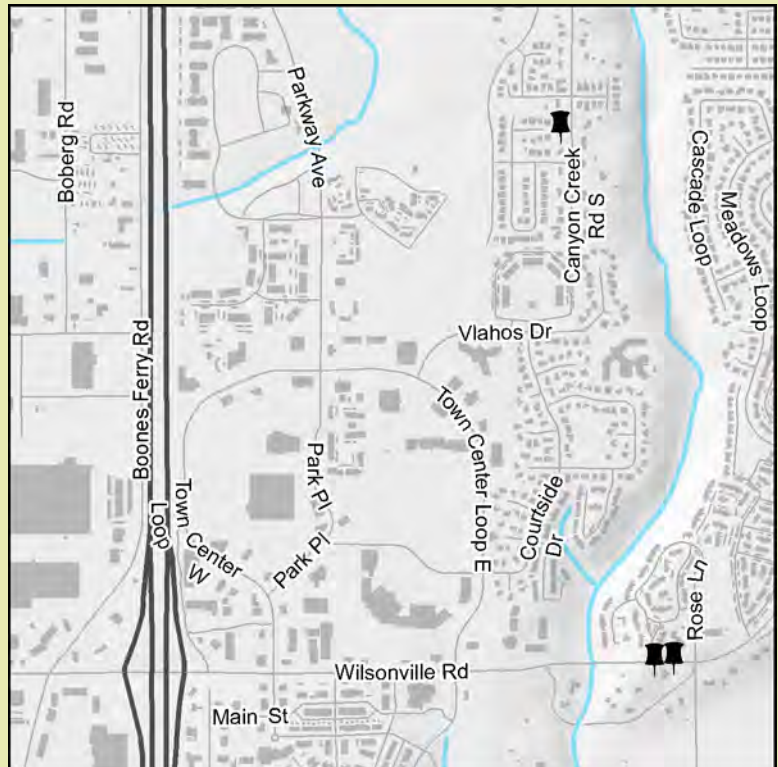
FIRENZE DEVELOPMENT
CREATED 2 PARCELS TOTAL
1.60 ACRES
SCHROEDER WAY

AR14-0021

FIRENZE DEVELOPMENT
CREATED 2 PARCELS TOTAL
1.22 ACRES
SCHROEDER WAY

AR14-0065

LARRY HUCKEY AND
RENAISSANCE
CREATED 3 PARCELS TOTAL
0.58 ACRES
CANYON CREEK ROAD S.



7 PARCELS

3.4 ACRES

ZONED SINGLE-FAMILY RESIDENTIAL

*A **land partition** is a division of an area or tract of land into two or three parcels when such area or tract of land exists as a unit or contiguous units of land under single ownership*

LOOKING FORWARD

The City of Wilsonville has experienced notable growth over the past four years; with a 3.8% increase in households, as compared to 2.8% over the past ten years, it is double regional expectations. Villebois is over half built, and as infrastructure is completed housing development is moving faster. Coupled with an economy back at pre-recession activity, the city expects similar development rates in 2015.

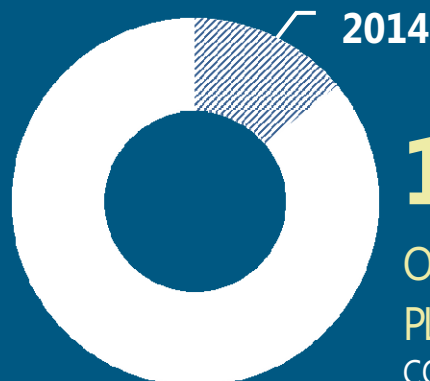
At the current rate of development, household growth would surpass the regional forecast by 2024 and the city would be looking beyond its current residential buildable land inventory. Last year, the city approved housing plans on 67.5 acres, 14% of the total inventory (477 acres), and will likely be constructed over the next few years. This reinforces the importance of the Frog Pond Area Plan.

People are attracted to live in Wilsonville and employers continue to locate here, consistently rating the city as a great place to live, work, and do business. Looking forward, it will be integral to the health and sustainability of the city to provide adequate housing options for new employees, growing families, and retiring residents.

"The community survey results confirm that the City is headed in the right direction as our community develops, and Wilsonville seeks to provide top-quality services to residents and businesses. We still have a lot of work to do to ensure that our community grows in a responsible manner that retains our high quality of life and level of City services that community members currently enjoy."

– MAYOR TIM KNAPP

RESIDENTIAL BUILDABLE LAND IN THE CITY



14% (67.5 OF 477 ACRES)

OF LAND INVENTORY DEDICATED BY
PLANS APPROVED LAST YEAR
CONSTRUCTION ANTICIPATED 2015-2017