



Urban Renewal Task Force Town Center Feasibility Study

Meeting 1 | 05.30.2023



Agenda

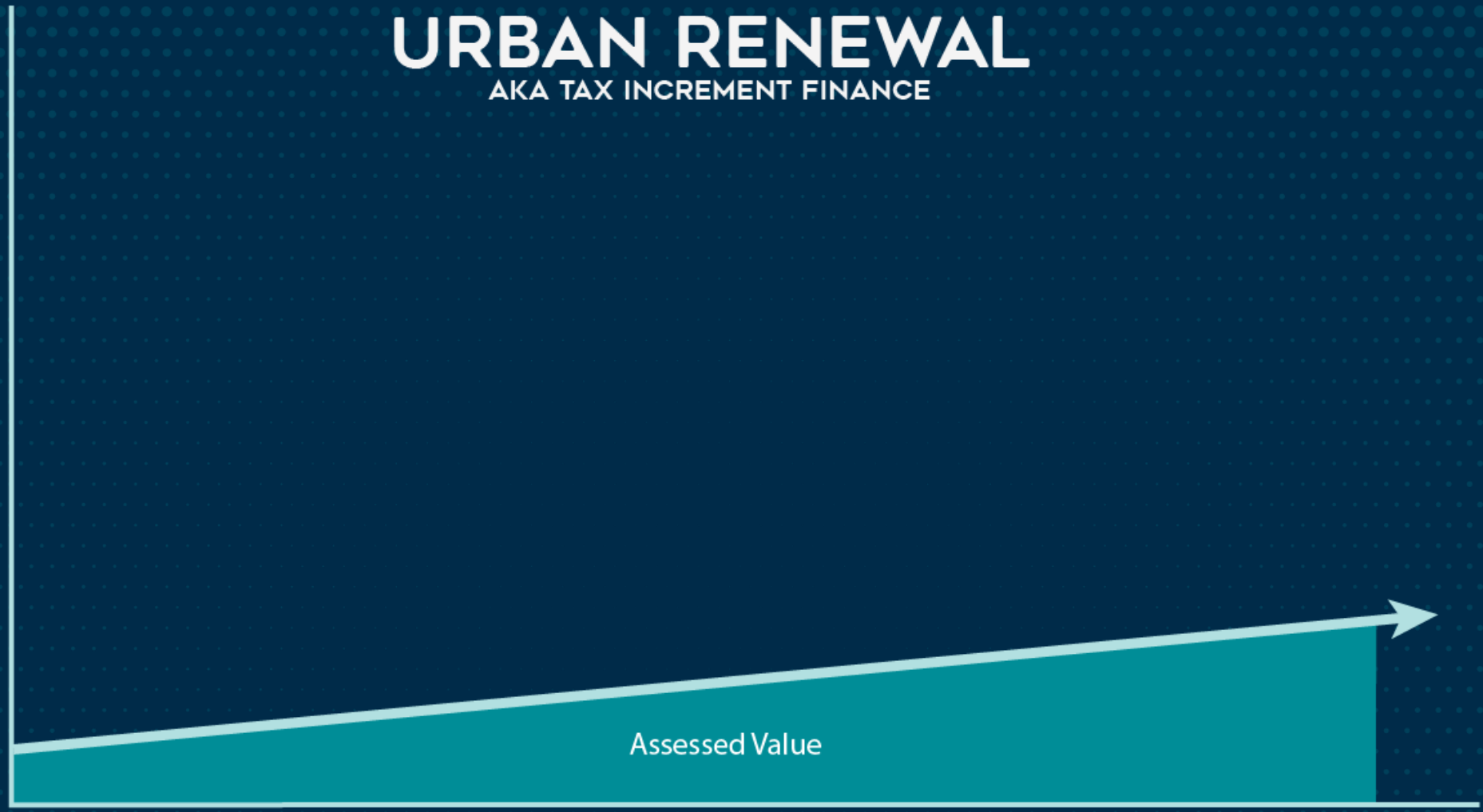
1. Introductions (10 min.)
2. Context (40-50 min.)
 - Urban Renewal Basics
 - Town Center Plan
 - Town Center Infrastructure Funding Plan
 - Urban Renewal Strategic Plan (2022)
3. Town Center Feasibility Study (20 min.)
 - Purpose
 - Components
 - Timeline
 - Needed Task Force Input



URBAN RENEWAL

AKA TAX INCREMENT FINANCE

TAX REVENUE

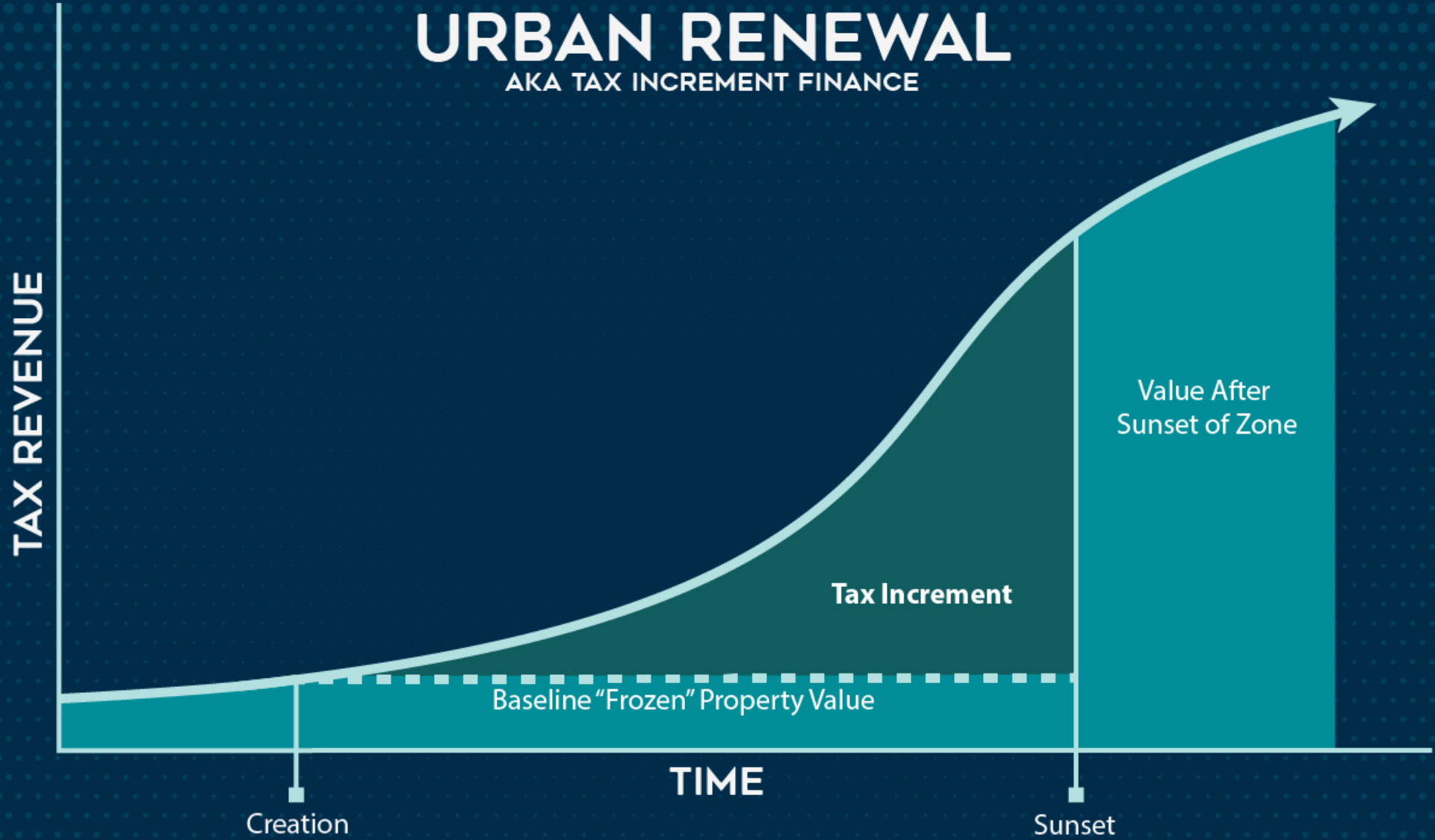


Assessed Value

TIME

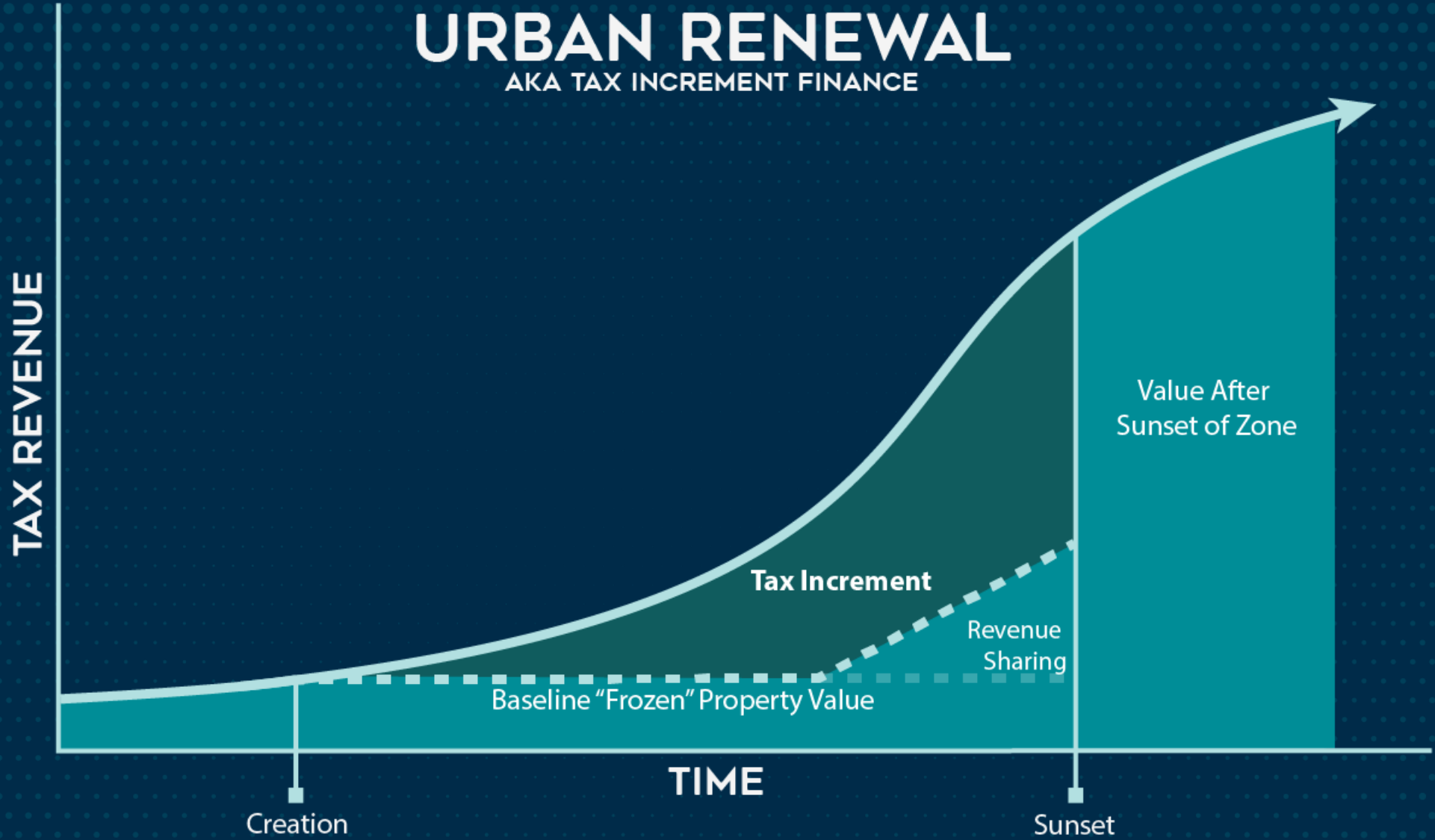
URBAN RENEWAL

AKA TAX INCREMENT FINANCE



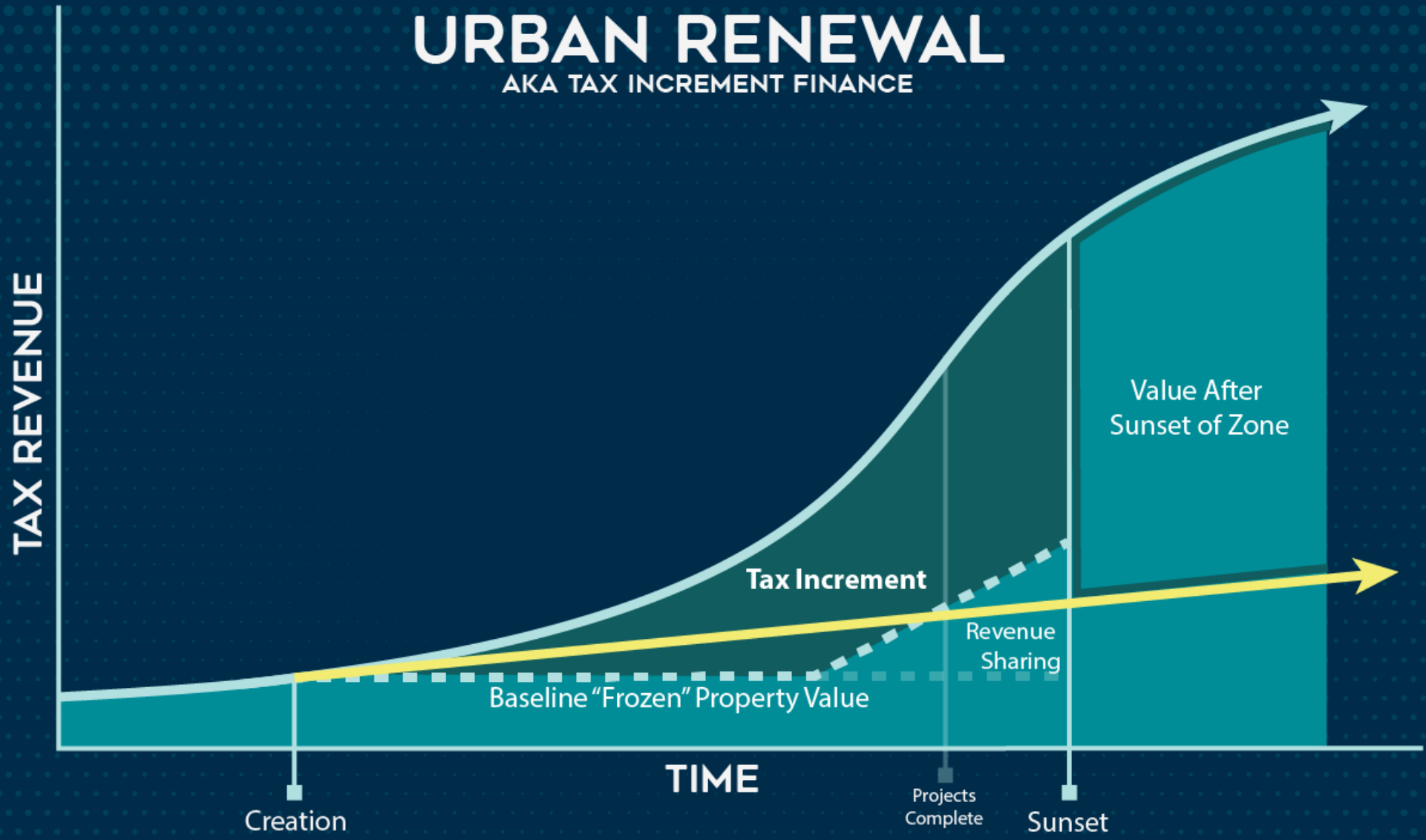
URBAN RENEWAL


AKA TAX INCREMENT FINANCE



URBAN RENEWAL

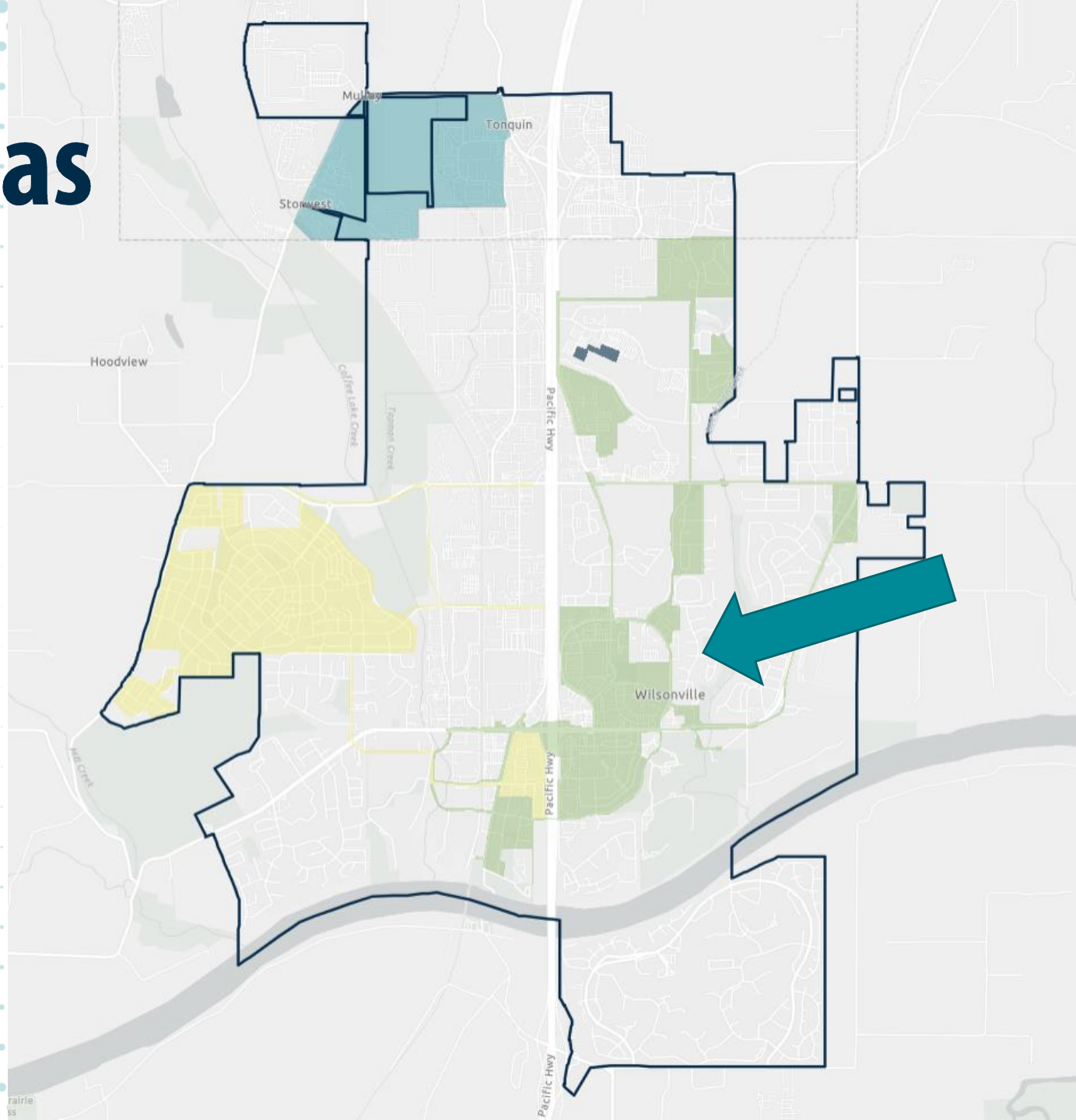
AKA TAX INCREMENT FINANCE



 Value created through urban renewal

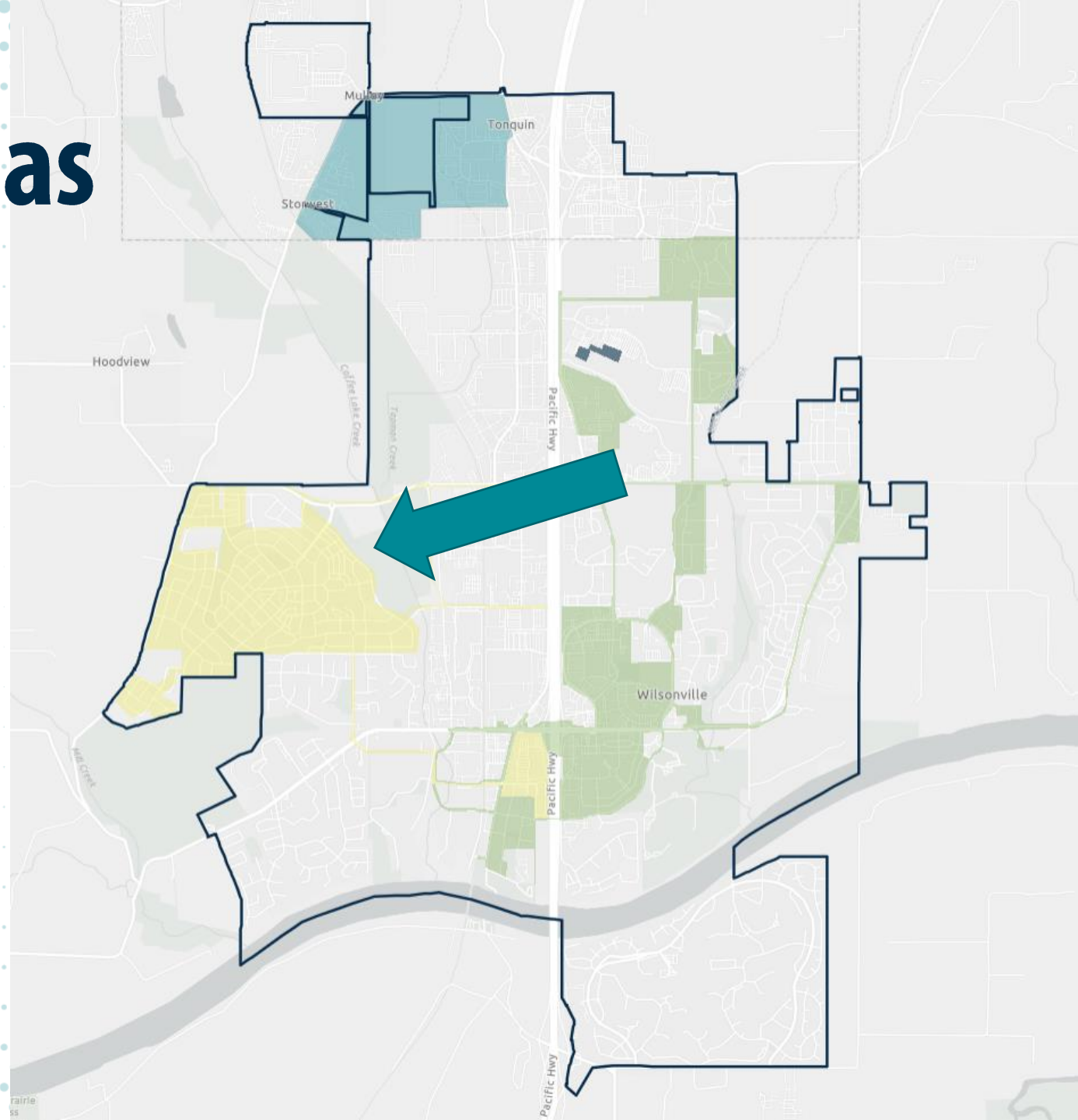
Urban Renewal Areas

- **Year 2000 (East Side)**
- West Side
- Coffee Creek
- WIN/Twist Bioscience



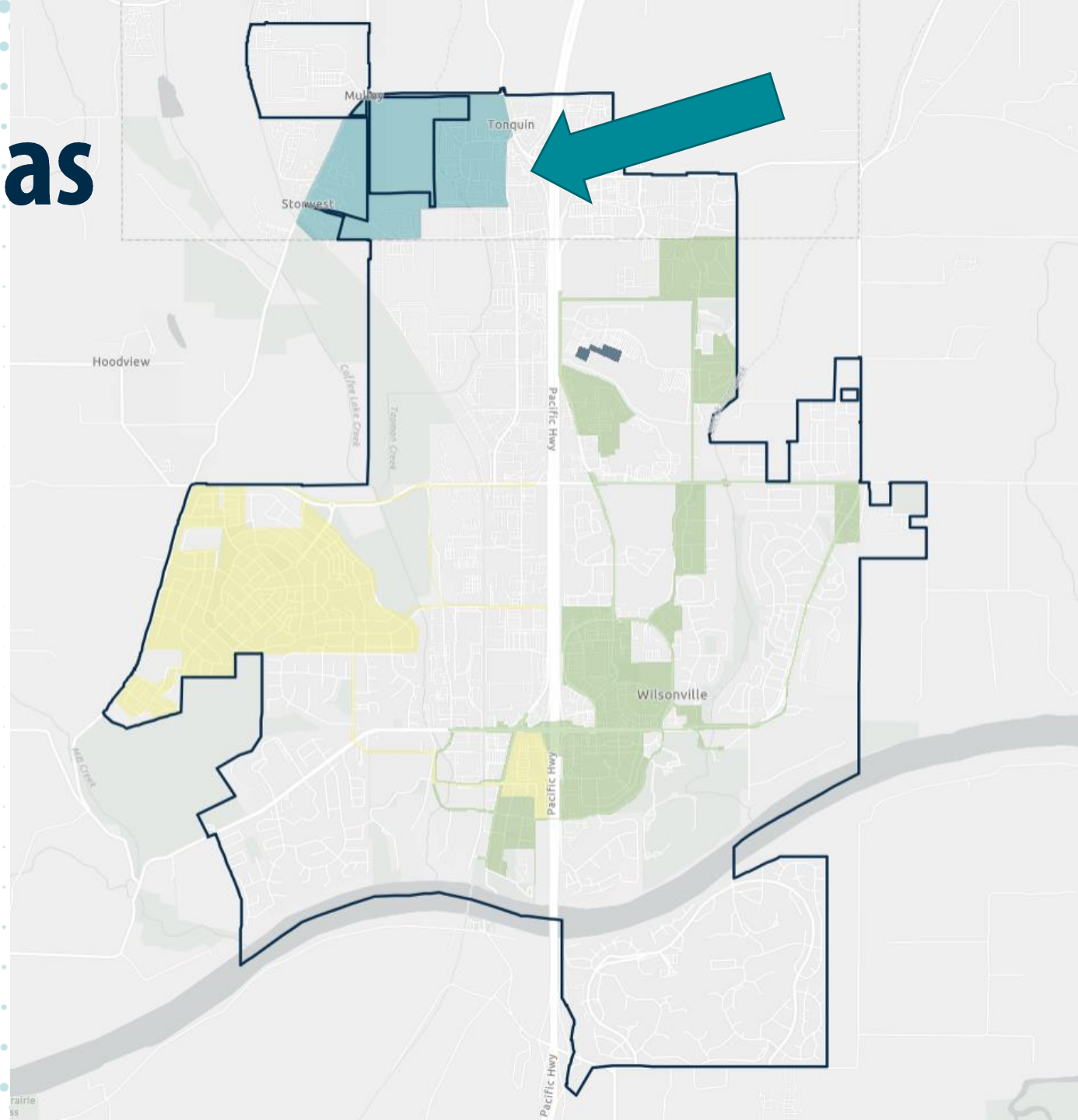
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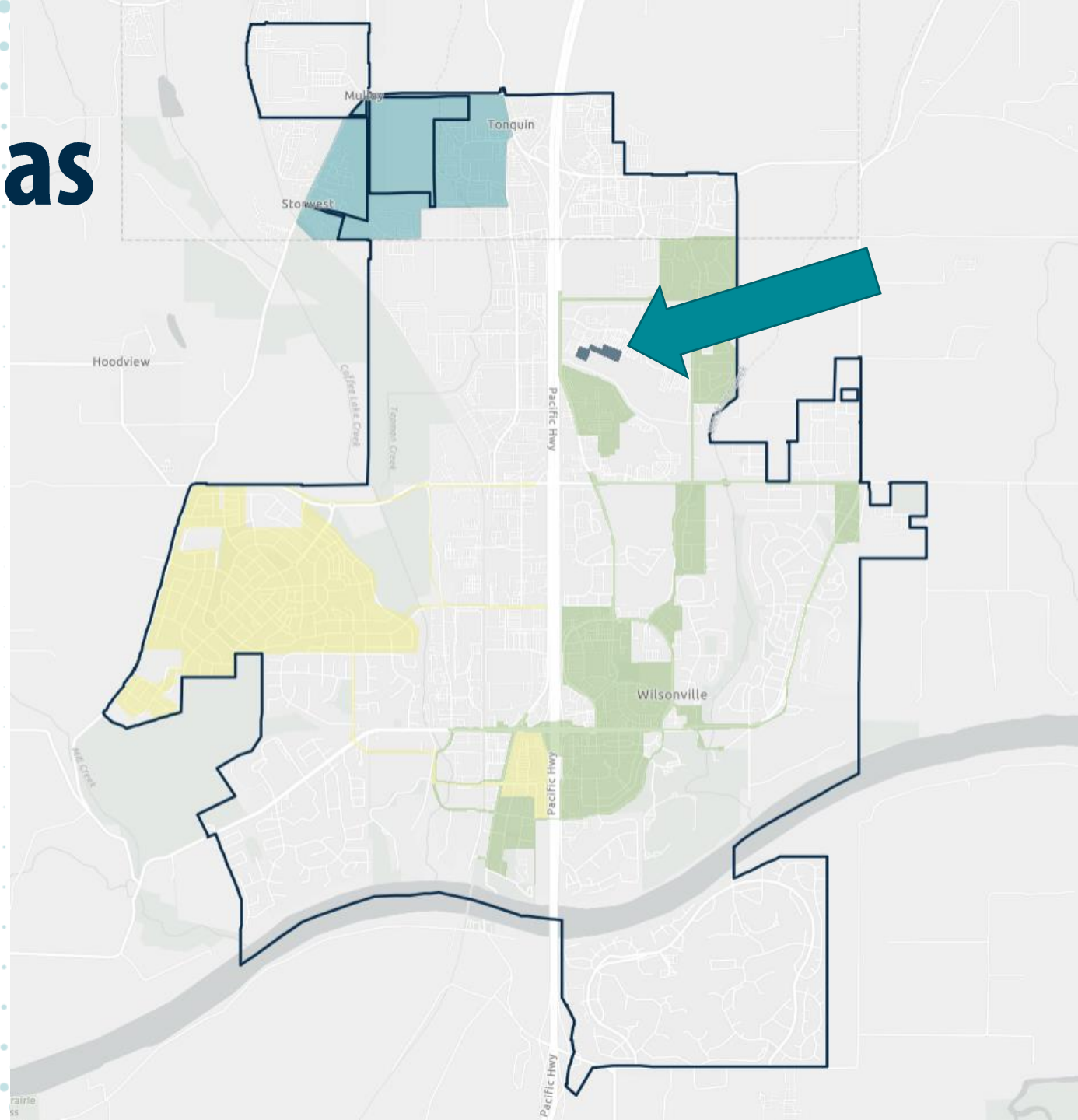
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Urban Renewal Areas

- Year 2000 (East Side)
- West Side
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Vision

Town Center is a vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work. Town Center is the heart of Wilsonville. It is home to active parks, civic spaces, and amenities that provide year-round, compelling experiences. Wilsonville residents and visitors come to Town Center for shopping, dining, culture, and entertainment.

Goals

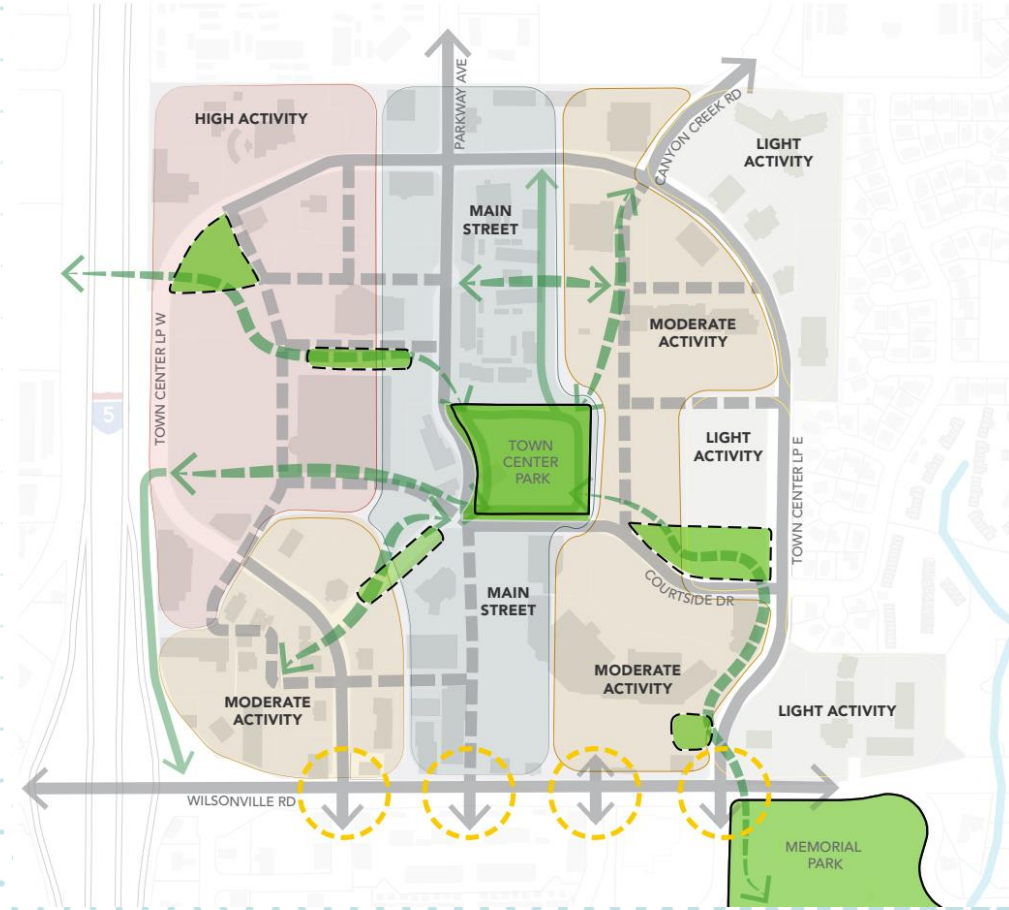
- 1 Environmental Stewardship
- 2 Harmonious Design
- 3 Mixed-Uses
- 4 Safe Access and Connectivity
- 5 Community Gathering Places
- 6 Economic Prosperity





Town Center Plan Components

- Mixed-use land use plan and Development Code standards
- “Emerald Chain” open space concept
- Multi-modal infrastructure network
- Placemaking projects
- Economic development strategies

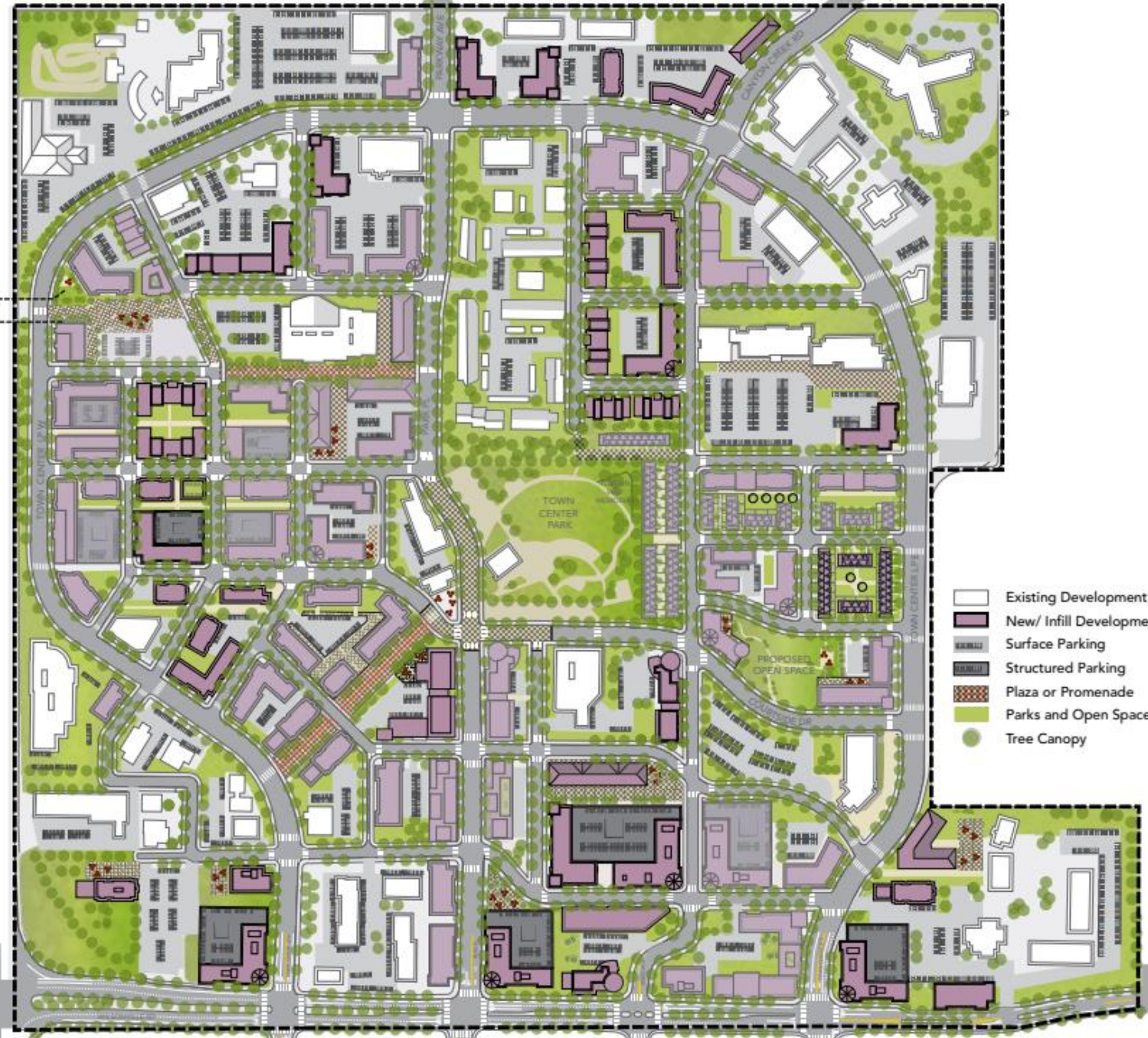


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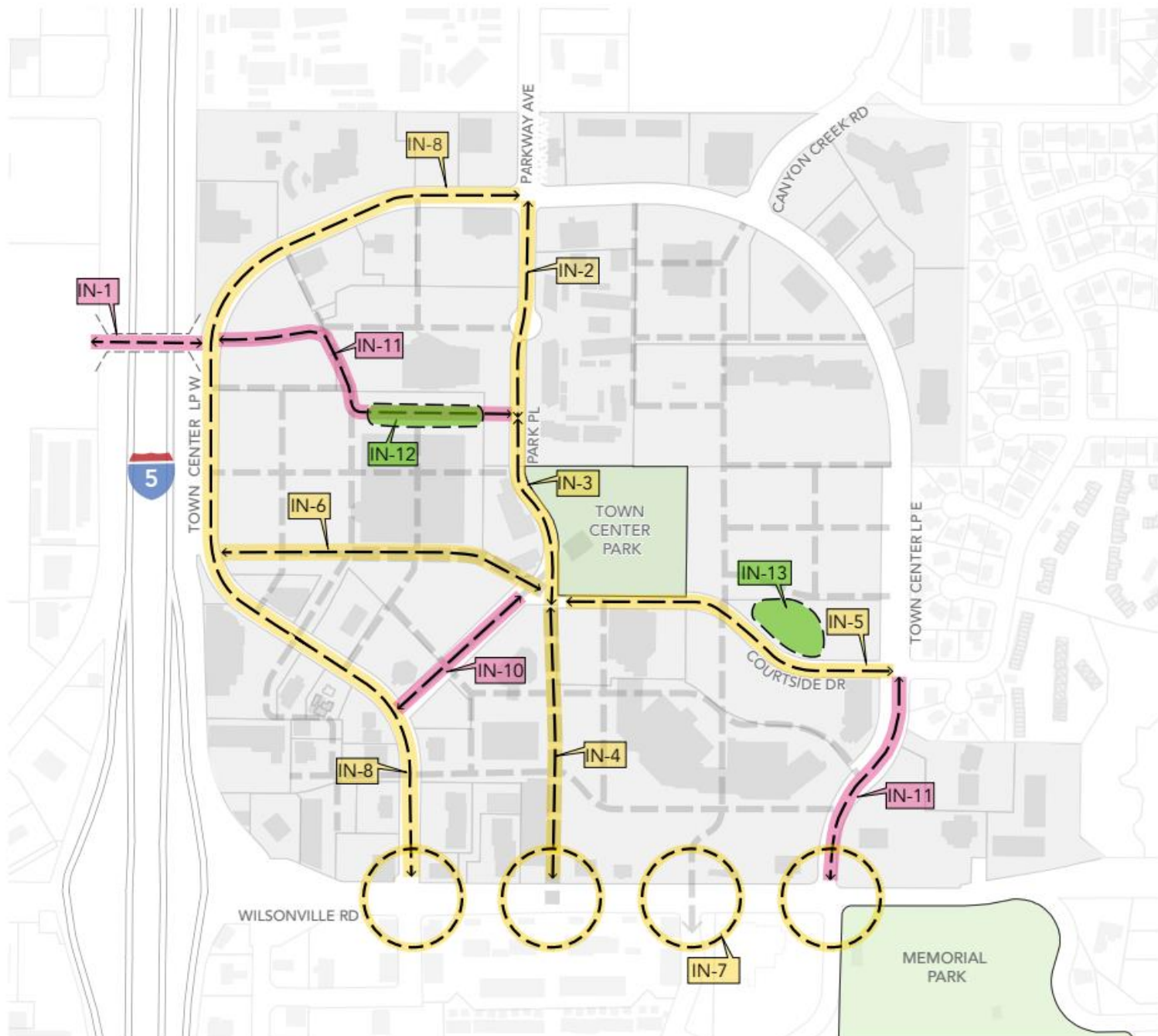


...to THIS!

PROPOSED PEDESTRIAN/BICYCLE BRIDGE



- Existing Development
- New/ Infill Development
- Surface Parking
- Structured Parking
- Plaza or Promenade
- Parks and Open Space
- Tree Canopy



- LEGEND**
- Building Footprint
 - Parcel
 - Highway
 - Existing Streets
 - Proposed Street Locations
 - Proposed Bike/Pedestrian Bridge
- PROJECT LOCATION**
- Proposed Road Project
 - Proposed Bike/Pedestrian Project
 - Proposed Park Project

INFRASTRUCTURE PROJECT LOCATIONS

FIGURE 5.2



TC Infrastructure Funding Plan (2022)

- How do we fund necessary infrastructure?
 - SDCs
 - Supplemental SDCs (within TC only)
 - Utility Rates and Surcharges
 - Local Improvement Districts
 - Reimbursement Districts
 - Development Agreements
 - Debt
 - Urban Renewal Area

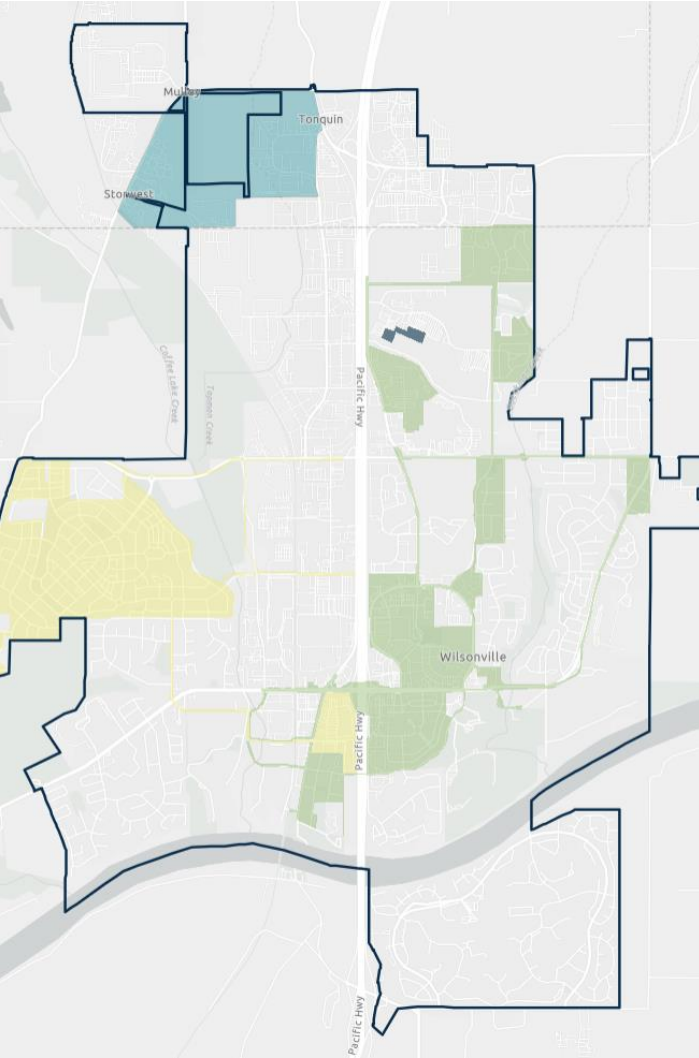
TC Infrastructure Funding Plan (2022)



Public Facility Type	Capital Cost	SDC Revenue (Years 1-25)	SDC Revenue (Years 1-40)	Funding Gap (years 1-25)	Funding Gap (years 1-40)
Parks	\$ (954,015)	\$ 14,423,750	\$ 23,078,000	\$13,469,735	\$22,123,985
Transportation	\$ (54,250,100)	\$ 22,436,250	\$ 35,898,000	(\$31,813,850)	(\$18,352,100)
Sewer	\$ (9,905,300)	\$ 7,172,500	\$ 11,476,000	(\$2,732,800)	\$1,570,700
Water	\$ (9,283,895)	\$ 14,345,250	\$ 22,953,000	\$5,061,355	\$13,669,105
Stormwater*	\$ (7,898,665)	\$ 523,750	\$ 838,000	(\$7,374,915)	(\$7,060,665)
TOTAL	\$ (82,291,975)	\$ 58,901,500	\$ 94,243,000		

Public Facility	Primary Funding Sources				
	Existing Water/ Sewer Utility Rate Rev.	Update Citywide Streets and Parks SDCs	New Town Center Special Assessment	New Town Center Urban Renewal Dist.	Developer Dedications
Parks		✓		✓	
Streets and Bike/Ped		✓		✓	
Water	✓				
Sanitary Sewer	✓			✓	
Stormwater	✓		✓	✓	✓
Public Parking				✓	

Urban Renewal Strategic Plan (2022)



- Update to 2014 Document
- City-wide vision and policy guidance
- Recommendations
 - Close Year 2000 in FY 23
 - Close West Side in FY 24
 - Minor amendments to Coffee Creek
 - Explore feasibility of UR in:
 - Basalt Creek Industrial Area
 - Town Center



Town Center

Urban Renewal Feasibility Study





WILSONVILLE
OREGON



Feasibility Study

- Purpose
- Components
- Timeline(s)

Feasibility Study Timeline

- May 30: TF Meeting 1
- June 19: Brief City Council
- June: TF Meeting 2 – Preliminary Analysis
- July 17: Council Update
- July: TF Meeting 3 – Analysis Update and Refinement
- July: TF Meeting 4 – Review and make final Recommendation
- August 7: Council presentation and referral for Advisory Vote
- November: Advisory Vote on Ballot

If voters approve, plan is created, reviewed and recommended for adoption in 2024.

Final adoption before October 1st, or December 1st

First TIF available in FY 2026





WILSONVILLE
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Feasibility Study

- Purpose
- Components
- Timeline(s)
- Task Force Role
 - Boundary Alignment

Boundary Option ?

