

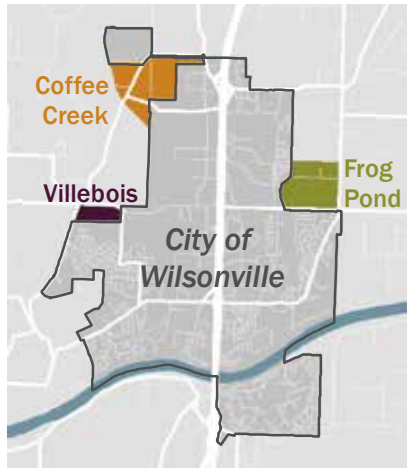
WILSONVILLE RESIDENTIAL LAND STUDY

Adopted May 2014



Summary

Wilsonville is actively planning to accommodate future population and employment.



WILSONVILLE PLANNING AREA

Coffee Creek, Frog Pond, and Villebois are currently outside Wilsonville city limits but are included in the Wilsonville Planning Area.

The City of Wilsonville, Oregon, features high-quality neighborhoods, popular amenities, and a healthy job base. The City’s population has grown continuously over time, even during the Great Recession. Between 2000 and 2012, Wilsonville added 6,500 new people—an increase of 47%. This growth has continued throughout the economic recovery: between July 2012 and July 2013, Wilsonville added more than 1,000 new residents.

Population growth creates a need for housing. Wilsonville is actively planning to accommodate future population and employment. This report, the Wilsonville Residential Land Study, is a key part of the City’s planning efforts. Key findings of the study include the following:

- **Wilsonville is planning for a complete, balanced community.** The Wilsonville Comprehensive Plan includes a balanced portfolio of different housing types that are well designed and will be developed across the community to serve different people at different points in their lives.
- **Wilsonville’s Comprehensive Plan and Development Code meet state requirements.** The City’s primary obligations are to (1) designate land in a way that 50% of new housing could be either multifamily or single-family attached housing; (2) achieve an average density of 8 dwelling units per net acre; and (3) provide enough land to accommodate forecasted housing needs for the next 20 years.
- **Under current Comprehensive Plan policies, Wilsonville can achieve a development mix of 50% single-family detached and 50% single-family attached and multifamily housing.** This assumes that Frog Pond is planned exclusively for single-family housing.
- **Wilsonville has historically grown faster than Metro’s growth forecasts.** Recent trends suggest that Wilsonville is likely to grow faster than Metro’s forecasts predict. The implication of faster growth is that the City needs to plan for housing in Town Center and Advance Road to meet the forecasted need. These areas will be needed to accommodate more housing in the next 20 years.
- **Wilsonville is anticipating significant employment growth in the next 20 years.** Many people who work in Wilsonville live in other communities. Providing housing options in close proximity to employment centers could reduce pressures on the transportation system and reduce household commuting costs.

Introduction

The Residential Land Study provides Wilsonville with a factual basis to support future planning efforts related to housing and options for addressing unmet housing needs in Wilsonville. It provides information that informs future planning efforts such as the Frog Pond and Advance Road Concept Plan, but it is not intended to be prescriptive about how Wilsonville meets housing needs. The Study is a background document that supports the Wilsonville Comprehensive Land Use Plan. It provides the City with information about the housing market in Wilsonville and describes the factors that will affect housing demand in Wilsonville in the future, such as changing demographics and potential changes to commuting patterns.

In addition, the Residential Land Study is intended to comply with Statewide Planning Goal 10, which governs planning for housing and residential development. Goal 10 requires the City to plan for housing that meets identified needs for housing within an urban growth boundary, at particular price ranges and rent levels. In short, Wilsonville must plan for a range of housing types at a range of price levels.

The Wilsonville Residential Land Study focuses on planning over the 2014 to 2034 period, using Metro's forecasts of housing growth and historical development trends in Wilsonville from 2000 to 2012. The study considers an alternative forecast for growth to illustrate housing demand if Wilsonville continues to grow faster than Metro's growth forecasts. City staff and decisionmakers can use information in the study to inform their work with Metro to expand the regional urban growth boundary.

The purpose of the Residential Land Study is to help decision makers develop policies to guide residential development over the next twenty years.

PRODUCTS OF THE RESIDENTIAL LANDS STUDY



Summary of the Comprehensive Plan

“The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.”

Wilsonville Comprehensive Plan, Policy 4.1.4

Wilsonville has a history of pro-active planning to accommodate residential development. Wilsonville’s Planning and Land Development Ordinance is structured and implemented differently than the codes of most other cities.

When Wilsonville incorporated in the 1960s, much of the land in the City was greenfields. By 1971, the City had a General Plan that included a goal related to affordable housing, plus the following objectives:

- Establish residential areas that are safe, convenient, healthful, and attractive places to live
- Encourage variety through the use of clusters and planned developments
- Develop a renewal program to update the “Old Town” area

Wilsonville has a unique and flexible market-based system of planning for and permitting residential development. Since Wilsonville’s Comprehensive Plan was initially acknowledged in 1980, Wilsonville has planned for growth of an industrial base surrounded by quality residential areas that feature a mix of single- and multifamily development, with an emphasis on open space and the natural environment. The 1988 plan update identified several issues that continue to be issues today:

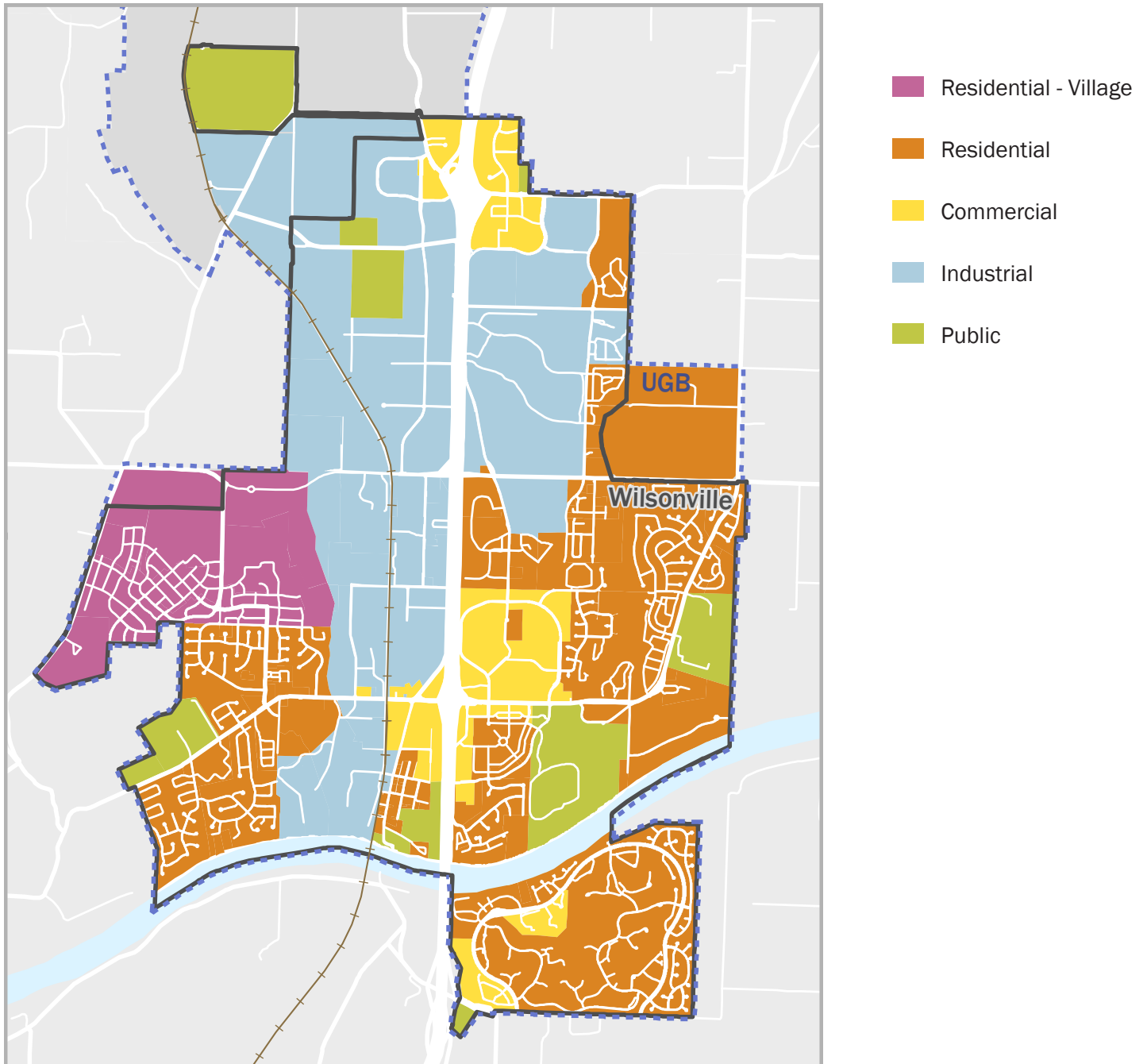
- The majority of workers employed in Wilsonville do not live in the City
- Housing in Wilsonville is not affordable to much of the community’s workforce
- Loss of existing mobile home parks will decrease the amount of affordable housing

Since 1980, the Comprehensive Plan has established 4 to 6 residential districts, each with a different planned density of between one and 20 dwelling units per acre. In Wilsonville’s Comprehensive Plan map, one of these districts was applied to all land planned for residential development. Over time, policy and language has been modified but, in general, the Plan has consistently allowed a range of densities around the city and encouraged a range of housing types.

In sum, Wilsonville has long had a strong vision to provide a mix of housing types that match the financial capacity of the community. That commitment is reflected in the City's Comprehensive Plan and implementing ordinances and played a big role in the residential development pattern seen in Wilsonville in 2013.

Providing a mix of housing types and densities to create a whole community was envisioned in the original Comprehensive Plan map and text—a vision that the City has consistently implemented.

COMPREHENSIVE PLAN MAP



Snapshot of Wilsonville

Population and housing characteristics are useful for better understanding Wilsonville and the people who live here. Characteristics such as population growth, age of residents, household size and composition, commuting patterns, average pay per employee, and home ownership provide useful information about the City's historical development patterns and how Wilsonville fits into Clackamas County, Washington County, and the broader Portland Region (defined here as Multnomah, Clackamas, and Washington counties.)

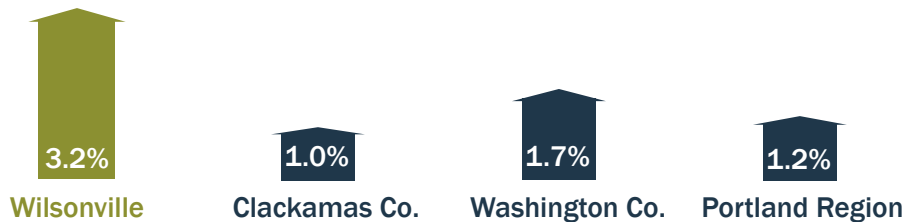
Unless otherwise noted, all data in this document are from the U.S. Census.

Wilsonville is growing.

Between 2000 and 2012, Wilsonville grew faster than the tri-county region. Wilsonville added more than 6,500 residents between 2000 and 2012.

Wilsonville's location, transportation connections, and mix of amenities are attractive to younger people who want to live in the southern part of the Portland Region.

AVERAGE POPULATION GROWTH PER YEAR, 2000-2012



POPULATION, 2012

Source: Portland State University, Population Research Center



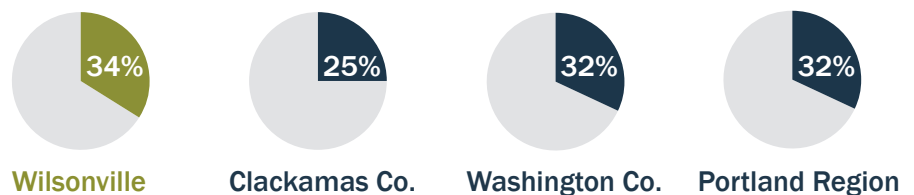
Wilsonville is young.

Wilsonville has a relatively young median age and a large share (34%) of young working-age residents.

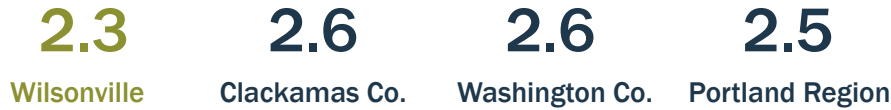
MEDIAN AGE, 2010



PERCENT OF RESIDENTS WHO ARE 18-39 YEARS OLD, 2010

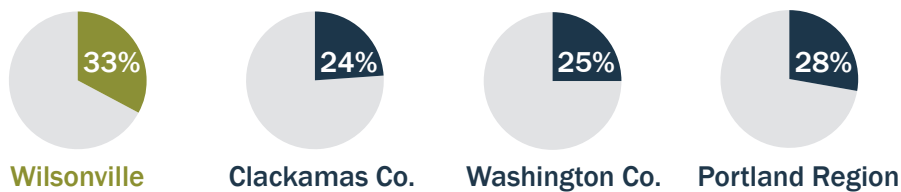


AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD, 2010



Wilsonville has smaller household sizes than the regional average.

PERCENT OF HOUSEHOLDS THAT ARE SINGLE-PERSON, 2010

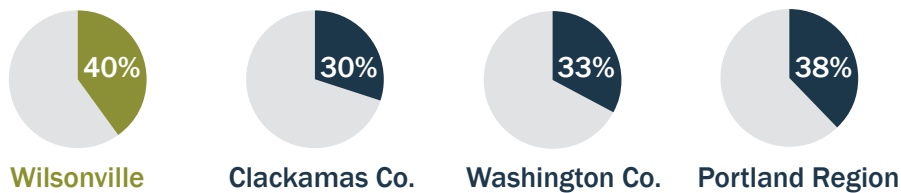


Wilsonville has large shares of single-person and non-family households.

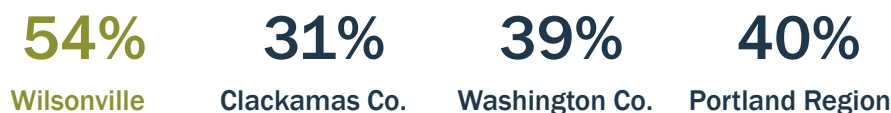
Wilsonville attracts younger 1 or 2 person households. Wilsonville also has a higher percentage of older households, in part because of senior housing developments and Charbonneau.

PERCENT OF HOUSEHOLDS THAT ARE NON-FAMILY, 2007-2011

A family household is one in which the householder is related to at least one other person in the household by birth, marriage, or adoption. Non-family households include people living alone, unmarried couples, and unrelated housemates.



PERCENT OF HOUSEHOLDS THAT RENT, 2010



More than half of households in Wilsonville rent.

Wilsonville has a higher percentage of renters than other cities in the region.

Commuting Trends

EMPLOYMENT INFLOW AND OUTFLOW, 2010

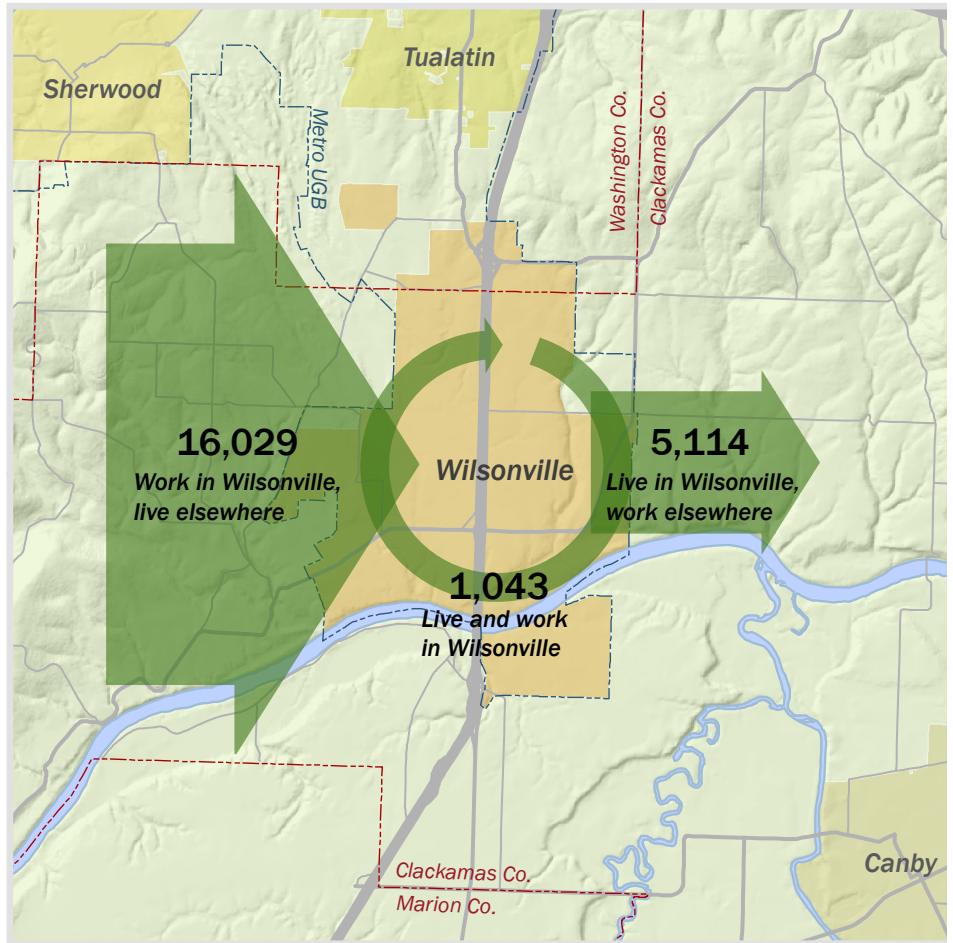
Wilsonville imports workers from the Portland Region.

About 16,000 people commute to Wilsonville to work, mostly from Clackamas and Washington counties.

Relatively few people—about 1,000—live and work in Wilsonville.

The majority of Wilsonville’s workers commute to work in other parts of the Portland Region.

About 5,100 workers commute from Wilsonville to work across the Portland Region.



Nearby cities have similar commuting patterns to Wilsonville.

PERCENT OF WORKERS WHO COMMUTE IN, 2010

92% (16,029 out of 17,072) Wilsonville	93% (18,827 out of 20,142) Tualatin	85% (10,221 out of 11,961) Oregon City	92% (34,142 out of 37,034) Tigard
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PERCENT OF WORKING RESIDENTS WHO COMMUTE OUT, 2010

83% (5,114 out of 6,157) Wilsonville	88% (9,501 out of 10,816) Tualatin	86% (10,589 out of 12,329) Oregon City	86% (17,917 out of 20,809) Tigard
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Characteristics of Wilsonville's Workforce

In 2011, Wilsonville had more than 17,800 jobs at more than 900 businesses.

AVERAGE PAY PER EMPLOYEE, 2011

Source: Oregon Employment Department, Quarterly Census of Employment and Wages

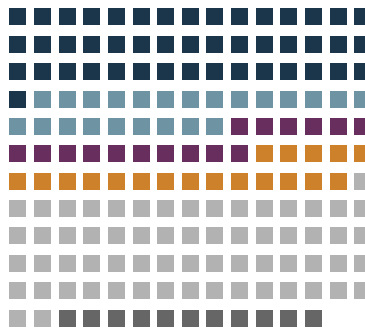
\$54,534	\$43,400	\$56,600	\$49,400
Wilsonville	Clackamas Co.	Washington Co.	Portland Region

6 out of Wilsonville's 10 largest employers are manufacturers.

WILSONVILLE JOBS BY SECTOR OF FIRM, 2011

1 square represents 100 jobs. Source: Oregon Employment Department, Quarterly Census of Employment and Wages

- Manufacturing (4,600 jobs / 26%)**
- Wholesale Trade (2,300 jobs / 13%)**
- Other Industrial (1,600 jobs / 9%)**
- Retail Trade (1,900 jobs / 10%)**
- Other Services (6,300 jobs / 35%)**
- Government (1,100 / 6%)**



AVERAGE PAY PER EMPLOYEE, WILSONVILLE, 2011

Source: Oregon Employment Department, QCEW

Manufacturing: \$69,700
Wholesale Trade: \$60,300
Other Industrial: \$51,900
Retail Trade: \$31,200
Other Services: \$49,900
Government: \$49,700

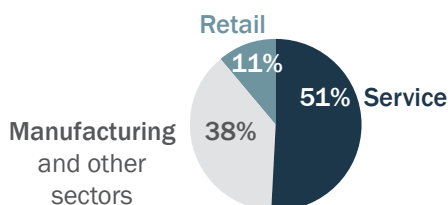
METRO FORECAST OF JOB GROWTH, 2010 TO 2035

Metro forecasts that employment in and around Wilsonville will grow by nearly 14,000 jobs by 2035. About half of this growth is expected to be in jobs with higher-than-average pay, such as manufacturing. This growth will increase demand for all types of housing in Wilsonville, with the biggest increase in demand for owner-occupied single-family detached housing.

Metro forecasts an increase in the highest paying jobs, such as manufacturing.

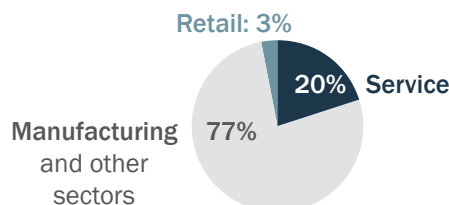
Wilsonville Planning Area

9,000 new jobs



Coffee Creek, West Railroad, and Basalt Creek

4,900 new jobs



The City is planning for approximately 1,100 jobs in Coffee Creek by 2020.

Snapshot of Wilsonville's Housing

Analysis of historical development trends in Wilsonville provides insights into how the local housing market functions in the context of the region. The Portland Region is expected to add nearly 300,000 new households by 2035. Population employment growth forecasts suggest that Wilsonville's housing market will remain strong for a long time to come, despite the recent downturn in the regional and national housing market.

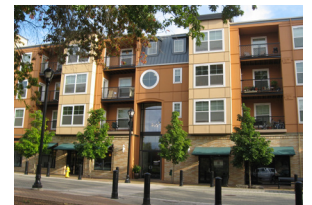
HOUSING TYPES



Single-family detached
(includes mobile and manufactured homes)



Single-family attached
(townhouses)

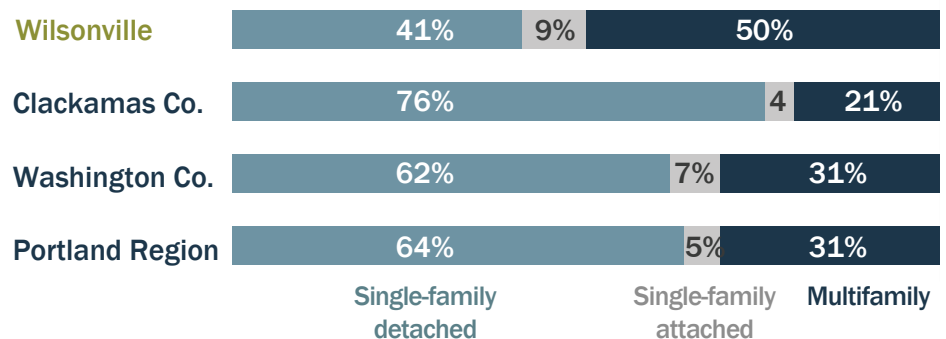


Multifamily
(condos, apartments, duplexes)

Wilsonville has a wider range of housing types than the regional average.

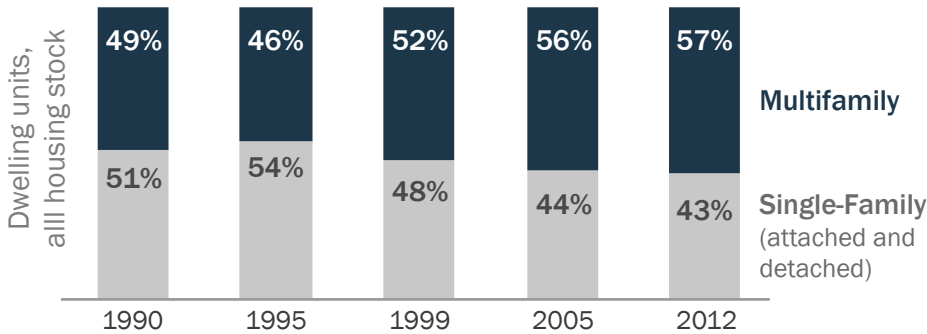
MIX OF EXISTING HOUSING, 2007-2011

Note that the housing mix shown below compares Wilsonville to all of Clackamas and Washington counties.



CHANGE IN HOUSING MIX, WILSONVILLE, 1990-2012

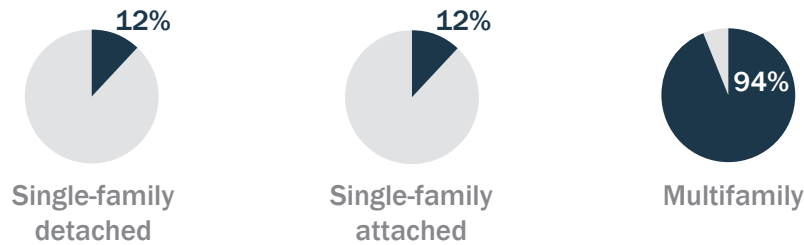
Source: 1990: Annual City housing inventory report, 1995: Annual City housing inventory report, 1999: Comprehensive Plan, 2005: 2005 Wilsonville Housing Study, 2012: Annual City housing inventory report



The amount of multifamily housing in Wilsonville increased over the last decade.

Two-thirds of units permitted during the 2000-2013 period were multifamily housing.

PERCENT OF WILSONVILLE HOUSING UNITS THAT ARE RENTER-OCCUPIED, 2007-2011



Homeownership and housing type are related.

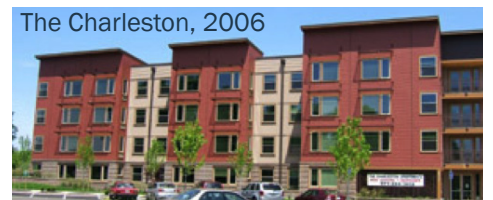
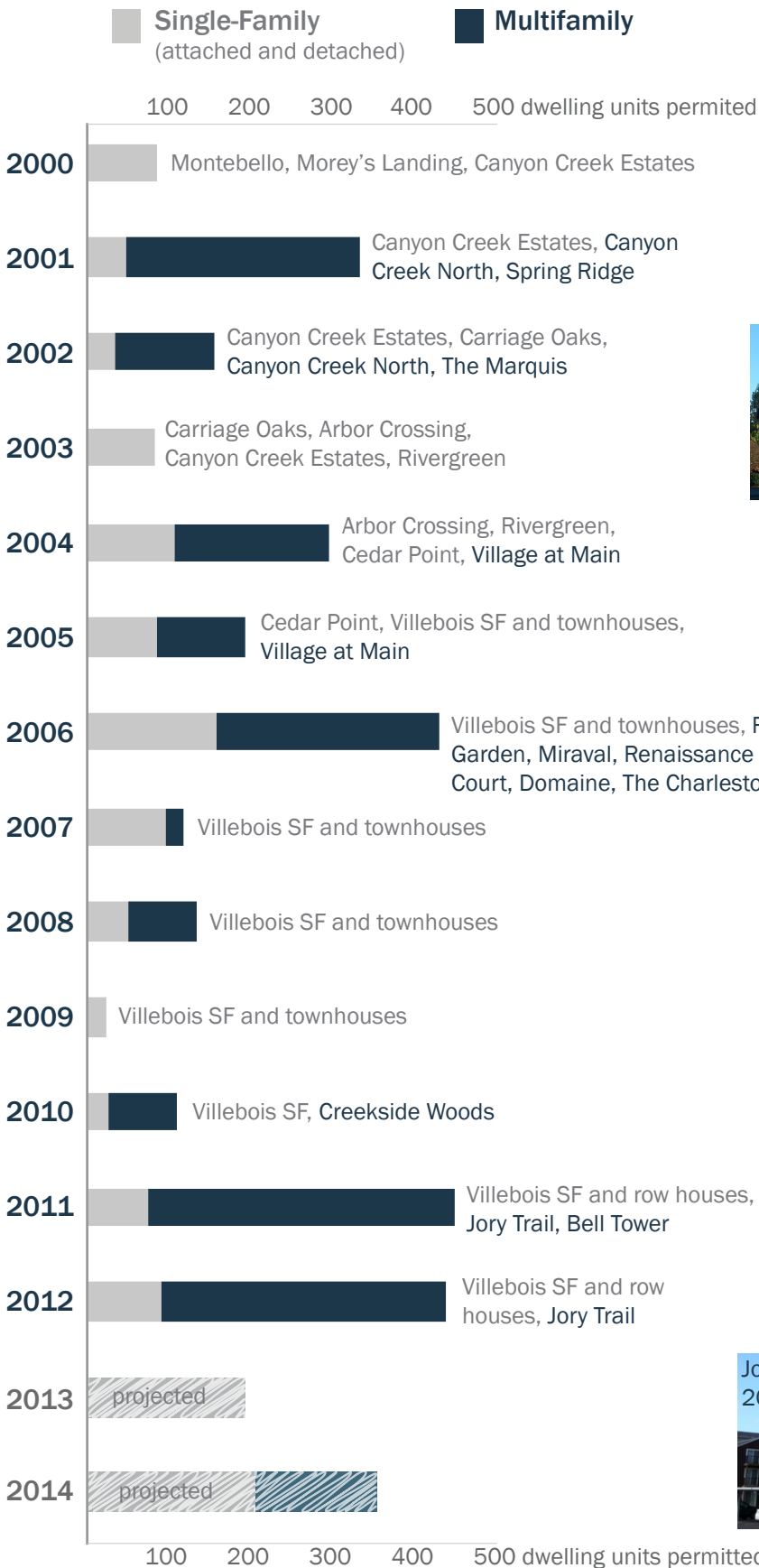
Although most single-family housing is owner occupied, 12% is occupied by renters.

The development timeline on the following page summarizes recent single-family and multifamily development in Wilsonville. Between 2000 and 2012, Wilsonville permitted 2,862 housing units, 1,892 (66%) of which were multifamily. New multifamily developments in Wilsonville serve a diverse range of people and are located throughout the City. Types of new development include:

- **Market-rate apartments and townhouses** with amenities like patios, fitness centers, and high-speed internet. Examples include Jory Trail at the Grove, Domaine, Bell Tower, and Village at Main.
- **Senior living**, both assisted and independent, with amenities such as housekeeping, on-site library, social or recreational activities, and laundry service. Examples include Spring Ridge and the Marquis.
- **Government-subsidized affordable housing**, some of which is designated for seniors or people with mental illnesses. These developments often include amenities like internet and nursing services. Examples include Creekside Woods, Rain Garden Apartments, and the Charleston.

SNAPSHOT OF WILSONVILLE'S HOUSING

Development Timeline, 2000-2014



Source: City of Wilsonville Building Permit Database

Affordability

The term *affordable housing* refers to a household's ability to find housing within its financial means. Housing affordability affects both higher and lower income households and is an important issue for Wilsonville and the Portland Region. Low-income households have fewer resources available to pay for housing and have the most difficulty finding affordable housing. Key points about affordability include:

- Wilsonville will have an on-going need for housing affordable to lower-income households.
- The City is planning for needed housing types for households at all income levels and will work with non-profit and private housing providers to ensure availability of housing affordable to lower-income households.

Wilsonville's planning framework supports the development of housing that is affordable to a variety of households.

RATIO OF MEDIAN OWNER VALUE TO MEDIAN HOUSEHOLD INCOME

(Lower ratios indicate that housing is more affordable. HUD's standard is 3.0)



Wilsonville's owner-occupied housing is less affordable than regional averages.

PERCENT OF HOUSEHOLDS THAT ARE COST BURDENED, 2007-2011



Cost burden is as common in Wilsonville as in the region.

Households that are cost burdened spend more than 30% of their gross income on housing.

Wilsonville has seven low-cost apartment complexes for low-income residents, with a total of 474 units. The units are a mixture of 1-, 2-, and 3-bedroom units.

Over the next 20 years, Wilsonville's population growth will be driven by employment growth, much of which will be in jobs with average or higher-than-average pay. The types of housing generally affordable to workers in Wilsonville with average pay (about \$54,000) are owner- or renter-occupied townhouses, duplexes, or apartments.

The City's planning framework provides opportunities for development of housing that is affordable to Wilsonville's current and future workforce, both for owner-occupied and renter-occupied housing. That said, like other communities in the Metro region, Wilsonville will have an on-going need for housing affordable to lower-income households, as well as middle- and upper-income households.

Wilsonville is meeting its obligations to plan for a range of housing types for households at all income levels.

Development Capacity

Density of some existing Wilsonville neighborhoods:

Legend at Villebois: 6 units per gross acre, 12 units per net acre

Jory Trail: 10 units per gross acre, 14 units per net acre

DEFINITIONS

Buildable residential land: Unconstrained suitable land designated for residential development.

Dwelling unit: Any type of residential structure. Wilsonville has an average of 2.3 persons per dwelling unit.

Capacity: Number of dwelling units that can be accommodated on buildable land at planned densities.

Housing density: Number of dwelling units in an acre of land, with 43,560 feet to 1 acre.

Housing density can be expressed as the number of dwelling units per net or gross acre.

Gross acre: Includes rights-of-way (land used for roads and streets). Land used for rights-of-way is not buildable.

Net acre: Does not include rights-of-way.

Wilsonville had about 477 gross acres of developable residential land in 2013. The inventory identified 251 gross acres of vacant buildable land and 228 gross acres of land that is partially vacant or likely to redevelop. The Buildable Residential Lands Inventory Map on the opposite page shows the location of vacant land and land likely to redevelop.

The capacity analysis estimates the number of new dwelling units that can be accommodated on Wilsonville’s residential land supply. By applying assumptions based largely on the Comprehensive Plan, the capacity analysis evaluates different ways that vacant suitable residential land could be developed.

This study assumes new development will occur within the range of densities adopted for each residential district in the Comprehensive Plan, or at the densities outlined in the Villebois Master Plan. For the purposes of this study, Frog Pond, which has yet to be planned, is assumed to have a density of 5 - 8.5 units per gross acre (i.e., with houses on roughly 7,300 to 4,350 square-foot lots).

LOW CAPACITY SCENARIO

3,390 dwelling units

Single-family detached:

**1,622 / 48%
units**

Multifamily:

**1,768 / 52%
units**

7.1 dwelling units per gross acre
(citywide average)

HIGH CAPACITY SCENARIO

4,229 dwelling units

Single-family detached:

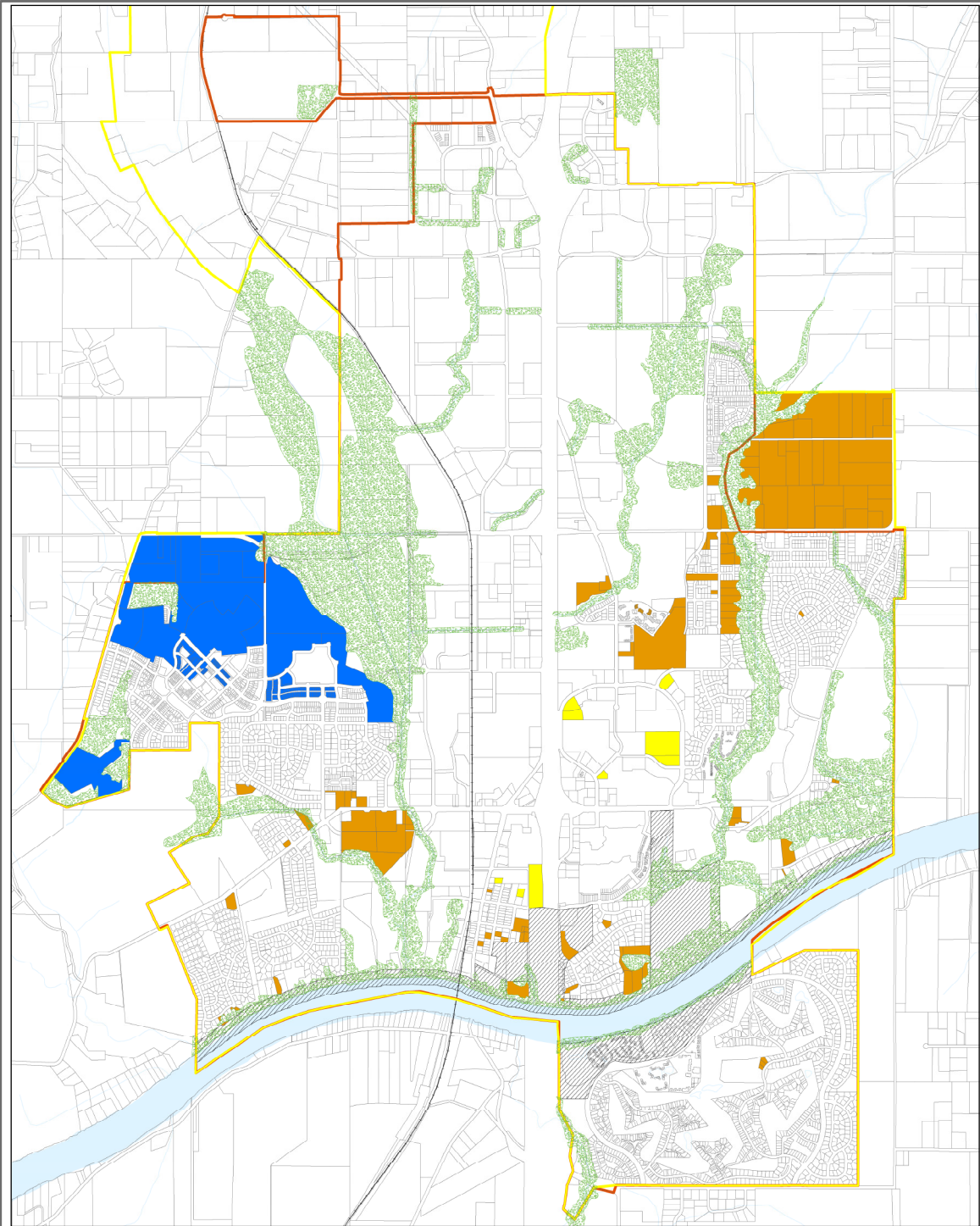
**2,016 / 48%
units**

Multifamily:

**2,213 / 52%
units**

8.9 dwelling units per gross acre
(citywide average)

- The low-capacity scenario results in an overall density of 7.1 dwelling units per gross acre or 8.8 dwelling units per net acre.
- The high-capacity scenario results in an overall density of 8.9 dwelling units per gross acre or 10.5 dwelling units per net acre.



Buildable Residential Lands Inventory Map

Data from 2/2013, Map Created 5/2013

Vacant lots and land likely to redevelop SROZ

Comprehensive Plan

Commercial

Residential

Village

Willamette River Greenway

County Boundary

City Limits

UGB

Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Department to verify report information is complete and accurate.

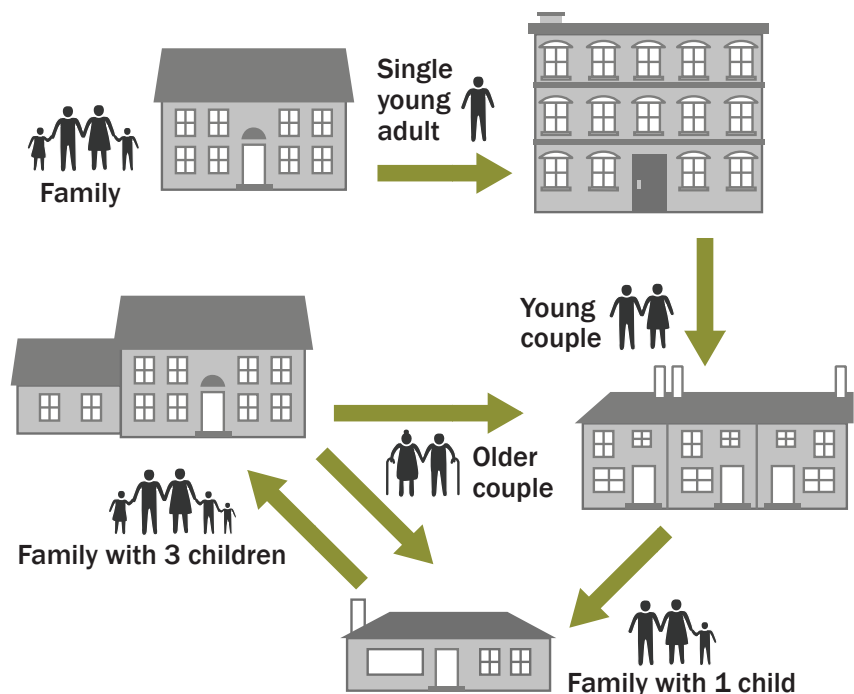


Factors Affecting Housing Need

Studies and data analysis have shown a clear linkage between demographic characteristics and housing choice, as shown in the figure below. Key relationships include:

- Homeownership rates increase as income increases
- Homeownership rates increase as age increases
- Choice of single-family detached housing increases as income increases
- Renters are much more likely to choose multifamily housing than single-family housing
- Income is a stronger determinant of tenure and housing-type choice for all age categories.

HOUSING LIFE CYCLE






The linkages between demographics and housing need can be used to predict future housing need in Wilsonville. Three main demographic trends are particularly important for Wilsonville and the Portland Region:

- Aging of the Baby Boomer Generation (born 1946 to 1964)
- Aging of the Millennial Generation (born early 1980s to early 2000s)
- Continued growth of the Hispanic/Latino population

People 60 and older are the fastest growing age group in the Portland Region. By 2040, 23% of the region’s population is forecasted to be 60 and over, up from 14% in 2000.

Aging of the Baby Boomers

LIKELY TRENDS AMONG BABY BOOMER HOUSEHOLDS:

-  Household sizes
-  Homeownership rates, especially after 75 years old
-  Income




IMPLICATIONS FOR HOUSING:

Need for smaller, lower-cost housing near transit access and urban amenities such as shopping and health care services.

Wilsonville is successful at attracting young, working age people. The biggest question, with implications for Wilsonville’s future housing needs, is whether younger people who move to Wilsonville for rental opportunities will continue to live in Wilsonville if they are ready to become homeowners.

Aging of the Millennials

LIKELY TRENDS AMONG MILLENNIAL HOUSEHOLDS:

-  Household sizes (as they form families)
-  Homeownership rates
-  Income




IMPLICATIONS FOR HOUSING:

Need for low-cost ownership opportunities with high quality of life. (Millennials’ incomes will increase as they age, but the impact of the Great Recession is unclear.)

Growing at more than 9% per year, the Hispanic/Latino population is Wilsonville’s fastest growing racial or ethnic group. Nationwide, the Hispanic/Latino population is predicted to be the fastest growing racial/ethnic group over the next few decades.

Continued growth of the Hispanic/Latino population

CHARACTERISTICS OF HISPANIC HOUSEHOLDS COMPARED TO NON-HISPANIC HOUSEHOLDS:

-  Household sizes
-  Homeownership rates
-  Income

IMPLICATIONS FOR HOUSING:

Need for larger, lower-cost renting and ownership opportunities for larger households with more children and multiple generations.

Accommodating Housing Need

The number of households in Wilsonville grew by 2.8% per year between 2000 and 2010.

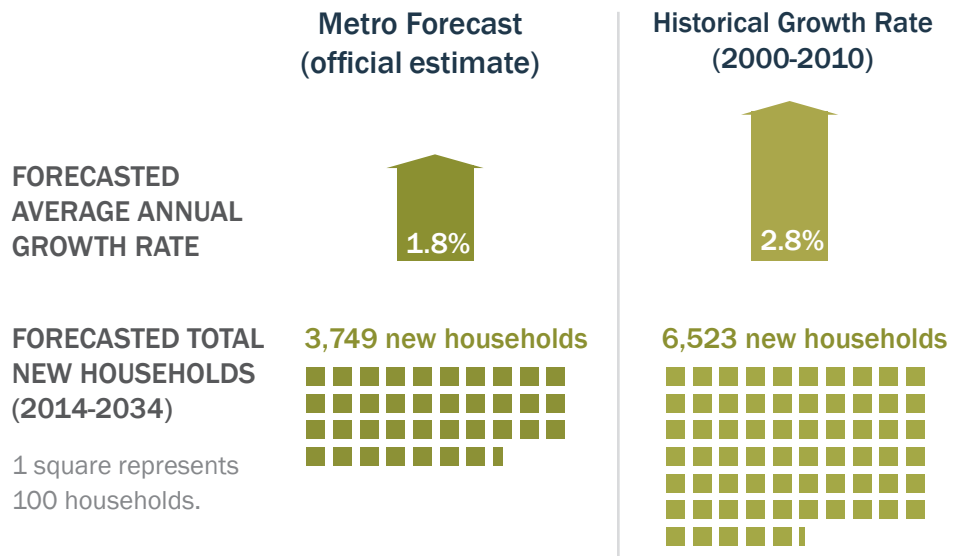
The City’s population grew faster than the number of households, in part because population growth includes people in the Coffee Creek Prison, which opened in 2001. Because prisoners are not in households, they are not counted in the household growth rate.

Metro forecasts that Wilsonville will add 3,749 households between 2014 and 2034.

The Wilsonville planning area—which includes Frog Pond—has capacity to accommodate between 3,390 and 4,229 new dwelling units.

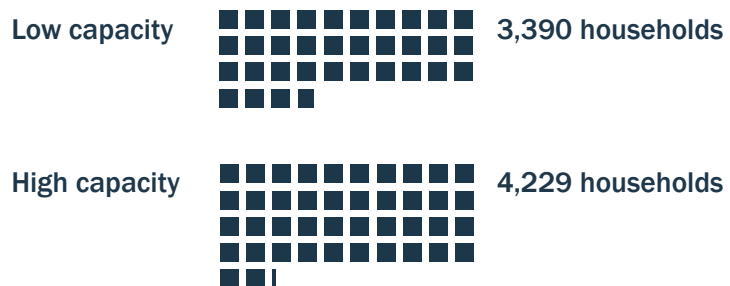
DEMAND FOR RESIDENTIAL LAND

The rate at which Wilsonville grows over the next 20 years will affect the number of new households and the demand for residential land. Metro forecasts that Wilsonville will grow at a rate of 1.8% per year for the 2014-2034 period. For comparison purposes, we show demand for residential land with both the official Metro forecast (1.8% annual growth) and at the historical growth rate over the 2000 to 2010 period (2.8% annual growth).



CAPACITY ON BUILDABLE RESIDENTIAL LAND, WILSONVILLE PLANNING AREA

(1 square represents 100 households. For more detail, see page 14)



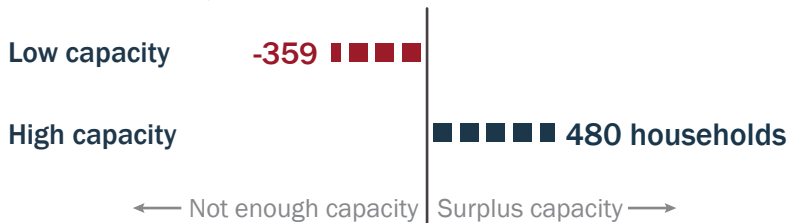
BASED ON METRO’S FORECAST, DOES WILSONVILLE HAVE ENOUGH BUILDABLE RESIDENTIAL LAND TO ACCOMMODATE HOUSING NEED?

- Under the low capacity scenario described on page 14, Wilsonville does not have enough land to accommodate new housing over the 20-year period. Wilsonville has a deficit of land to accommodate 359 new dwelling units.
- Under the high capacity scenario described on page 14, Wilsonville has enough land to accommodate new housing over the 20-year period. Under this scenario, Wilsonville can accommodate 480 dwelling units more than the Metro forecast projects over the 20-year period.

Wilsonville’s Planning Area includes all land in City limits and Frog Pond, Coffee Creek, and North Villebois.

Wilsonville will need to add more residential land to the city limits between 2024 and 2032, depending on how fast the city grows.

COMPARISON OF HOUSING CAPACITY TO HOUSING DEMAND METRO FORECAST, 2014-2034



RESIDENTIAL LAND STUDY KEY FINDINGS:

The key conclusions of this study are that Wilsonville: (1) may not have a 20-year supply of residential land and (2) the City’s residential policies meet Statewide Planning Goal 10 requirements.

- Under the Metro forecast, Wilsonville is very close to having enough residential land to accommodate expected growth. Wilsonville could run out of residential land by 2032.
- If Wilsonville grows faster than the Metro forecast, the City will run out of residential land before 2030.
- Getting residential land ready for development is a complex process that involves decisions by Metro, City decision makers, landowners, the Wilsonville community, and others. The City is beginning the process of ensuring that additional residential land is available through the concept planning process for the Advance Road area.
- Wilsonville is meeting Statewide Planning Goal 10 requirements to “provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing” and to “provide for an overall density of 8 or more dwelling units per net buildable acre.”

If Wilsonville continues to grow at its historical growth rate, the city will consume available residential land by about 2025.

Planning for Growth Areas

A key objective of the Wilsonville Residential Land Study is to inform policy choices related to residential development. Wilsonville’s key residential policy choices are on the topics of planning for growth areas, Town Center, monitoring development, and removing barriers to needed housing types in the city development code.

Frog Pond

Information in the Residential Land Study will inform the Frog Pond Concept Plan and subsequent Master Plan. The City will develop strategies to determine desired densities and housing types for the Frog Pond Concept Plan. Given the City’s experience with implementing the Villebois Master Plan, the adoption of a Frog Pond Concept Plan will provide a sufficient regulatory framework for developing certainty about achieving a specific mix and density of housing.

The Residential Land Study assumes that the majority of housing in Frog Pond will be single-family detached. The study also assumes that housing will develop at densities between 5.0 and 8.5 dwelling units per gross acre in Frog Pond which equates to 7,300 to 4,350 square-foot lots.

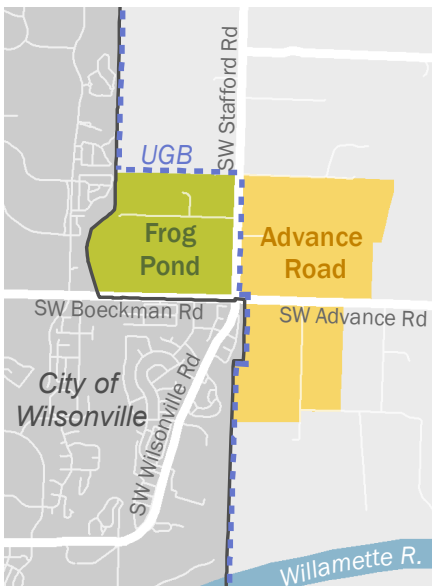
While this study does not set the densities or other development assumptions for Frog Pond, it provides a reasonable place to begin discussions about residential development at Frog Pond. ECONorthwest recommends that the density and mix assumptions eventually built into the Frog Pond Concept Plan consider the results of the housing needs analysis, comply with the density and mix requirements of OAR 660-007, and consider the context of overall housing need in Wilsonville.

Advance Road

The Residential Land Study concludes that Wilsonville may have need for additional residential land, by 2032 or sooner. Advance Road, an Urban Reserve immediately east of Wilsonville, has been identified by Metro and the City for residential uses. The City is beginning to plan for development of Advance Road, through the Concept Planning process for Frog Pond and Advance Road.

ECONorthwest recommends that City staff use information from Wilsonville’s residential growth monitoring program to inform regional discussions with Metro about expansion of the UGB. City staff can provide Metro with information to inform UGB expansion discussions.

Given the amount of time it takes to get a new area to be development-ready (i.e., brought into the UGB, planned, and services extended to the area), Wilsonville should begin discussions about bringing Advance Road into the UGB as part of the next cycle of UGB expansion discussions.



Town Center

City staff estimated the capacity of vacant land in the Town Center zone ranges from 200 to 270 dwelling units. Town Center may be able to accommodate more housing, depending on the community’s vision for development. The issue of how much housing to encourage in the Town Center is beyond the scope of this study.

ECONorthwest recommends that the City update the vision and master plan for Town Center, as part of a future planning process. This update should determine the potential market for housing in the Town Center, the amount and types of housing that the community wants in Town Center, Town Center’s relationship to other residential areas, and how housing will relate to commercial development in Town Center.

Monitoring development activity

The determination of residential land sufficiency (page 19) is based on dwelling unit forecasts prepared by Metro. The Metro forecasts show new housing units increasing at a rate of 1.8% annually between 2014 and 2034 in the Wilsonville Planning Area. Under this forecast, Wilsonville will run out of residential land by about 2032.

If Wilsonville grows faster than Metro’s forecast predicts, the city will run out of residential land sooner. For example, Wilsonville’s household growth over the 2000-2010 period averaged about 2.8% annually. If Wilsonville continues to grow at this rate, the city will consume the available residential land by about 2025.

ECONorthwest recommends that City staff develop a monitoring program that will allow Wilsonville to understand how fast land is developing. The monitoring program will inform Metro’s UGB planning process by providing more detailed information about housing growth and development capacity in Wilsonville. This information can help City staff and decision makers make the case to Metro staff and decision makers about the need for residential expansion areas. We recommend using the following metrics to monitor residential growth: population, building permits, subdivision and partition activity, land consumption, and right-of-way and open space dedications.

Legislative action on code changes

As part of this study, Wilsonville staff conducted a Goal 10 policy and Development Code evaluation. Staff concluded that Wilsonville is “...in compliance with applicable Federal and State housing regulations.” City and DLCD staff identified several types of amendments to the Development Code to better comply with state requirements to review residential development through a clear and objective process. ECONorthwest recommends that the City take action on these amendments. No Comprehensive Plan map or text amendments are needed.

Recommended Code amendments:

- Allow duplexes in all PD-R zones
- Add clear and objective review for housing in the Old Town Overlay Zone
- Add clear and objective Site Design Review process for new multifamily development when such development does not also trigger Planned Development review

Acknowledgements

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ECONorthwest prepared this report and is solely responsible for its content.

ECONorthwest specializes in economics, planning, and finance. Established in 1974, ECONorthwest has more than three decades of experience helping clients make sound decisions based on rigorous economic, planning, and financial analysis.

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