



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: June 1, 2026	Subject: 2026 Town Center Urban Renewal Feasibility Study Staff Member: Matt Lorenzen, Economic Development Manager Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input checked="" type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	Comments: N/A
Staff Recommendation: N/A		
Recommended Language for Motion: N/A		
Project / Issue Relates To:		
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 4: Community understands Town Center Plan, Urban Renewal, and other funding sources for infrastructure through engagement to inform Council direction	<input checked="" type="checkbox"/> Adopted Master Plan(s): <ul style="list-style-type: none"> • Town Center Plan (2019) • Urban Renewal Strategic Plan (2022) 	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

Staff is seeking guidance on two items:

1. City Council confirmation that the revised 2026 Town Center Urban Renewal Feasibility Study, as attached, is to serve as the basis for a November 2026 ballot measure;
2. Direct staff to begin the development of ballot measure language for City Council review.

EXECUTIVE SUMMARY:

Feasibility Study

In early 2026, the City Council directed staff to revisit and refine the 2023 urban renewal feasibility assumptions to evaluate more conservative redevelopment scenarios. The updated analysis incorporated additional community feedback, revised assumptions regarding development intensity, parking to be provided by developers, residential unit sizes, building heights, and overall redevelopment acreage.

At its [April 6, 2026 meeting](#), the City Council reviewed three revised redevelopment scenarios based on reductions to the original 2023 study assumptions. Following Council discussion, the Council reached consensus and directed staff to proceed with Scenario 1 — the 10% redevelopment acreage reduction scenario — as the basis for an updated 2026 Town Center Urban Renewal Feasibility Study.

The attached 2026 Feasibility Study (**Attachment 1**, the “Study”) reflects that Council direction and serves as the updated financial feasibility analysis for an urban renewal program within Town Center.

Attachment 1 and Attachment 2 are identical, but Attachment 2 highlights the changes that were made between the 2023 document and the new, 2026 document, making updates and revisions easy to identify. There are, nonetheless, a few changes of special note:

1. The duration of the plan, as shown in the 2026 Study, has been decreased from 30 years, originally forecast in the 2023 study, to 28 years.
This change resulted from an error found in one formula. Correcting the error reduced the projected urban renewal plan duration by two years.
2. When staff presented to Council on April 6, 2026, Scenario 1, the 10% redevelopment reduction scenario, was shown with a maximum indebtedness (MI) of \$89.9M, stated in 2026 dollars. Because a Town Center Urban Renewal Plan, if adopted, would not become effective until 2027, staff directed our consultants to present figures in 2027 dollars. Therefore, the projected MI has been adjusted from \$89.8M to \$92.3M.
(Over a 28-year plan period, the inflation-adjusted MI figure is \$164M, as noted in the Study document and appendix. This is the MI amount that must be included in the public notice per Measure 3-632.)
3. Exhibit 12 of the Study has been replaced with a new table. The projects and programs are the same as those found in the 2023 study, but the project costs and allocations have been updated and inflation-adjusted.

Please confirm that the 2026 Town Center Urban Renewal Feasibility Study (Attachment 1) should serve as the basis for a November 2026 ballot measure.

Ballot Measure Language

The establishment of a new urban renewal area and plan requires City Council action to refer the matter to voters at a general election—November 2026.

Shall staff draft ballot language, incorporating the findings of the 2026 Study and required disclosures, and present to Council for review, comment, and revision?

EXPECTED RESULTS:

If the Council refers the question of Town Center Urban Renewal to voters, to appear on the November 2026 ballot, that decision would need to be formalized through a Council-adopted resolution at a subsequent meeting later this summer. The 2026 Feasibility Study would appear as an exhibit to that resolution and become the basis for the ballot caption, question, summary, and explanatory statement, which would also be an exhibit to the resolution. Notice required under the recently passed Charter amendment will reference information determined from the Feasibility Study, including estimated duration and maximum indebtedness of the plan, as well as other required disclosures.

TIMELINE:

The following timeline incorporates Council actions and voting outcomes that are undetermined at this point, but provided here for informational and hypothetical purposes:

- June 1, 2026: Council confirms 2026 Town Center Urban Renewal Feasibility Study as the basis for a potential November 2026 ballot measure
- June-July 2026: Staff develops ballot language and presents to Council for input
- August 2026: Council considers adoption of a resolution referring the question to voters, referencing the 2026 Feasibility Study and Council-approved ballot language by exhibit
- November 3, 2026: General Election – Town Center urban renewal measure appears on ballot for Wilsonville voters

CURRENT YEAR BUDGET IMPACTS:

Funding for the 2026 urban renewal feasibility and scenario work comes from multiple budget line items in the Community Development (CD) Admin fund intended for special projects and consultant work.

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The 2026 Feasibility Study provides the community and the City Council with the data and qualitative information needed to evaluate the merits of a potential urban renewal plan to construct infrastructure and facilitate redevelopment within the Town Center planning area.

ALTERNATIVES:

The City Council may direct revisions to the attached Study; however, such revisions may preclude the City's ability to meet the deadlines required for placing this matter on the November 2026 ballot.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. [2026 Town Center Urban Renewal Feasibility Study](#) (by hyperlink)
2. [2026 Town Center Urban Renewal Feasibility Study \(changes highlighted\)](#) (by hyperlink)
3. [2023 Town Center Urban Renewal Feasibility Study](#) (by hyperlink)