



WILSONVILLE TOWN CENTER PLAN

Urban Renewal Feasibility

City Council Work Session
April 6, 2026



2026 Scenarios

Based on 2023 Assumptions

Attachment 2



WHAT'S DIFFERENT?

- Council direction
- Reduced redevelopment acreage
- Lower **Floor Area Ratios**
 - Potential modification to height waiver code
 - More on-site parking
- Larger unit sizes
- Reduced residential/commercial ratio in mixed-use

Attachment 3

Scenario 1:

10% Redevelopment Acreage Reduction

2,381 res. units

	Revised	2023	Difference	%
Net TIF	\$ 194,000,000	\$ 214,700,000	\$ (20,700,000)	-10%
Net TIF w/o Revenue Sharing	\$ 194,000,000	\$ 254,700,000	\$ (60,700,000)	-24%
Maximum Indebtedness (MI)	\$ 173,000,000	\$ 180,900,000	\$ (7,900,000)	-4%
MI (2026\$)	\$ 89,800,000	\$ 107,600,000	\$ (17,800,000)	-17%

Debt Availability	Revised	2023	Difference	%
Years 1-5	\$ 3,000,000	\$ 3,800,000	\$ (800,000)	-21%
Years 6-10	\$ 8,100,000	\$ 9,200,000	\$ (1,100,000)	-12%
Years 11-15	\$ 14,800,000	\$ 21,600,000	\$ (6,800,000)	-31%
Years 16-20	\$ 19,600,000	\$ 26,700,000	\$ (7,100,000)	-27%
Years 21-25	\$ 18,000,000	\$ 27,700,000	\$ (9,700,000)	-35%
Years 26-30	\$ 26,300,000	\$ 18,500,000	\$ 7,800,000	42%

Scenario 2:

25% Redevelopment Acreage Reduction

1,983 res. units

	Revised	2023	Difference	%
Net TIF	\$ 169,500,000	\$ 214,700,000	\$ (45,200,000)	-21%
Net TIF w/o Revenue Sharing	\$ 169,500,000	\$ 254,700,000	\$ (85,200,000)	-33%
Maximum Indebtedness (MI)	\$ 151,000,000	\$ 180,900,000	\$ (29,900,000)	-17%
MI (2026\$)	\$ 78,500,000	\$ 107,600,000	\$ (29,100,000)	-27%

Debt Availability	Revised	2023	Difference	%
Years 1-5	\$ 2,900,000	\$ 3,800,000	\$ (900,000)	-24%
Years 6-10	\$ 7,300,000	\$ 9,200,000	\$ (1,900,000)	-21%
Years 11-15	\$ 12,700,000	\$ 21,600,000	\$ (8,900,000)	-41%
Years 16-20	\$ 17,100,000	\$ 26,700,000	\$ (9,600,000)	-36%
Years 21-25	\$ 15,600,000	\$ 27,700,000	\$ (12,100,000)	-44%
Years 26-30	\$ 22,900,000	\$ 18,500,000	\$ 4,400,000	24%

Attachment 3

Scenario 3:

17.5% Redevelopment Acreage Reduction

2,183 res. units

	Revised	2023	Difference	Percent
Net TIF	\$ 190,400,000	\$ 214,700,000	\$ (24,300,000)	-11%
Net TIF w/o Revenue Sharing	\$ 183,400,000	\$ 254,700,000	\$ (71,300,000)	-28%
Maximum Indebtedness (MI)	\$ 163,000,000	\$ 180,900,000	\$ (17,900,000)	-10%
MI (2026\$)	\$ 85,000,000	\$ 107,600,000	\$ (22,600,000)	-21%

Debt Availability	Revised	2023	Difference	Percent
Years 1-5	\$ 3,000,000	\$ 3,800,000	\$ (800,000)	-21%
Years 6-10	\$ 7,900,000	\$ 9,200,000	\$ (1,300,000)	-14%
Years 11-15	\$ 14,500,000	\$ 21,600,000	\$ (7,100,000)	-33%
Years 16-20	\$ 18,600,000	\$ 26,700,000	\$ (8,100,000)	-30%
Years 21-25	\$ 16,400,000	\$ 27,700,000	\$ (11,300,000)	-41%
Years 26-30	\$ 24,600,000	\$ 18,500,000	\$ 6,100,000	33%

Financial Sufficiency

- Revised/Reduced Scenarios are insufficient to complete *all* projects
- Potential to Amend – 10-15 years later?
(up to 20% increase to MI)
 - Scenario 1 (10%) – Likely sufficient
 - Scenario 2 (25%) – Likely insufficient
 - Scenario 3 (17.5%) – Possibly sufficient



Council Direction

- Does the Council wish to advance one of the scenarios as the basis for preparing a November 2026 ballot measure?
- If yes, which scenario does the Council want to pursue?

10% Reduction

25% Reduction

17.5% Reduction

Other

Next Steps

- **April 20, if needed**
- **Revise Feasibility Study document**
- **Summer:** Work Session(s) re: Ballot Title specifics



DISCUSSION

Council Direction

- Does the Council wish to advance one of the scenarios as the basis for preparing a November 2026 ballot measure?
- If yes, which scenario does the Council want to pursue?

10% Reduction

25% Reduction

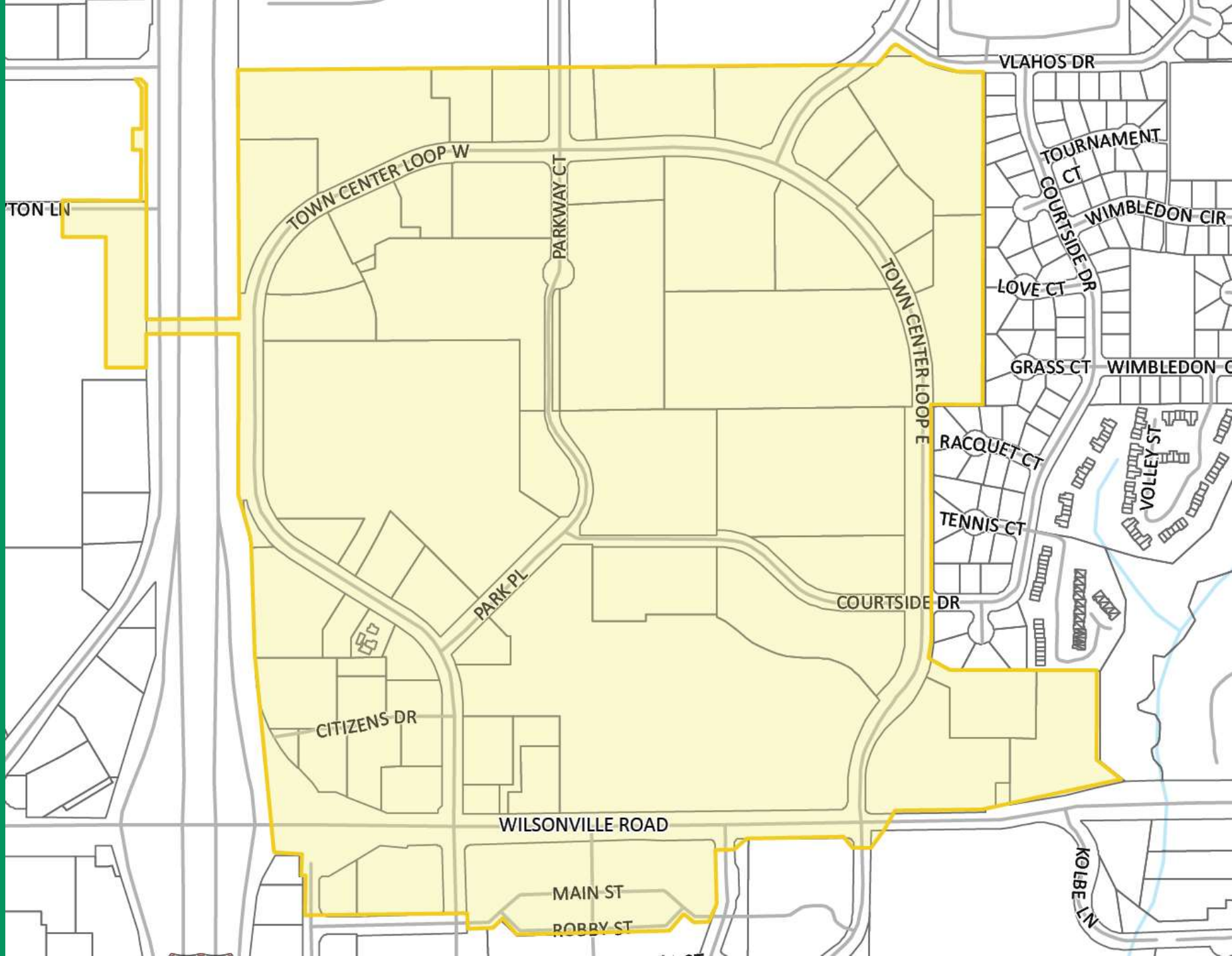
17.5% Reduction

Other

BOUNDARY



BOUNDARY



Summary of Land Use (Acres)

2023	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	9.6	14.3	7.3	14.3	6.2	51.7
Redevelopment	17.0	25.6	13.3	6.1	2.1	63.9
Total	37.6	49.1	27.2	22.4	8.3	144.7

Scenario 1

10% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	11.3	16.9	8.7	14.9	8.3	60.0
Redevelopment	15.3	23.0	11.9	5.5	0.0	55.7
Total	37.6	49.1	27.2	22.4	8.3	144.7

Scenario 2

25% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	13.8	20.7	10.6	15.8	8.3	69.3
Redevelopment	12.7	19.2	9.9	4.6	0.0	46.4
Total	37.6	49.1	27.2	22.4	8.3	144.7

Scenario 3

17.5% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	12.6	18.8	9.7	15.4	8.3	64.7
Redevelopment	14.0	21.1	10.9	5.0	0.0	51.0
Total	37.6	49.1	27.2	22.4	8.3	144.7

Summary of Land Use (%)

2023	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	6.6%	9.9%	5.1%	9.9%	4.3%	35.8%
Redevelopment	11.7%	17.7%	9.2%	4.2%	1.5%	44.2%
Total	26.0%	34.0%	18.8%	15.5%	5.7%	100.0%

Scenario 1

10% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	7.8%	11.7%	6.0%	10.3%	5.7%	41.5%
Redevelopment	10.5%	15.9%	8.3%	3.8%	0.0%	38.5%
Total	26.0%	34.0%	18.8%	15.5%	5.7%	100.0%

Scenario 2

25% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	9.6%	14.3%	7.4%	10.9%	5.7%	47.9%
Redevelopment	8.8%	13.2%	6.9%	3.1%	0.0%	32.1%
Total	26.0%	34.0%	18.8%	15.5%	5.7%	100.0%

Scenario 3

17.5% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	8.7%	13.0%	6.7%	10.6%	5.7%	44.7%
Redevelopment	9.7%	14.6%	7.6%	3.5%	0.0%	35.3%
Total	26.0%	34.0%	18.8%	15.5%	5.7%	100.0%

Redevelopment Typologies (Acres)

2023	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	1.6	9.2	-	0.8	-	11.6
Condos	0.1	0.7	-	-	-	0.9
Townhomes	-	-	-	1.7	-	1.7
Mixed Use	13.8	8.8	6.5	-	-	29.1
Employment	1.4	6.8	6.8	1.1	2.1	18.2
Exempt	-	-	-	2.4	-	2.4
Total	17.0	25.6	13.3	6.1	2.1	64.0

Scenario 1

10% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	1.5	8.3	-	0.7	-	10.5
Condos	0.1	0.7	-	-	-	0.8
Townhomes	-	-	-	1.5	-	1.5
Mixed Use	12.5	7.9	5.9	-	-	26.2
Employment	1.2	6.2	6.1	1.0	-	14.5
Exempt	-	-	-	2.2	-	2.2
Total	15.3	23.0	11.9	5.5	0.0	55.7

Scenario 2

25% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	1.2	6.9	-	0.6	-	8.7
Condos	0.1	0.6	-	-	-	0.7
Townhomes	-	-	-	1.3	-	1.3
Mixed Use	10.4	6.6	4.9	-	-	21.8
Employment	1.0	5.1	5.1	0.8	-	12.1
Exempt	-	-	-	1.8	-	1.8
Total	12.7	19.2	9.9	4.6	0.0	46.4

Scenario 3

17.5% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	1.3	7.6	-	0.7	-	9.6
Condos	0.1	0.6	-	-	-	0.7
Townhomes	-	-	-	1.4	-	1.4
Mixed Use	11.4	7.3	5.4	-	-	24.0
Employment	1.1	5.6	5.6	0.9	-	13.3
Exempt	-	-	-	2.0	-	2.0
Total	14.0	21.1	10.9	5.0	0.0	51.0

Floor Area Ratios

Floor Area Ratio (FAR) is the ratio of a building's total floor area (square footage across all floors) to the size of the lot it sits on.

2023	MSD	MU	C-MU	N-MU	Village @ Main
Apartments	2.00	1.75	1.75	1.50	n/a
Condos	2.00	1.75	1.75	1.50	n/a
Townhomes	1.50	1.50	1.50	1.50	n/a
Mixed Use	2.50	2.25	2.25	2.00	n/a
Employment	2.00	1.50	2.00	0.50	1.00
Exempt	1.50	1.50	2.00	1.00	n/a

Scenario 1

Revised	MSD	MU	C-MU	N-MU	Village @ Main
Apartments	1.50	1.25	1.25	1.00	n/a
Condos	1.50	1.25	1.25	1.00	n/a
Townhomes	1.00	1.00	1.00	1.00	n/a
Mixed Use	2.00	1.75	1.75	1.50	n/a
Employment	1.50	1.00	1.50	0.50	n/a
Exempt	1.25	1.25	1.75	0.75	n/a

Mixed-Use Proportional Split

Residential/Commercial

2023	MSD	MU	C-MU	N-MU	Village @ Main
% Residential	90%	90%	90%	90%	n/a
% Commercial	10%	10%	10%	10%	100%

Revised	MSD	MU	C-MU	N-MU	Village @ Main
% Residential	85%	85%	85%	85%	n/a
% Commercial	15%	15%	15%	15%	100%

Summary of Square Feet of New Construction

2023	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	141,428	699,663	-	52,925	-	894,017
Condos	11,467	56,729	-	-	-	68,197
Townhomes	-	-	-	111,731	-	111,731
Mixed Use Residential	1,356,213	775,357	573,579	-	-	2,705,150
Mixed Use Commercial	150,690	86,151	63,731	-	-	300,572
Employment	118,265	447,416	588,713	24,503	91,912	1,270,809
Exempt	-	-	-	106,178	-	106,178
Total	1,778,065	2,065,316	1,226,023	295,337	91,912	5,456,652

Scenario 1

10% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	95,464	449,783	-	31,755	-	577,003
Condos	7,740	36,469	-	-	-	44,209
Townhomes	-	-	-	67,039	-	67,039
Mixed Use Residential	922,225	512,597	379,199	-	-	1,814,022
Mixed Use Commercial	162,746	90,458	66,918	-	-	320,121
Employment	79,829	268,449	397,382	22,052	-	767,712
Exempt	-	-	-	71,670	-	71,670
Total	1,268,004	1,357,757	843,499	192,516	-	3,661,776

Scenario 2

25% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	79,553	374,819	-	26,463	-	480,836
Condos	6,450	30,391	-	-	-	36,841
Townhomes	-	-	-	55,866	-	55,866
Mixed Use Residential	768,521	427,164	316,000	-	-	1,511,685
Mixed Use Commercial	135,621	75,382	55,765	-	-	266,768
Employment	66,524	223,708	331,151	18,377	-	639,760
Exempt	-	-	-	59,725	-	59,725
Total	1,056,670	1,131,464	702,915	160,430	-	3,051,480

Scenario 3

17.5% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	87,509	412,301	-	29,109	-	528,919
Condos	7,095	33,430	-	-	-	40,525
Townhomes	-	-	-	61,452	-	61,452
Mixed Use Residential	845,373	469,881	347,600	-	-	1,662,853
Mixed Use Commercial	149,183	82,920	61,341	-	-	293,445
Employment	73,177	246,079	364,266	20,215	-	703,736
Exempt	-	-	-	65,697	-	65,697
Total	1,162,337	1,244,611	773,207	176,473	-	3,356,628

Residential Unit Size Assumptions (square feet)

2023	MSD	MU	C-MU	N-MU	Village @ Main
Apartments	900	900	900	900	900
Condos	1,000	1,000	1,000	1,000	1,000
Townhomes	1,000	1,000	1,000	1,000	1,000
Mixed Use Residential	900	900	900	900	900

Revised	MSD	MU	C-MU	N-MU	Village @ Main
Apartments	1,100	1,100	1,100	1,100	n/a
Condos	1,200	1,200	1,200	1,200	n/a
Townhomes	1,350	1,350	1,350	1,350	n/a
Mixed Use Residential	1,025	1,025	1,025	1,025	n/a

Summary of Units of New Residential Construction

2023	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	157	777	-	59	-	993
Condos	11	57	-	-	-	68
Townhomes	-	-	-	112	-	112
Mixed Use Residential	1,507	862	637	-	-	3,006
Total	1,675	1,696	637	171	-	4,179

Scenario 1

10% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	87	409	-	29	-	525
Condos	6	30	-	-	-	36
Townhomes	-	-	-	50	-	50
Mixed Use Residential	900	500	370	-	-	1,770
Total	993	939	370	79	-	2,381

Scenario 2

25% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	72	341	-	24	-	437
Condos	5	25	-	-	-	30
Townhomes	-	-	-	41	-	41
Mixed Use Residential	750	417	308	-	-	1,475
Total	827	783	308	65	-	1,983

Scenario 3

17.5% Reduction	MSD	MU	C-MU	N-MU	Village @ Main	Total
Apartments	80	375	-	26	-	481
Condos	6	28	-	-	-	34
Townhomes	-	-	-	46	-	46
Mixed Use Residential	825	458	339	-	-	1,622
Total	911	861	339	72	-	2,183

Figure 1. Three different vantage points demonstrating Floor Area Ratios (FAR) of 0.5, 1.5, 2.0, and 2.5. The demonstration uses a building coverage ratio (BCR) of 50%, typical of what is expected in Town Center, except for the 0.5 example, which uses a 25% BCR, as the TC zone requires at least two stories for new development.

