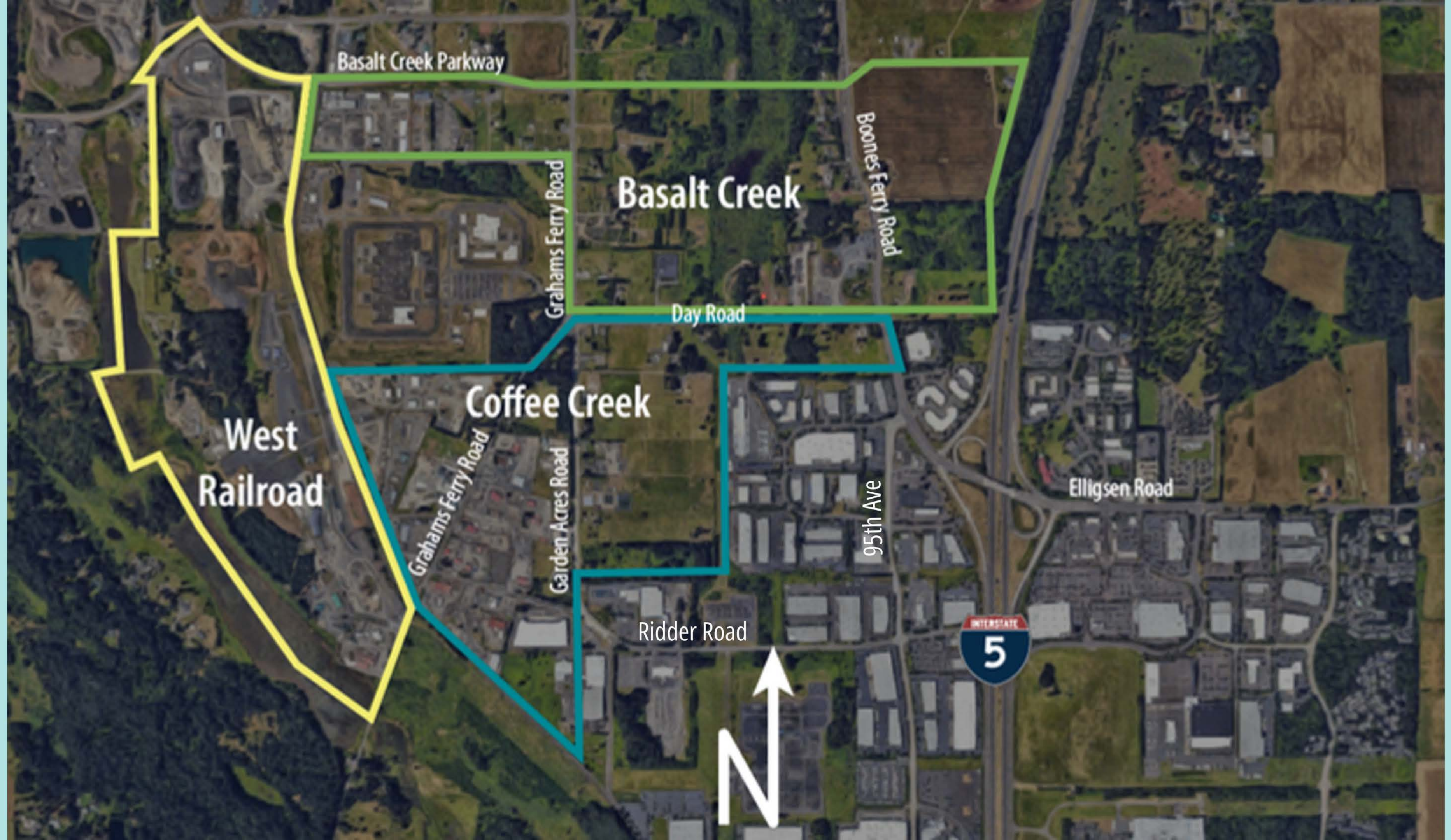




COFFEE CREEK LAND AGGREGATION STRATEGY



City Council Work Session | 07.21.2025



Basalt Creek Parkway

Basalt Creek

Boones Ferry Road

Day Road

Coffee Creek

West
Railroad

Grahams Ferry Road

Garden Acres Road

95th Ave

Elligsen Road

Ridder Road





Past Efforts

2002: Added to Urban Growth Boundary

2007: Master Plan Adopted

2016: Urban Renewal Plan Adopted

2018: Form-based Code Adopted

2020: Garden Acres Road Project

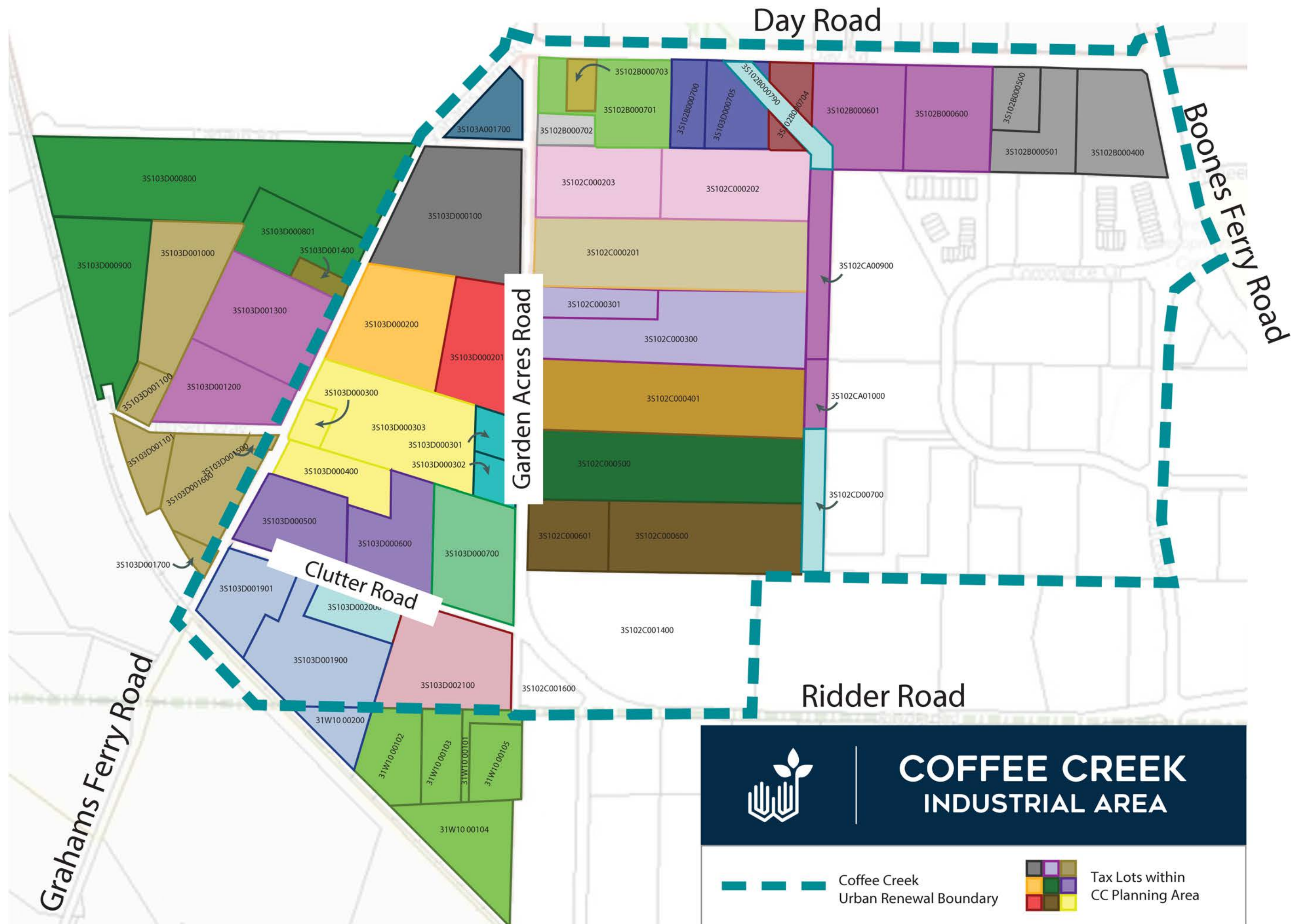
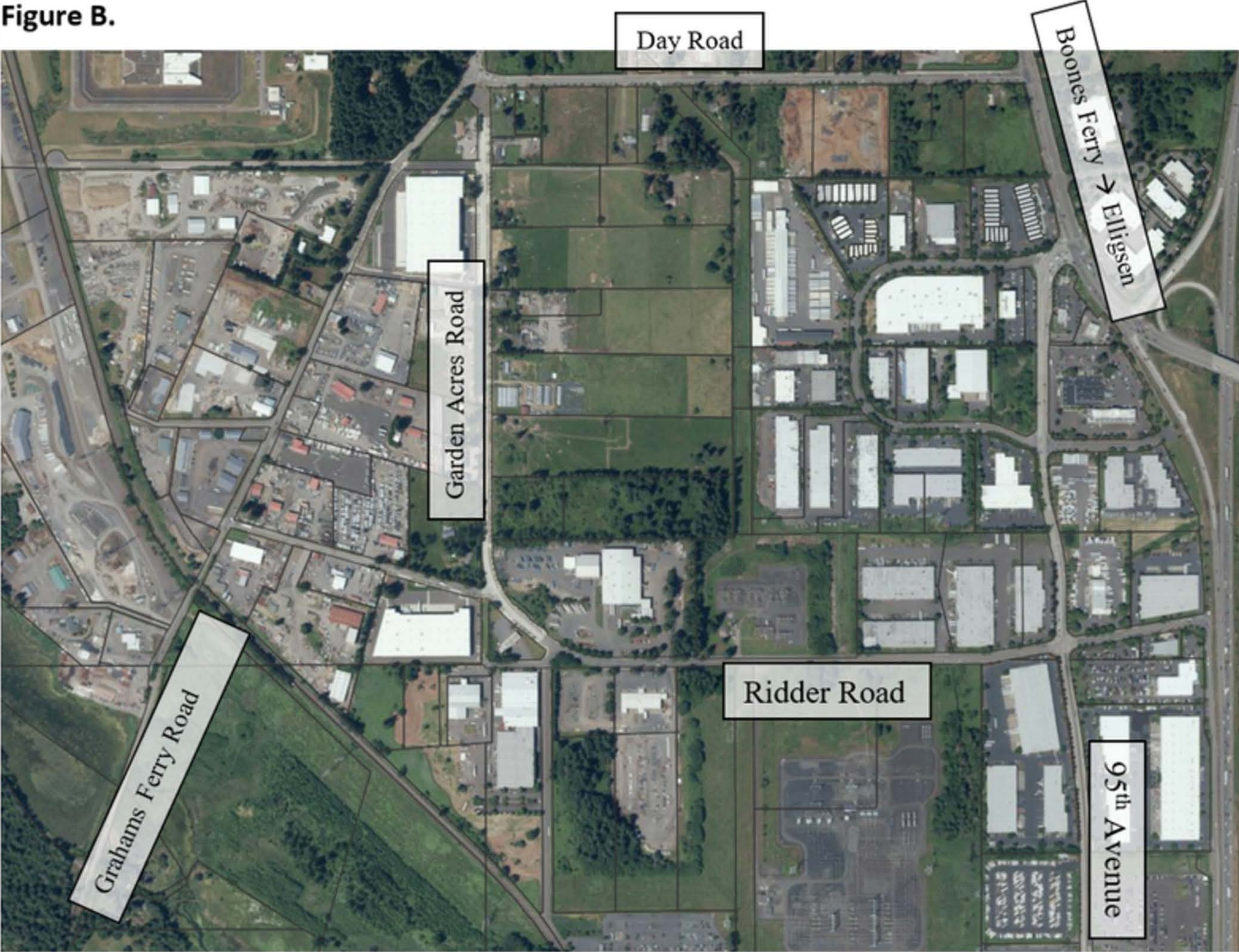


Figure B.







LAND VALUE DISCREPANCIES

● Income Approach

● Residual Land Value

Owner needs...

\$7 MILLION

The “Gap”

Developer can pay...

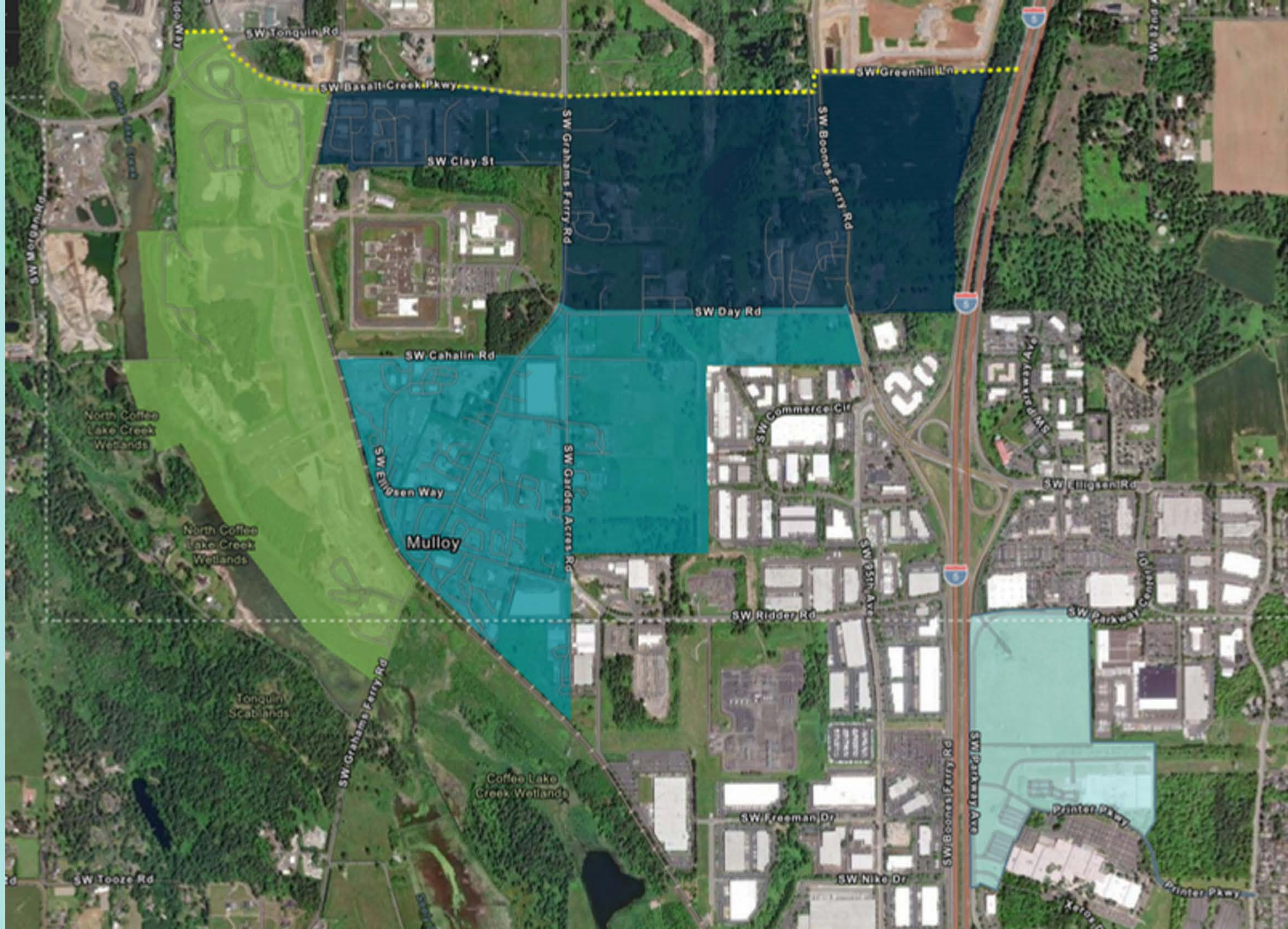
\$5 MILLION

BRIDGING THE GAP



BRIDGING THE GAP

RSIS PROGRAM

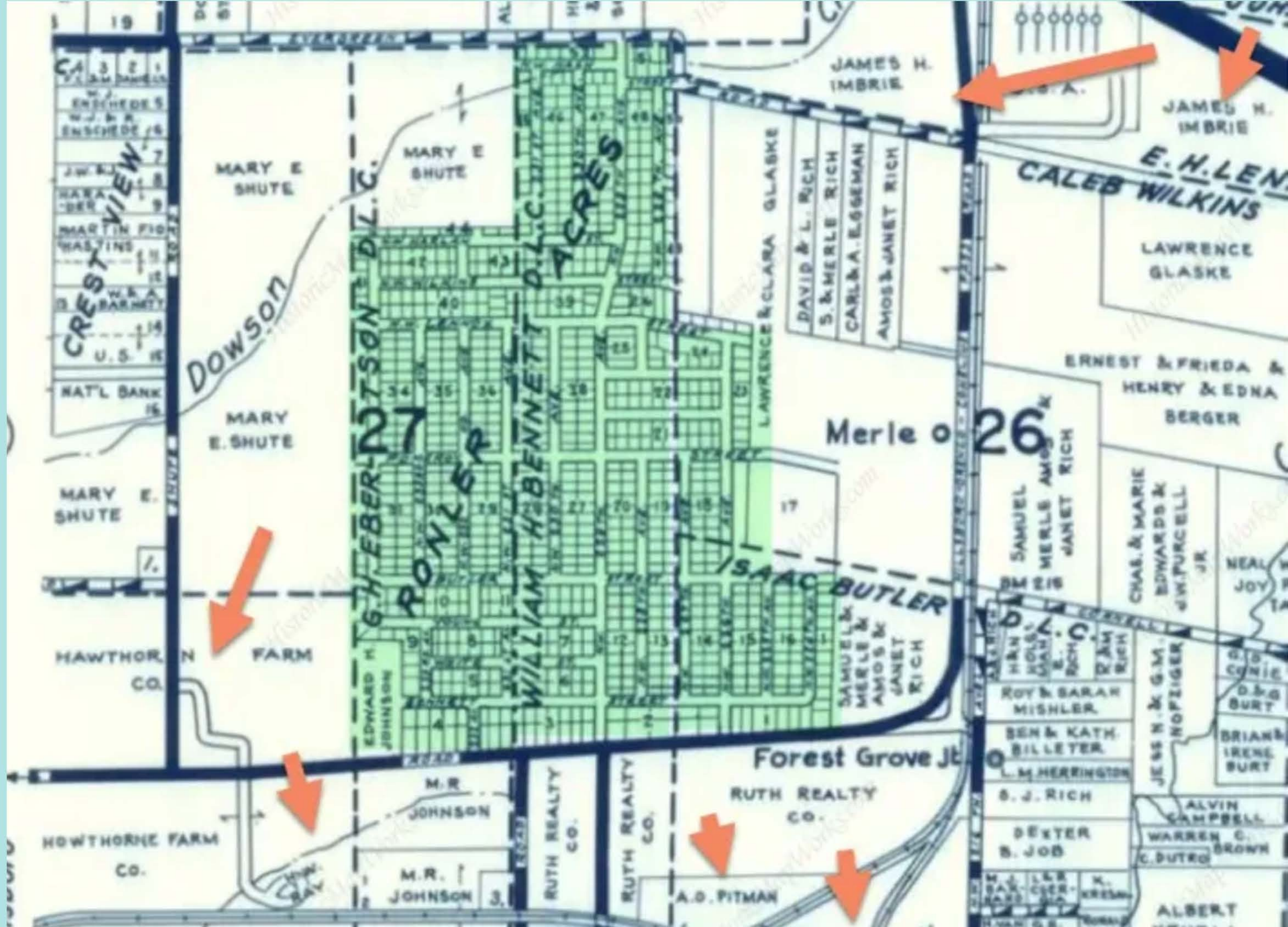


MANAGEABLE RISK



- The City only purchases from **willing sellers** *after* **Council authorization**.
- **Urban Renewal spending capacity unaffected.**
- The **City Attorney** would structure all agreements.
- **The biggest risk is doing nothing.**

RONLER ACRES



NEXT STEPS



- Request an **RSIS contract amendment** to make **Land Assembly** a reimbursable activity.
- Prepare a **minor amendment** to the Coffee Creek **Urban Renewal Plan**.





WILSONVILLE
URBAN RENEWAL