



WILSONVILLE TOWN CENTER PLAN

# Urban Renewal Feasibility

City Council Work Session  
March 16, 2026





# Measure 3-605

County	Total Cast	Yes	No	Undervotes
Clackamas	6,154	3,040	3,114	344
Washington	68	44	24	6
<b>Total</b>	6,222	<b>3,084</b>	<b>3,138</b>	350

# Background

- 2019 Plan Adopted
- 2023 Urban Renewal Feasibility Study
  - Council Work Sessions
- May 2024 : Measure 3-605
- 2025-26 Outreach

## TONIGHT

- Alternative feasibility scenarios



# 2023 Feasibility Study

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LAND USE  
ASSUMPTION  
GEOGRAPHY  
7.27.2025



GENERAL  
MU SUBDIST.  
1/3 MU  
1/3 APT/  
CONDO  
1/3 EMP  
\* EXCEPT  
WHERE  
NOTED



# 2026 Scenarios

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# 2026 Scenarios

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## RATIONALE

- Council Direction
- Response to Concerns
  - Residential Unit Counts (4,179)
  - Building Heights / Density

## PURPOSE

- Test different development assumptions
- Evaluate financial sufficiency
- *Potentially* inform a November 2026 Ballot Measure





*“An urban renewal feasibility study is not a commitment to a specific development outcome*

*“...based on a defensible, hypothetical development scenario for the area based on existing conditions, zoning, redevelopment potential, and market trends*

*...the results are illustrative rather than predictive.”*



# 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	%
<b>Net TIF</b>	\$ 194,000,000	\$ 214,700,000	\$ (20,700,000)	-10%
<b>Net TIF w/o Revenue Sharing</b>	\$ 194,000,000	\$ 254,700,000	\$ (60,700,000)	-24%
<b>Maximum Indebtedness (MI)</b>	\$ 173,000,000	\$ 180,900,000	\$ (7,900,000)	-4%
<b>MI (2026\$)</b>	\$ 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	%
<b>Net TIF</b>	\$ 169,500,000	\$ 214,700,000	\$ (45,200,000)	-21%
<b>Net TIF w/o Revenue Sharing</b>	\$ 169,500,000	\$ 254,700,000	\$ (85,200,000)	-33%
<b>Maximum Indebtedness (MI)</b>	\$ 151,000,000	\$ 180,900,000	\$ (29,900,000)	-17%
<b>MI (2026\$)</b>	\$ 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%



# the HEART of Wilsonville

- “Main Street”
  - Parking Solutions/Structure
  - Wilsonville Road Intersections
  - Streets & Utility Relocation
  - I-5 Bike/Ped Bridge
  - Courtside Drive Extension
- +
- Real Estate Activities and Business Supports

**\$107.6M**  
2026 DOLLARS



# Council Direction

- Does Council prefer one of the scenarios presented?

**10% Reduction**

**25% Reduction**

**Other**

- Are further changes to assumptions desired?
- Confirm boundary
- Confirm projects

# Next Steps

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April 6

April 20

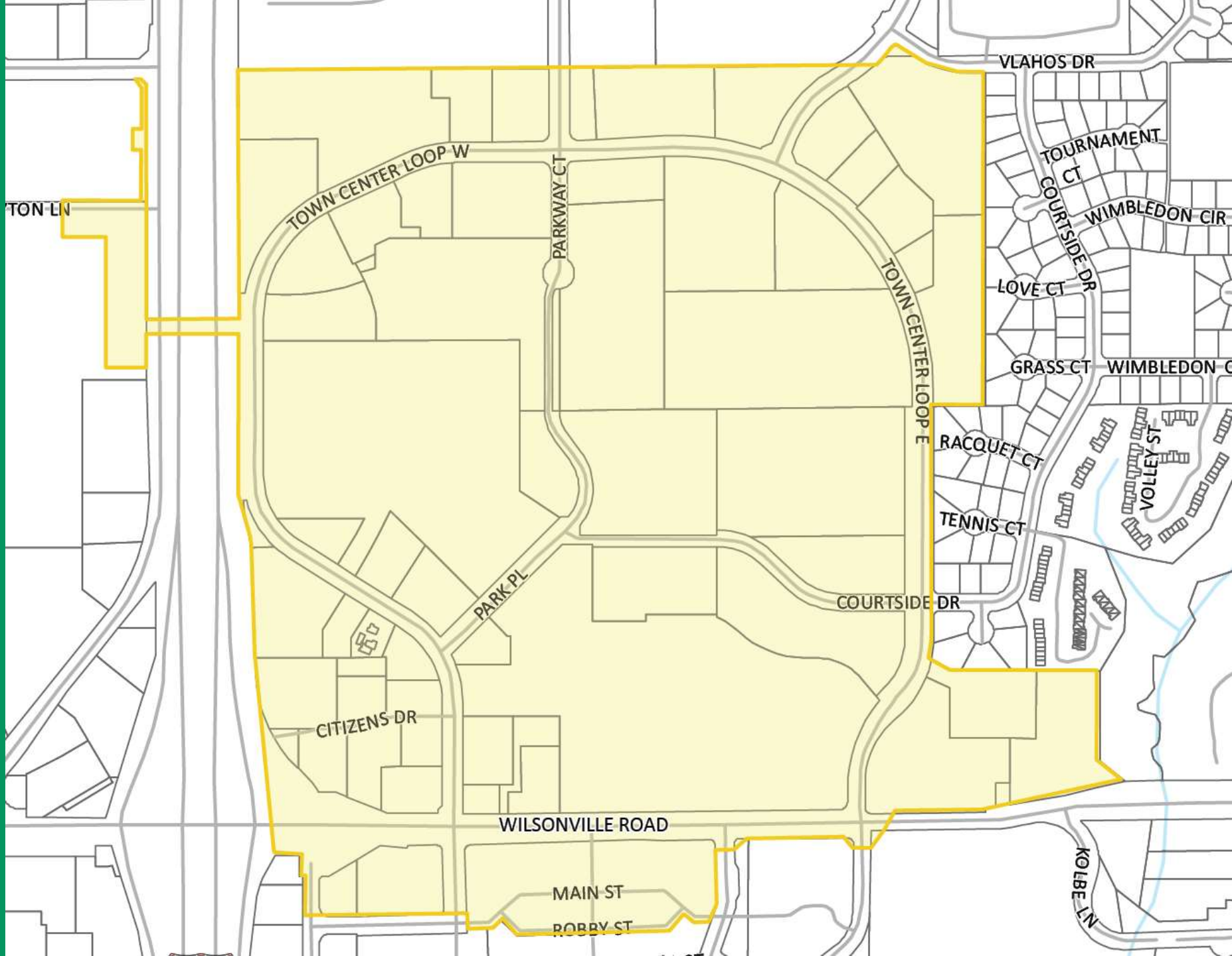


# DISCUSSION

# BOUNDARY



# BOUNDARY



## Summary of Land Use (Acres)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

## Summary of Land Use (%)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

## Redevelopment Typologies (Acres)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>17.0</b>	<b>25.6</b>	<b>13.3</b>	<b>6.1</b>	<b>2.1</b>	<b>64.0</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>15.3</b>	<b>23.0</b>	<b>11.9</b>	<b>5.5</b>	<b>0.0</b>	<b>55.7</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>12.7</b>	<b>19.2</b>	<b>9.9</b>	<b>4.6</b>	<b>0.0</b>	<b>46.4</b>

## 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.

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

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

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
% Residential	85%	85%	85%	85%	n/a
% Commercial	15%	15%	15%	15%	100%

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
% Residential	85%	85%	85%	85%	n/a
% Commercial	15%	15%	15%	15%	100%

## Summary of Square Feet of New Construction

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>1,778,065</b>	<b>2,065,316</b>	<b>1,226,023</b>	<b>295,337</b>	<b>91,912</b>	<b>5,456,652</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>1,268,004</b>	<b>1,357,757</b>	<b>843,499</b>	<b>192,516</b>	<b>-</b>	<b>3,661,776</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
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
<b>Total</b>	<b>1,056,670</b>	<b>1,131,464</b>	<b>702,915</b>	<b>160,430</b>	<b>-</b>	<b>3,051,480</b>

## Residential Unit Size Assumptions (square feet)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
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

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

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

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

**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.

