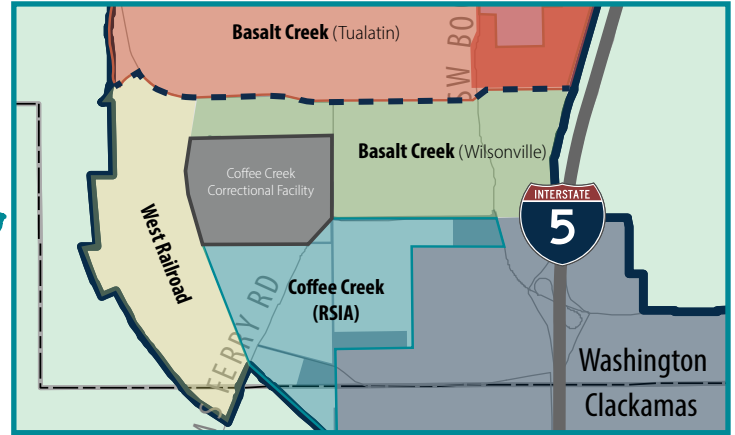
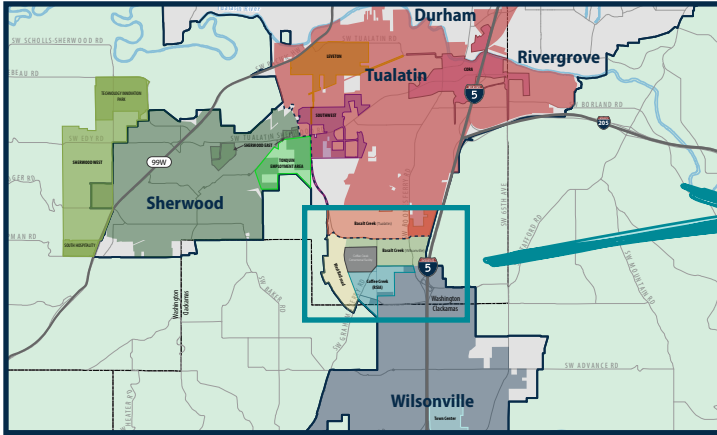


WILSONVILLE

ECONOMIC DEVELOPMENT

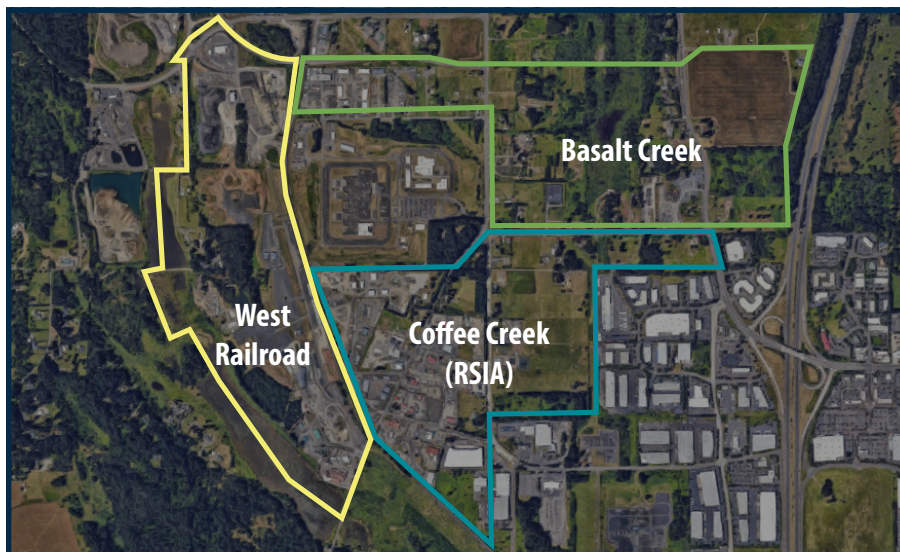
Wilsonville has **3 industrial planning areas** that comprise over **450 developable acres** already within the Metro UGB. In order to reach a “shovel-ready” status, significant infrastructure investments are required, explained on the opposite page.



Coffee Creek is a “Regionally Significant Industrial Area” (RSIA) designated by Metro. These areas are vital to the region’s economy as they possess superior attributes such as proximity to major highways and few development constraints.

Planning Area	Gross Acres	Developable Acres	Potential Bldg. Sq. Ft.	UGB Add Year
Coffee Creek	216	196	3 M	2002
Basalt Creek	255	137	2 M	2004
West Railroad	216	119	2 M	2004
TOTAL	688	452	7 M*	-

* Building Square Feet are assumed using a 0.35 lot coverage ratio—(national industrial average ranges 0.25-0.50).



Current Uses

The primary existing land uses in these planning areas are outdoor, low-intensity industrial, hobby and commercial agriculture, and some rural residential consisting of low-density single-family housing on acreage. Industrial users include gravel quarries & cement manufacturing (northern West Railroad) and so-called contractor lay-down yards (primarily in western Coffee Creek).

Forecasted Infrastructure Projects & Costs

Values below are inflation-adjusted and directionally accurate, but may differ from actual values at time of construction. While these costs are significant, they are orders of magnitude less than costs of serving land that is not adjacent to urbanized areas.

Coffee Creek	
Roadway Projects	\$ 59.43 M
Sewer	\$ 2.00 M
Storm/Detention	\$ 10.40 M
Railroad Undercrossing	\$ 3.95 M
Administration and Finance Fees	\$ 3.26 M
Total	\$ 79.02 M

West Railroad	
Specific projects and associated costs are yet unknown. The development of this area is contingent upon the extension of utility infrastructure to the Basalt Creek Planning Area.	

Basalt Creek	
Basalt Creek Parkway Extn. (city contribution)	\$ 1.93 M
Multimodal Trails (2)	\$ 6.44 M
Widen Boones Ferry Road	\$ 6.96 M
Widen Graham's Ferry Road	\$ 6.96 M
Boones Ferry/95th Ave Intersection Improvmnts.	\$ 3.22 M
Basalt Creek Parkway Overcrossing	\$ 48.96 M
Day Road Overcrossing	\$ 51.53 M
Dual Southbound Right Turn Lanes	\$ 0.64 M
Pioneer Court Extension	\$ 10.31 M
Total	\$ 136.95 M*

* Roadway only. Does not include associated utility extension projects.



Case Study: Garden Acres Road

This public project, the first in Coffee Creek Industrial Area (CCIA), improved a half-mile of roadway and extended public utilities, unlocking 66 acres for development at the heart of CCIA.

Utility extensions included sewer (8"), water (8") and storm (18") service to each parcel. Improvements included a thicker pavement section, widened travel lanes, protected bike and pedestrian facilities, stormwater planters, street trees, and roadway lighting to provide safe and reliable access to this employment district.

Since completion of the project in 2020, 1 private industrial facility has been completed, 1 is under construction, and 2 are in for review.

Sources

Sources of funding were numerous: System Development Charges, Urban Renewal, Reserves, a Commercial Loan, and a contribution from Willamette Water Supply.

Uses

Design, Permitting, Right of Way Acquisition, Hard Construction, and Contingency totalled over **\$8.8M**.