

# The Year 2000 Plan

an Urban Renewal Plan & Program of the City of Wilsonville, Oregon



Plan Duration  
**1990-2023**

Creekside Woods Senior Housing



Fountain @ Murase Plaza

## Major Projects Completed

### Streets & Streetscapes

- ✓ Wilsonville Road Improvements including undergrounding utilities
- ✓ Boones Ferry Road
- ✓ Memorial Drive
- ✓ Canyon Creek Road North
- ✓ Courtside Drive
- ✓ 5<sup>th</sup> to Kinsman
- ✓ Boeckman Road Corridor Project
- ✓ Boeckman Bike/Ped Imprvmts.
- ✓ Misc. Streetscape, Signals

### Parks & Recreation

- ✓ Boozier/Murase Land Acquisition
- ✓ Stein-Boozier Barn Imprvmts.
- ✓ City Hall Site Acquisition
- ✓ Town Center Park
- ✓ Murase Plaza

### School Partnerships

- ✓ Wilsonville HS Gymnasium
- ✓ High School Public Facilities
- ✓ High School Girls' Field Imprvmts.
- ✓ I-5 Underpass Enhancements

### Facilities & Planning

- ✓ City Hall
- ✓ Creekside Woods Senior Housing
- ✓ Sewer Plant Upgrade
- ✓ Town Center Concept Planning

## Mission Accomplished

According to the Year 2000 Urban Renewal Plan document from 1990,

*"The most critical conditions of blight ... [were] related to long-term water supply, waste water treatment capacity, water delivery system, lack of a comprehensive storm drainage system, and the existence of an inadequate and substandard street and transportation system. [Such blight] inhibit[ed] and in some cases prohibit[ed] the timely development of tax-paying property by the private sector."*

Over 33 years, strategic investments made under the Plan addressed these blighted conditions, buoying property values and livability while supporting new industrial, commercial, and residential development.

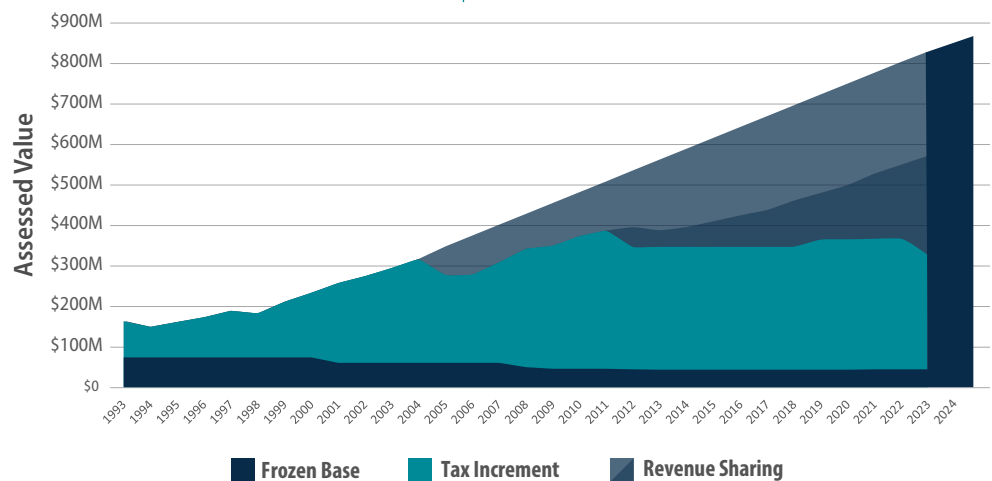
## By The Numbers

**\$107.2M**

Total Project Costs

**↑ 1165%**

% Increase in Assessed Value



\* The "frozen" base of \$74.5M was adjusted downward when Measure 50 took effect, and then again when properties were removed from the plan area.



Town Center Park



Canyon Creek Road



Wilsonville Road



5th to Kinsman



I-5 Underpass Enhancement



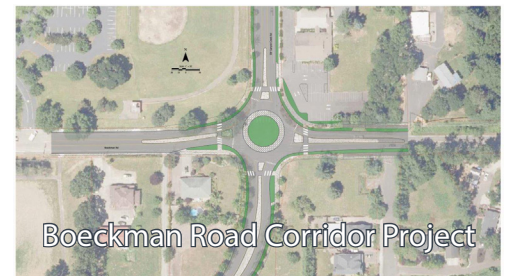
Wastewater Treatment Plant



Stein-Boozier Barn

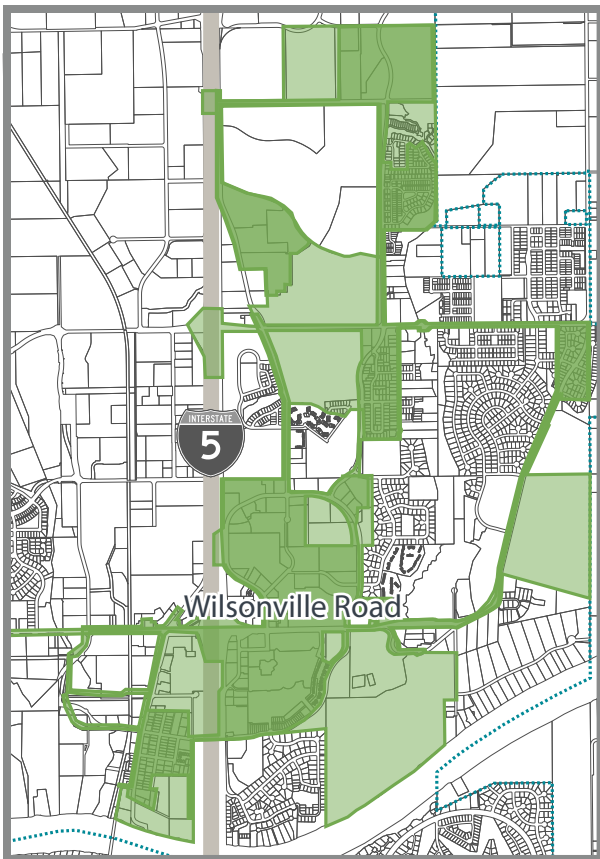


Wilsonville HS Gymnasium



Boeckman Road Corridor Project

## Area Boundary\*



## Tools for Success

### Revenue Sharing

As seen in the graph on the front page, beginning in 2003 the City began removing parcels from the district in order to limit tax increment collections to approximately \$4 million per year. After FY 2010 the law changed and allowed the City to certify less than 100% of the available taxes and has limited tax increment to \$4 million ever since. This allows taxing districts to enjoy the financial benefits of urban renewal before the plan sunsets.

### Partnerships with Taxing Districts

The City adopted the practice of “consult and confer” before it was written into statute. Affected taxing districts are partners and collaborators. As noted on the project list, several projects were completed in partnership with the School District to enhance livability and support development and student population growth.

### Public Engagement

Wilsonville’s use of urban renewal is guided by the Urban Renewal Task force, comprised of residents, affected taxing districts, land owners, developers, and area businesses.

Wilsonville has also adopted the practice of consulting the electorate through an advisory vote before the adoption of any new urban renewal plan in the City—a practice that began with the Year 2000 Plan.

\* The entire shaded area in the map represents the original area boundary. The lighter areas are those that were “released” over the life of the plan in order to share tax increment revenue with overlapping taxing districts.

## For Additional Information:

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