

The Westside Plan

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



Plan Duration

2003-2024

Major Projects Completed

Infrastructure & Amenities

- ✓ Boeckman Road, west of Kinsman
- ✓ Barber Street/Bridge
- ✓ Tooze Road
- ✓ Brown Road (forthcoming)
- ✓ Villebois Parks

Partnership Projects

- ✓ Primary School Site Acquisition
- ✓ Villebois Residential Sprinklers

Success By All Measures

The Westside Plan was created in order to build public infrastructure to enable the development of the master-planned community of Villebois in west Wilsonville. The Westside Plan is one of the most successful uses of urban renewal in Oregon history, in terms of assessed value creation, private investment leverage, as well as community development and partnership with impacted taxing districts.

In 2016, the City capped tax increment collections, which allowed taxing districts to enjoy new tax revenues before the plan was closed in 2024—this best practice is called revenue sharing.

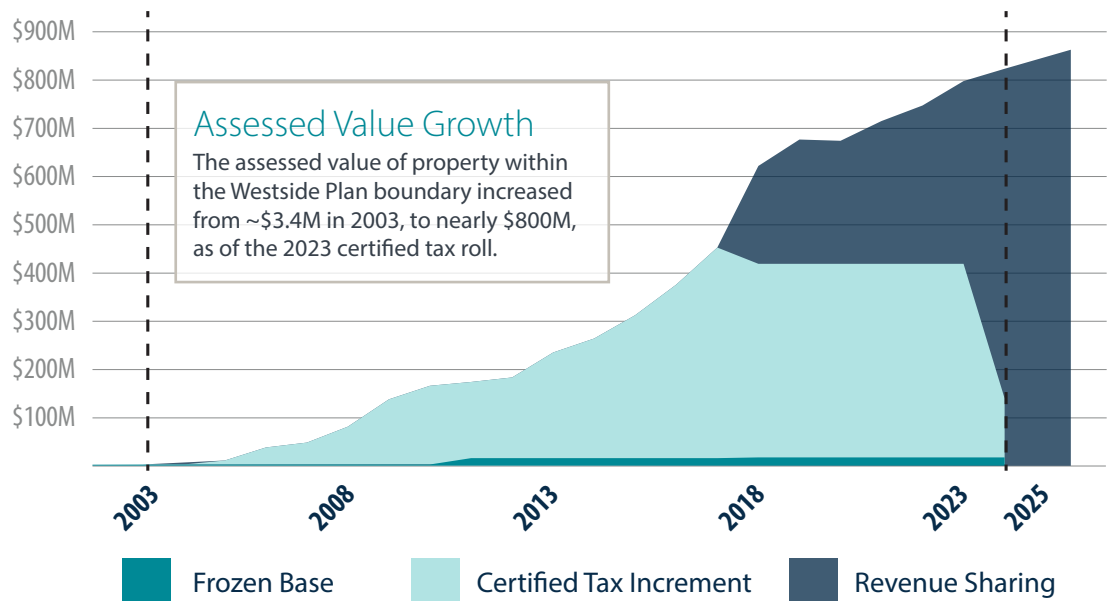
By the Numbers

\$49.4M

Total Project Costs

↑ 44x

Increase in Assessed Value*



*The Westside Plan was amended twice over its 20-year life. The frozen base was increased to ~\$18M, which is the figure used to derive the "44x" noted above.



Sofia Park



Villebois Drive Roundabout



Boeckman Road Construction (2008)

The Villebois Story

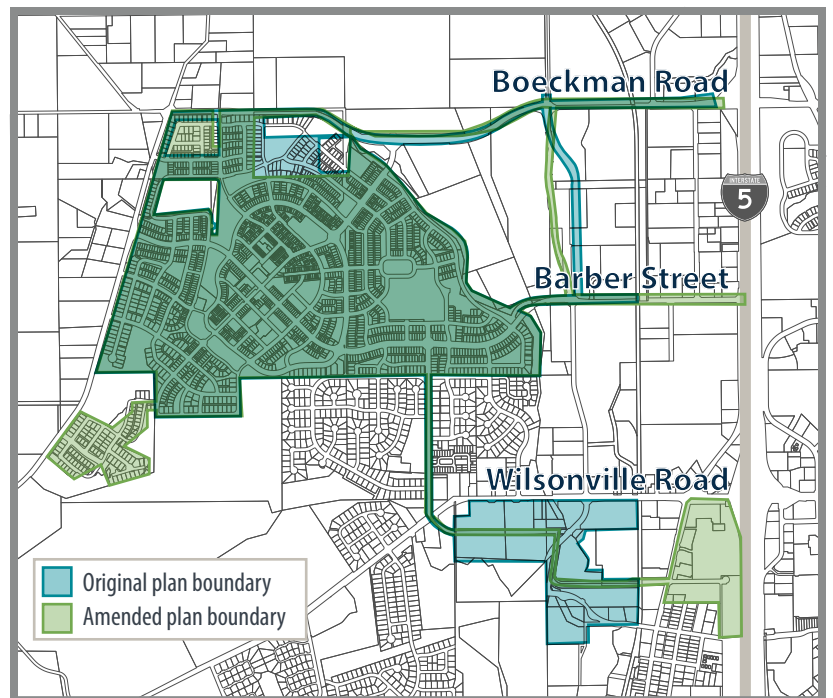
Villebois—an award-winning master-planned community of over 2,400 detached homes, townhomes, condos, and apartments, numerous parks, and a trail system, all built around a central mixed-use piazza—exists on a site where there once was a vacant, state-owned mental hospital and asylum. This outcome was far from inevitable.

Dammasch State Hospital closed in 1995 and the site was to become a women’s prison, until unified local public outcry derailed those plans. After Wilsonville leadership identified an alternative site for the prison, the Oregon Legislature enacted statute requiring the sale of Dammasch to a private entity for redevelopment as a mixed-use urban village. However, the area was not served by public utilities or adequate roads, and the cost of extending those facilities to serve new development would preclude the financial feasibility of any such development.

In 2003, the City of Wilsonville adopted the Westside Urban Renewal plan, and for the next 20 years used tax increment financing to fund the construction of roads and utilities to connect the master-planned Villebois community with the fabric of the City. The Westside Plan invested \$49.4M in order to leverage private investment that created new assessed property value that now stands at nearly \$800M as the urban renewal area closes.

This increase in value creates a new revenue stream for taxing districts, in perpetuity. Furthermore, two specific projects from the Westside Plan demonstrate the importance of partnerships with taxing districts. The City required and paid for systems fees for fire sprinklers in every detached Villebois home using urban renewal funds, which relieved the Fire District from needing to fund, build and staff a new fire station to serve the area. Urban Renewal funding also purchased land that was transferred to the School District, where Lowrie Primary School was built to serve new students from the growing Villebois neighborhood.

Area Boundary



For Additional Information:

Keith Katko

Finance Director // 503.570.1516
katko@ci.wilsonville.or.us

Matt Lorenzen

Economic Development Manager // 503.570.1539
mlorenzen@ci.wilsonville.or.us