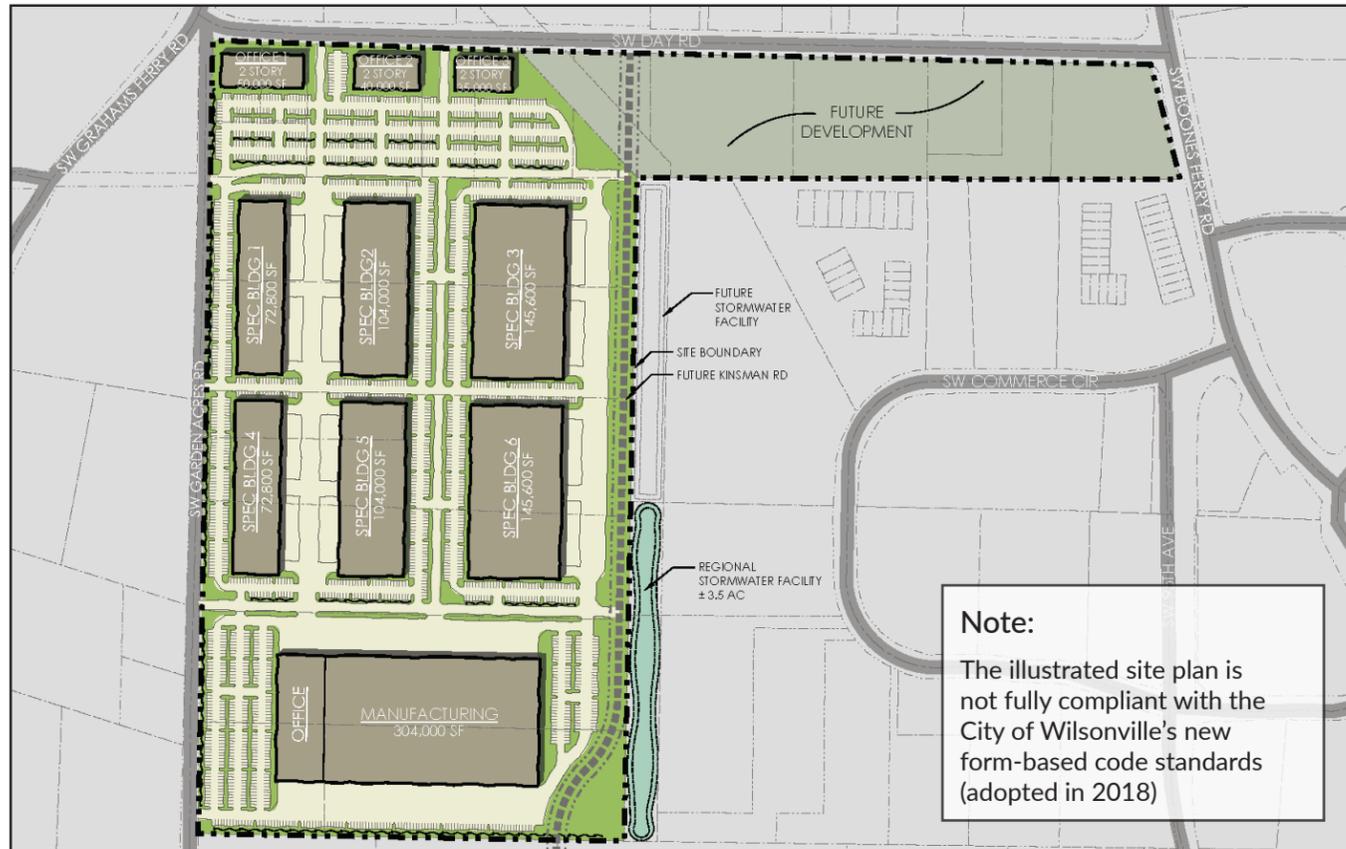


# COFFEE CREEK SITE (WILSONVILLE) - BASE DEVELOPMENT SCENARIO

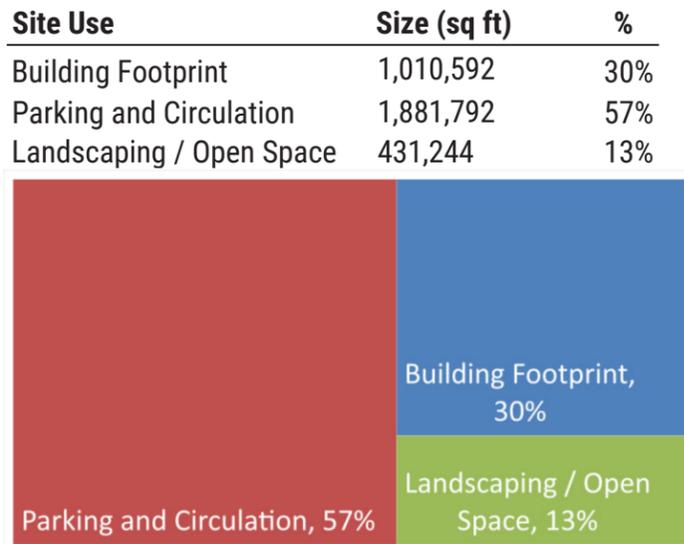
## Development Concept



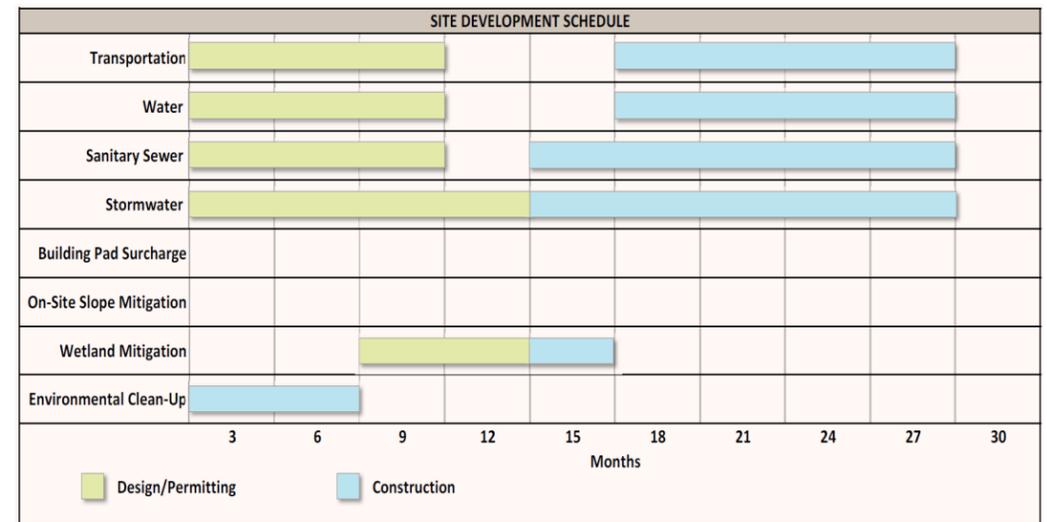
**Note:**  
The illustrated site plan is not fully compliant with the City of Wilsonville's new form-based code standards (adopted in 2018)

Combination business park and single user site; northern portion of site for 2-story office buildings; middle portion of site for multi or single tenant manufacturing/distribution uses; southern portion of site for single manufacturing user.

Buildings	Size (sq ft)	Use
Office 1	50,000	Office
Office 2	40,000	Office
Office 3	35,000	Office
Spec Building 1	72,800	General Manufacturing/Flex
Spec Building 2	104,000	General Manufacturing/Flex
Spec Building 3	145,600	General Manufacturing/Flex
Spec Building 4	72,800	General Manufacturing/Flex
Spec Building 5	104,000	General Manufacturing/Flex
Spec Building 6	145,600	General Manufacturing/Flex
Manufacturing	304,000	General Manufacturing/Flex
<b>Total</b>	<b>1,073,800</b>	



## Development Timeline



Total Development Timeline: 27 months

## Site Readiness Challenges

- | On-site Issues       | Off-site Issues  | Land Use Issues |
|----------------------|------------------|-----------------|
| ● Brownfield Cleanup | ● Water          | ● Aggregation   |
| ● Wetland Fill       | ● Sewer          | ● Annexation    |
| ● Floodplain Fill    | ● Storm          |                 |
| ● Slope Mitigation   | ● Transportation |                 |

## Development Programs Details

### DEVELOPMENT PROGRAM

	Size (ac)	Size (sq ft)
Lot Area	76.3	3,323,628
Net Development Area	76.3	3,323,628
Office	2.3	99,996
General Industrial	17.4	759,007

Rent Assumptions	
	Office: \$28 / Sq Ft
	Industrial: \$12.50 / Sq Ft

# COFFEE CREEK SITE (WILSONVILLE) - BASE DEVELOPMENT SCENARIO (COSTS)

## Development Costs

### PRE-DEVELOPMENT COSTS

	2020 Dollars	\$ / sq ft
Land Acquisition	\$19,941,768	\$6.00
Land Carry	\$1,666,909	-
Other Fees	\$398,835	-

### SITE READINESS COSTS

Site readiness costs represent all the costs prior to vertical construction of buildings

	2020 Dollars	\$ / sq ft	
Off-Site	Sanitary Sewer	\$2,596,250	\$0.78
	Water	\$687,500	\$0.21
	Storm Water	\$2,045,750	\$0.62
	Transportation *	\$5,030,000	\$1.51
On-Site	Wetland Mitigation	\$70,600	-
	Slope Mitigation	\$0	-
	Building Pad Surcharge	\$0	-
	Floodplain	\$0	-
	Environmental Cleanup	\$153,450	\$0.05
Total On-site and Off-site Costs	\$10,583,550	\$3.18	
Time Costs	\$1,666,909	\$0.50	
Soft Costs (includes SDCs)	\$2,116,710	\$0.64	
Threshold Return	\$5,456,202	\$1.64	
<b>Total Site Readiness Costs:</b>	<b>\$41,830,884</b>	<b>\$12.59</b>	

### VERTICAL CONSTRUCTION COSTS

Vertical construction costs represent costs associated with the construction of buildings

	2020 Dollars	\$ / sq ft
Parking and Pavement Construction	\$10,105,919	\$3.04
Office Construction Costs	\$24,704,823	\$210.00
Industrial Construction Costs	\$110,752,896	\$124.03
Soft Costs (includes SDCs)	\$26,668,202	\$26.39
<b>Total All-In Costs:</b>	<b>\$246,172,132</b>	<b>\$243.59</b>

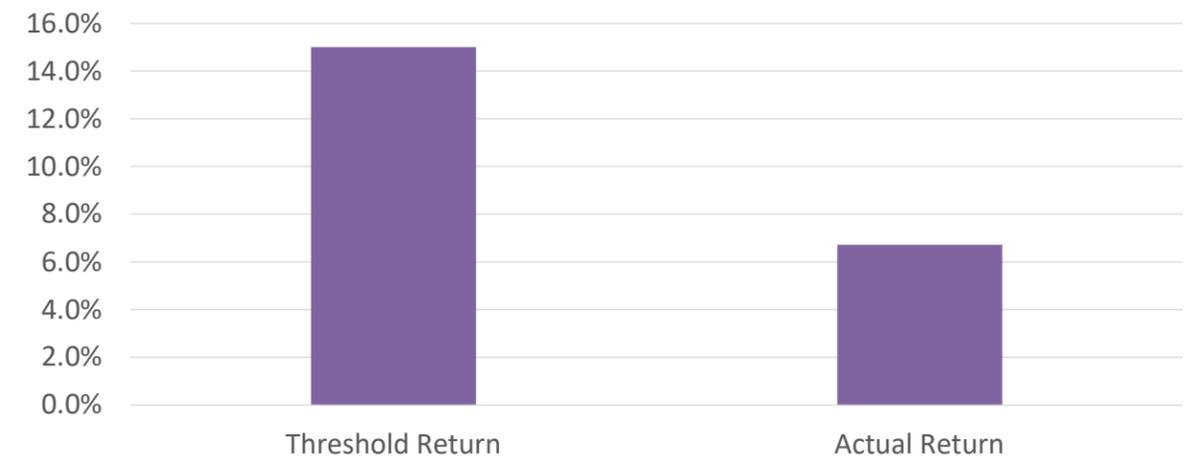
## Land Readiness Viability Gap / Surplus

	2020 Dollars	\$ / sq ft
Finished Lot Sale Price	\$50,891,148	\$17.50
Site Readiness Costs	\$41,830,884	\$12.59
<b>Viability Gap</b>	<b>\$9,060,264 (Surplus)</b>	



## Vertical Construction Viability Gap / Surplus

	Percentage
Threshold Return	15.0%
Actual Return	6.7%
<b>Financial Gap</b>	<b>\$62,290,842</b>
% of Project Costs	29.1%



\*Off-site transportation costs have changed since this analysis

# COFFEE CREEK SITE (WILSONVILLE) - BASE DEVELOPMENT SCENARIO (ECONOMIC IMPACTS)

## Annual Employment Impact

### JOB AND INCOME CREATION

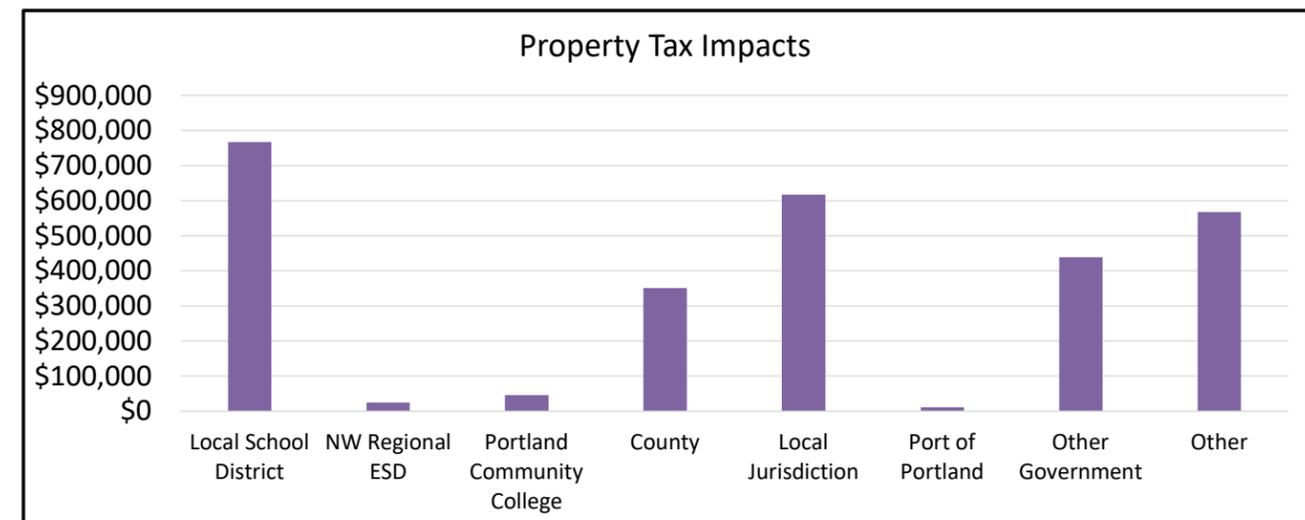
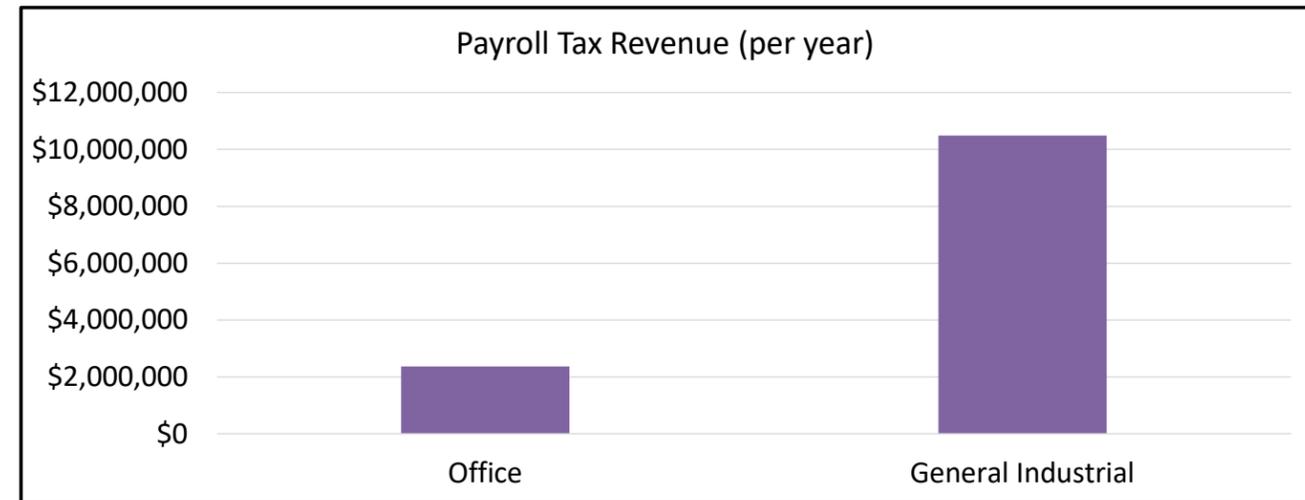
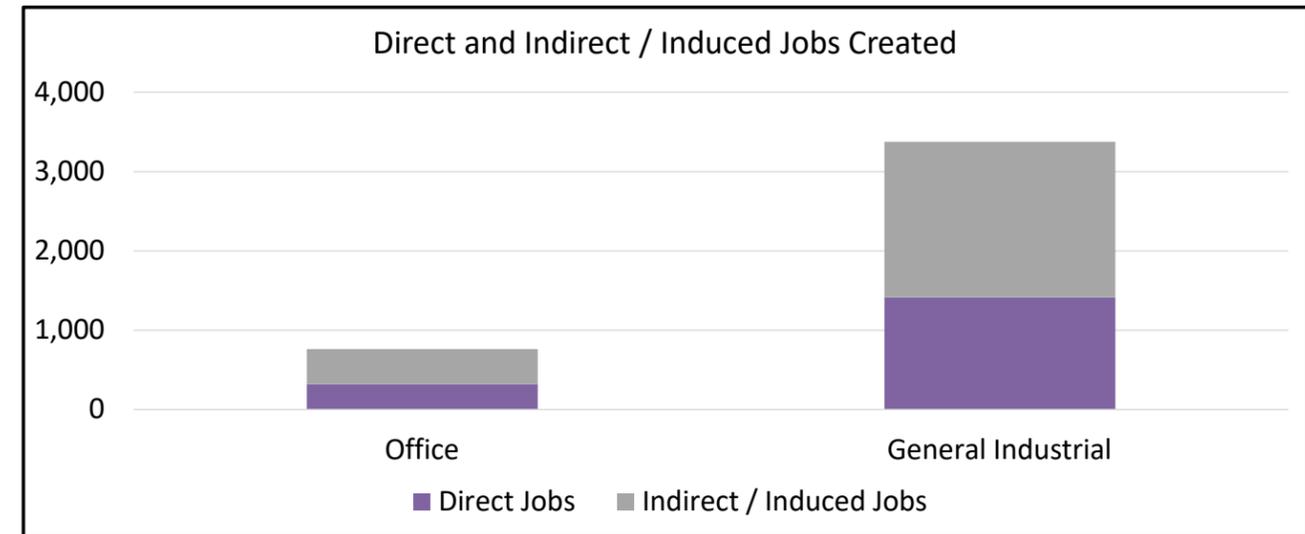
Estimated job and income creation at full buildout

	Jobs	Jobs / Acre	Labor Income	Output
<b>Direct:</b>				
Office	319	4.2	\$36,185,305	\$264,112,962
General Industrial	1,414	18.5	\$160,218,881	\$1,169,421,765
<b>Indirect / Induced:</b>				
Office	444	4.2	\$50,277,391	\$148,972,598
General Industrial	1,964	18.5	\$222,614,879	\$659,610,936
<b>Total</b>	<b>4,141</b>			

### ANNUAL PAYROLL TAX REVENUE

Estimated annual payroll tax revenues based on direct jobs

Employment Type	Payroll Tax Revenue (per year)
Office	\$2,369,233
General Industrial	\$10,490,331
<b>Total</b>	<b>\$12,859,564</b>



## Property Tax Impacts

Project Value	Annual Property Tax Revenue
\$204,230,977	\$2,820,235

# COFFEE CREEK SITE (WILSONVILLE) - TOOL IMPACT

## TOOL DESCRIPTION

**Base Scenario:** the development scenario as proposed with no additional tools tested

**Increase Industrial Density:** assume a 20% increase in gross building area through modest reductions in landscaping and parking to accommodate for greater building area

**URA Site Readiness Cost Reimbursement:** reimburse costs associated with site readiness preparation; structured as property tax abatements scaled to site readiness cost figure reimbursed over ten years

**SDC Financing:** a public loan to cover system development costs associated with the project

**Reimbursement District:** public reimbursement in off-site infrastructure costs over 10 years

**Industrial Land Bank (Land Waiver):** a complete land cost waiver

**Industrial Land Bank (Land Lease):** a land lease with more favorable terms compared to a private loan to offset land acquisition costs

**URA Tax Abatement for Vertical Improvements:** a 10-year tax abatement for the vertical improvements (building investments) associated with the project

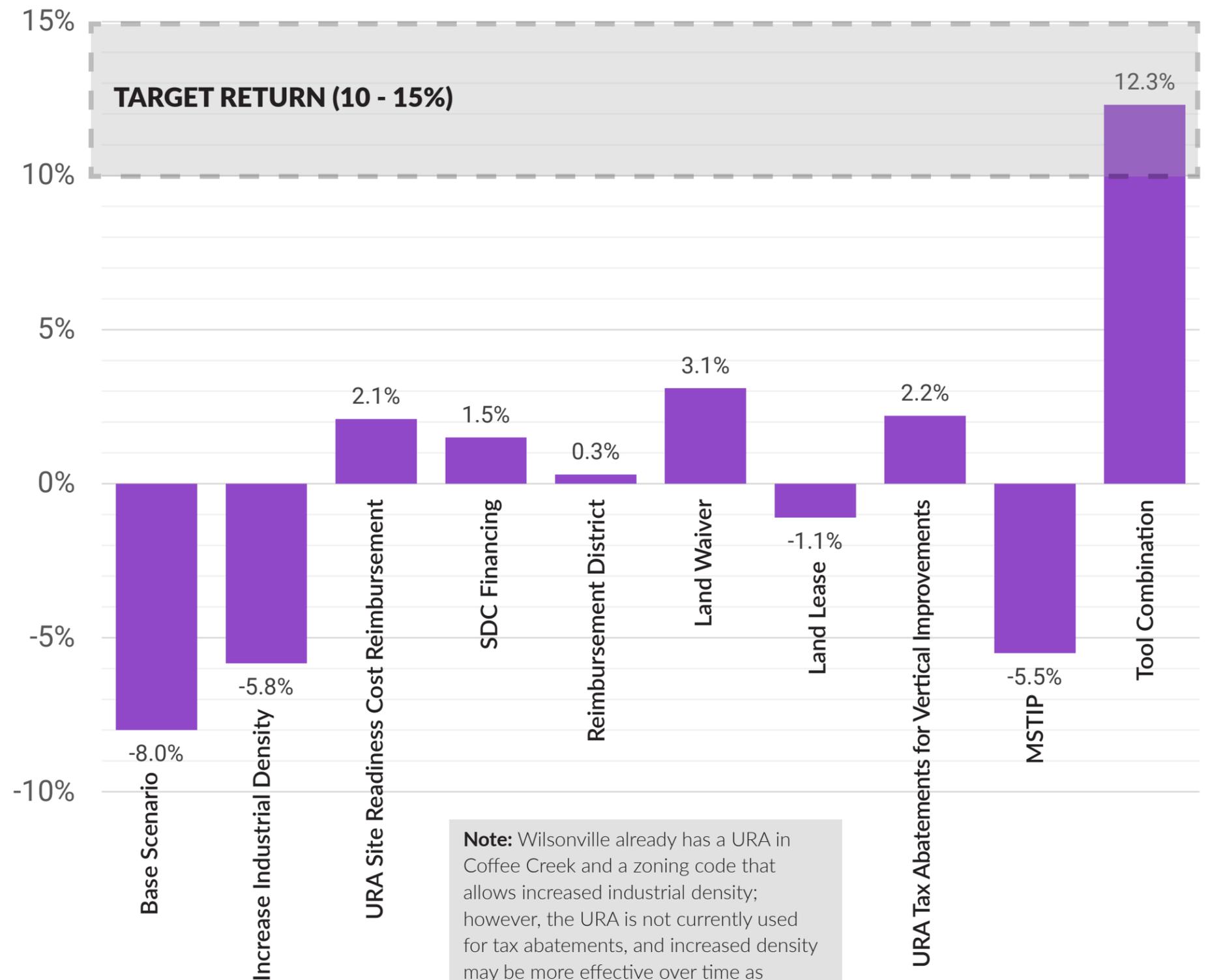
**Major Streets Transportation Improvement Program (MSTIP):** county funding to cover off-site transportation costs

**Tool Combination:** modeling the cumulative impacts of SDC Financing, URA Tax Abatements for Vertical Improvements, MSTIP, and Increased Industrial Density

A **Horizontal Development Agreement (HDA)** could be used to package or combine several tools in exchange for specific community benefits (see page 8).

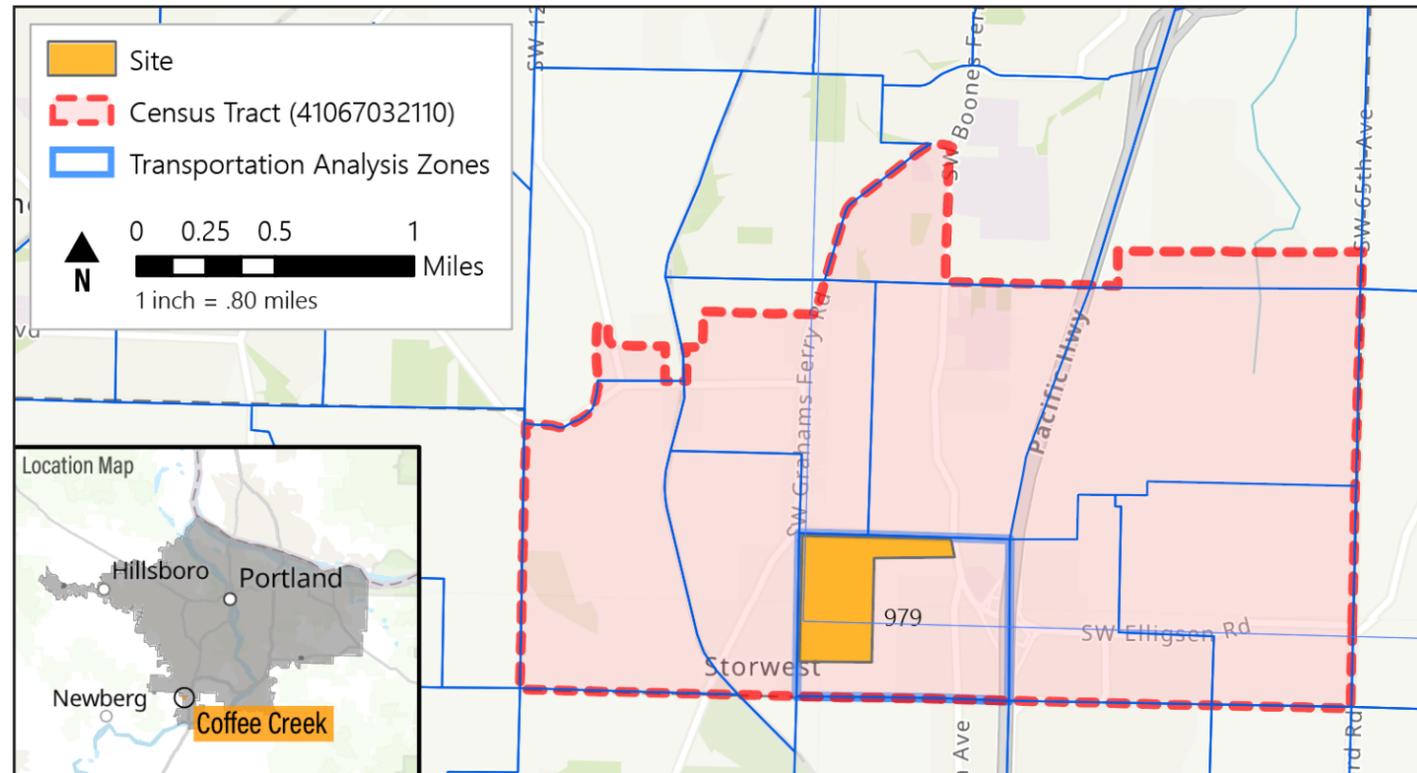
Individual testing of tools is found in Task 4 Appendix B

### Coffee Creek - Leveraged IRR



# COFFEE CREEK SITE (WILSONVILLE) - DEMOGRAPHIC SNAPSHOT

## Site & Surrounding Area Map



Metro coordinates its regional forecasts with local governments to distribute, or allocate, the regional forecasts to smaller geographic areas known as TAZ, or Transportation Analysis Zones. TAZs are generally smaller than Census tracts and more closely align with site boundaries.

## Key Takeaways

The census tract has a similar racial and ethnic composition as Wilsonville, both with a population that is over 70% white.

The census tract has a significantly higher ratio of women.

The census tract has a higher median income than Wilsonville.

The census tract median income is at 125% of the city's median income.

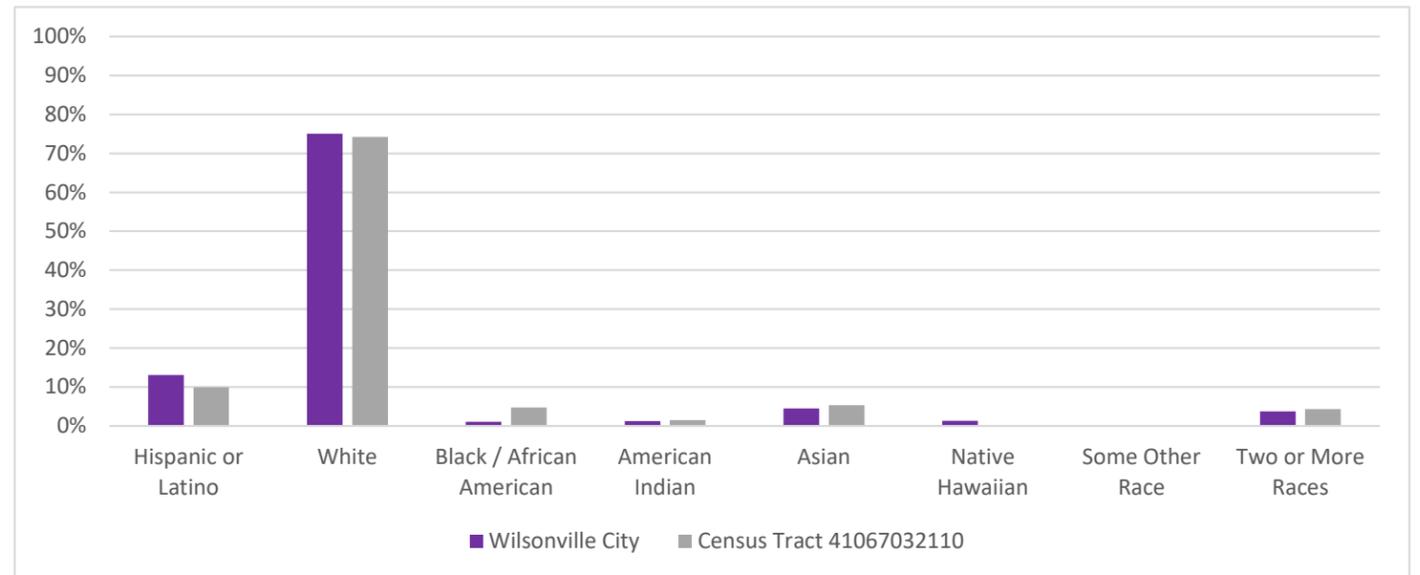
## Demographic Indicators

### TOTAL POPULATION; AGE; GENDER

\* Reflects a 10% margin of error or greater

	Total Population	Median Age	Sex
CITY	22,789	37.7 years	47% male, 53% female
CENSUS TRACT 41067032110	4,096	35.9 years	39% male*, 61% female

### RACE AND ETHNICITY



### MEDIAN INCOME

\* Reflects a 10% margin of error or greater

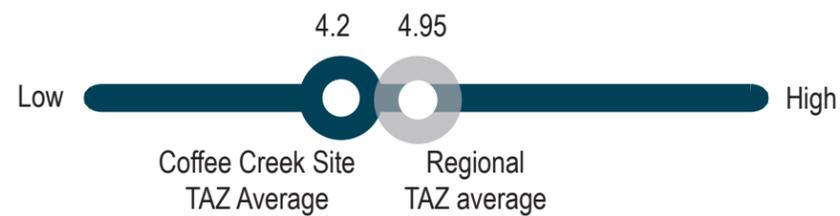
CITY	\$67,690
CENSUS TRACT 41067032110	\$84,490*

### PERCENT HIGH SCHOOL GRADUATE OR HIGHER

CITY	95.6%
CENSUS TRACT 41067032110	91.8%

# COFFEE CREEK SITE (WILSONVILLE) - EQUITY AND ECONOMIC SNAPSHOT

## Community Change



### CHANGE IN MEDIAN HOUSEHOLD INCOME

REGIONAL TAZ AVERAGE	+\$5,700
COFFEE CREEK SITE (TAZ AVERAGE)	+\$9,100

### CHANGE IN HOME SALES PRICE

REGIONAL TAZ AVERAGE	+\$2,000
COFFEE CREEK SITE (TAZ AVERAGE)	-\$53,600

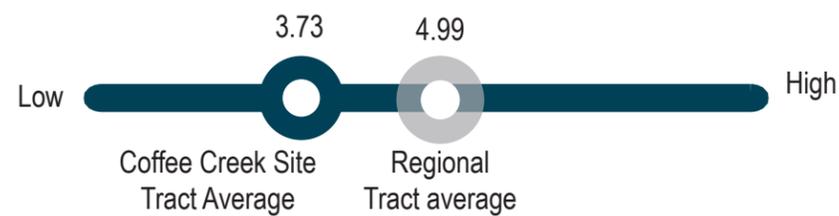
### CHANGE IN PERCENT RENTERS

REGIONAL TAZ AVERAGE	1.40%
COFFEE CREEK SITE (TAZ AVERAGE)	1.09%

### CHANGE IN PERCENT PERSONS OF COLOR

REGIONAL TAZ AVERAGE	1.70%
COFFEE CREEK SITE (TAZ AVERAGE)	2.50%

## Walkability and Transit Access



### WALKABILITY

REGIONAL CENSUS TRACT AVERAGE	4.67
COFFEE CREEK SITE (CENSUS TRACT AVERAGE)	2.05

### TRANSIT TRAVEL TIMES

REGIONAL TAZ AVERAGE	54 minutes
COFFEE CREEK SITE (CENSUS TRACT AVERAGE)	49 minutes

## Site-Specific Key Takeaways

The site TAZ is experiencing less community change relative to the region.

The site TAZ experienced a significant drop in average home sale prices (\$51,600 lower) and saw a slight average increase in median household incomes.

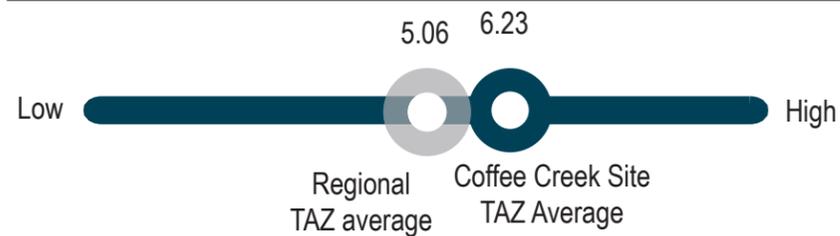
Walkability and transit access scores for the site TAZ are just below regional averages.

Although the walkability index is low, transit travel times take 5 minutes less than the regional average, resulting in an overall walkability and transit access score just below the regional score.

The Economic Value Atlas and Equitable Development Index Tool are offered as a public service, integrating various government records into a region-wide mapping system. Metro assumes no legal responsibility for the compilation of multi-source government information displayed herein. Users of this information are cautioned to verify all information with Metro staff.

# COFFEE CREEK SITE (WILSONVILLE) - EQUITY AND ECONOMIC SNAPSHOT

## Access to Opportunity



### PERCENT IN POVERTY

REGIONAL TAZ AVERAGE	13.1%
COFFEE CREEK SITE (TAZ AVERAGE)	9.30%

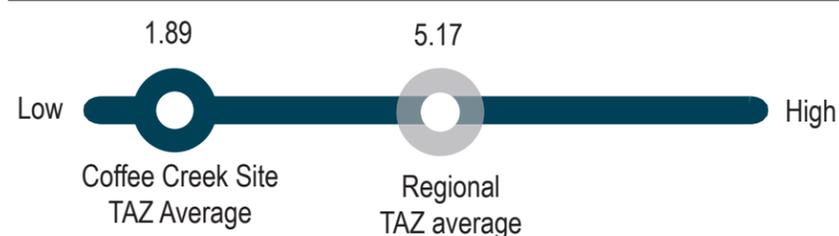
### MEDIAN HOUSEHOLD INCOME

REGIONAL TAZ AVERAGE	\$68,084
COFFEE CREEK SITE (TAZ AVERAGE)	\$82,414

### HIGH SCHOOL GRADUATION %

REGIONAL TAZ AVERAGE	85.0%
COFFEE CREEK SITE (TAZ AVERAGE)	97.4%

## Affordable Housing



### HOME OWNERSHIP %

REGIONAL TAZ AVERAGE	61.7%
COFFEE CREEK SITE (TAZ AVERAGE)	52.9%

### MEDIAN GROSS RENT PER MONTH

REGIONAL TAZ AVERAGE	\$1,141
COFFEE CREEK SITE (TAZ AVERAGE)	\$1,349

### MEDIAN SALES PRICE

REGIONAL TAZ AVERAGE	\$318,300
COFFEE CREEK SITE (TAZ AVERAGE)	\$533,900

## Site-Specific Key Takeaways

Residents in the site TAZ have better access to opportunities than the average resident living in the region.

With a lower poverty rate (4% lower than the regional average), higher median household incomes (\$14,000 higher), and a significantly higher than average high-school graduation rate (12% higher), people residing within the site TAZ have more access to opportunities than they would in the region on average.

The site TAZ has a significantly low affordable housing score.

Housing within the site TAZ is much less affordable, especially for home buyers. The median home sales price is \$215,600 higher than the regional median. Median gross rents are also above average. Additionally, there is an even mix of homeowners and renters residing within the site TAZ.

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# COFFEE CREEK SITE (WILSONVILLE) - EQUITABLE DEVELOPMENT

## COMMUNITY ASSETS & NEEDS

### Site Considerations

- Site proximity to a correctional facility offers the potential to create an employment placement program.
- Coffee Creek has a new form-based code limiting overall building sizes that could allow smaller MWESB an opportunity to establish businesses.
- Coffee Creek could benefit from additional strategies that apply to more than just housing and create a larger equity framework.

### Economic Development

- Clackamas Community College provides customized training and staffing programs to help local employers with the tools and resources they need to grow and succeed. Training topics include leadership development, small business management, expansion/downsizing/recovery, and technical on-the-job training.

### Local Organizations

- The city offers free local SMART transit service in town that connects to Salem/Portland bus and commuter rail. Transit rides typically are only 10 minutes to anywhere in town.

### Affordable Housing Initiatives

- The City Council approved an Equitable Housing Strategic Plan in June 2020, promoting below policy objectives to achieve more affordable housing in the region with:
  - Greater availability of a diversity of housing types for a full range of price points to serve the community.
  - Increased partnerships with nonprofit and for-profit housing developers.
  - New and expanded homeownership options, especially for first-time buyers.
  - Reduced risk of housing displacement.
  - Targeted housing opportunities in areas with access to services and public transit.
  - Maintenance and expansion of quality subsidized affordable housing stock.
  - Implementation of all housing policies through a lens of social equity and inclusion.
- The city established an 84 residential units of low-income senior housing at Creekside Woods in Wilsonville.
- Villebois, a planned residential community, integrates 73 units of mental health housing into the community.
- The City Council passed the Mobile Home Closure Ordinance to preserve affordable housing and lessen the resulting losses for homeowners when a mobile home park is closed. The ordinance requires any owner of a manufactured home park to provide 180 days notice of a park closure, a plan for where the park tenants could move their homes and a payment towards moving expenses.

## KEY EQUITY CONSIDERATIONS

- Consider expanding the city's equity framework beyond housing by including access to jobs, opportunities for business entrepreneurship, workforce development and training.
- City Council has directed staff to look at best practices in establishing a committee on Equity and Inclusion to help inform city policy on a number of things, including master planning efforts, outreach/ community engagement, and leadership accountability.
- Walkability and transit access scores for the site area are well below the regional average.
- The area around the site is experiencing significantly higher housing prices; extra considerations are needed to provide affordable housing for future workers.

## POTENTIAL EQUITY ACTIONS

### Engagement + Empowerment (ability for diverse community groups to exercise power and benefit from development outcomes)

- Consult the "Equity in the Context of Employment / Industrial Lands" of Task 4 for a general approach to community involvement and empowerment.
- Start engagement with landowners to gauge willingness to sell property and / or to provide input for a potential Horizontal Development Agreement.
- Identify community organizations that can help provide input for a Community Benefit Agreement; identify potential programming or end users of the site that community organizations can help champion.

### Workforce and Business Stability (access to finances, resources, and programming that help establish new employment uses)

- Explore partnerships with Craft3 to help provide local entrepreneurs with opportunities to utilize future development project space.
- Explore partnerships with Clackamas Community College, Oregon Tech, and the nearby correctional facility to allow for workforce and leadership training at the future development project.

### Access (geographic access and increased mobility options)

- Consider opportunities to expand free transit to routes with large employment uses.