

WILSONVILLE



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2015

ANNUAL HOUSING REPORT

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The City of Wilsonville Building Permit Database was the primary source for the data and information presented in this report.

Staff of the City of Wilsonville prepared this report, with special acknowledgement to:

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A SNAPSHOT OF 2015



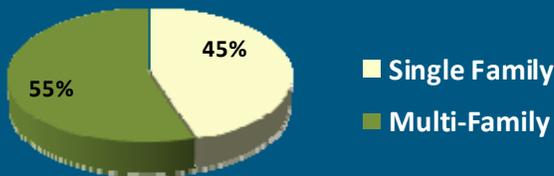
.....▶ **324** HOUSEHOLDS PERMITTED

312 SINGLE-FAMILY
96%

12 MULTI-FAMILY
4%

\$80,299,804 ◀.....
TOTAL VALUE OF CONSTRUCTION COSTS

CITYWIDE HOUSEHOLD INVENTORY



.....▶ HOUSEHOLD GROWTH



6.3% POPULATION GROWTH (2013-2015)

"I believe that our community benefits when we are better able to accommodate a range of housing options desired by residents at different times of their lives: as singles, couples, families and retirees.

Wilsonville experienced a second consecutive year of a record level of single-family home construction. As the economy has continued to recover from the Great Recession and unemployment declines, the housing market has swung back to traditional single-family homes."

– MAYOR TIM KNAPP

HOUSING ACTIVITY IN THE

The City of Wilsonville experienced a record-high level of single-family home construction in calendar year 2015. In 2015, the City of Wilsonville issued permits for a total of 312 households in single-family homes with a valuation of \$78.6 million and 12 households in multi-family homes with a valuation of \$1.7 million. For the third consecutive year, both the number of single-family home permits issued and the value of new residential construction are record Wilsonville levels. 2015 exceeded the prior record-setting years of 2013 and 2014 when 180 and 246 single-family building permits were issued, respectively.

The range of housing types developed over the past year offer exciting opportunities for everyone in the community: entry-level townhomes, traditional single-family homes, and riverfront living with boat amenities at the Renaissance Boat Club. The majority of residential projects permitted were single-family homes, which was expected given a 2014 housing study that identified a need for more detached single-family housing in the city. The impact citywide has been a shift of single-family homes representing 45% of the housing supply, up from 43% just two years ago.

In 2015, the total number of 324 new residential units built in Wilsonville is 34 percent greater than the 10-year average of 244 units per year. This household growth represents a rate increase of 3.3% in 2015, following a growth rate of 4% in 2014. This growth maintains a 10-year average annual household growth rate of 2.8% and remains well above the 1.8% household growth assumed by the regional forecast.



\$384,500

AVERAGE SELLING PRICE
SOURCES: ZILLOW.COM, REALTOR.COM



in 2015

WITH A MORTGAGE PAYMENT OF **39%**
OF THE AVERAGE FAMILY'S INCOME

CITY OF WILSONVILLE

Major residential construction remains due to the continued emergence from the Great Recession as well as significant rates of migration to Oregon and Wilsonville due to the growing economy and high-quality of life here. The majority of new home-building is occurring in Villebois, where home-builders Legend Homes, Polygon Northwest, and Lennar are active, as well as Brenchley Estates, the Grove, and Renaissance Boat Club.

This growth also resulted in home prices showing strong gains in value; the average sale price rose 8% over 2015. The increase in housing values raised the average sale price of a home to \$385,000 putting it 6% above the affordability target¹ for the average Wilsonville family (based on the median household income reported by the 2013 U.S. Census: \$56,430). With a continued increase in home values, the city's commitment to providing a range of housing options to meet the various preferences and income levels of Wilsonville employees and residents remains critical.

Residential growth is expected to remain strong. In addition to the record-setting number of residential permits issued, the city approved plans for a total of 235 future single-family homes anticipated to be built between 2016 and 2018. These projects include row homes located in Villebois and residential infill in Old Town. Details on approved plans and issued permits are included in the following pages.

¹ Housing affordability is commonly defined as 33% or less of household income being spent on rent or mortgage expenses. Mortgage calculation assumes 20% down payment and 30-year term at a fixed rate of 3.8%. A mortgage payment of \$1565 meets the affordability index and represents a home sale price of \$317,000.

235 HOMES



WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD IN 2015
CONSTRUCTION ANTICIPATED 2016-2018

235 SINGLE-FAMILY **0** MULTI-FAMILY

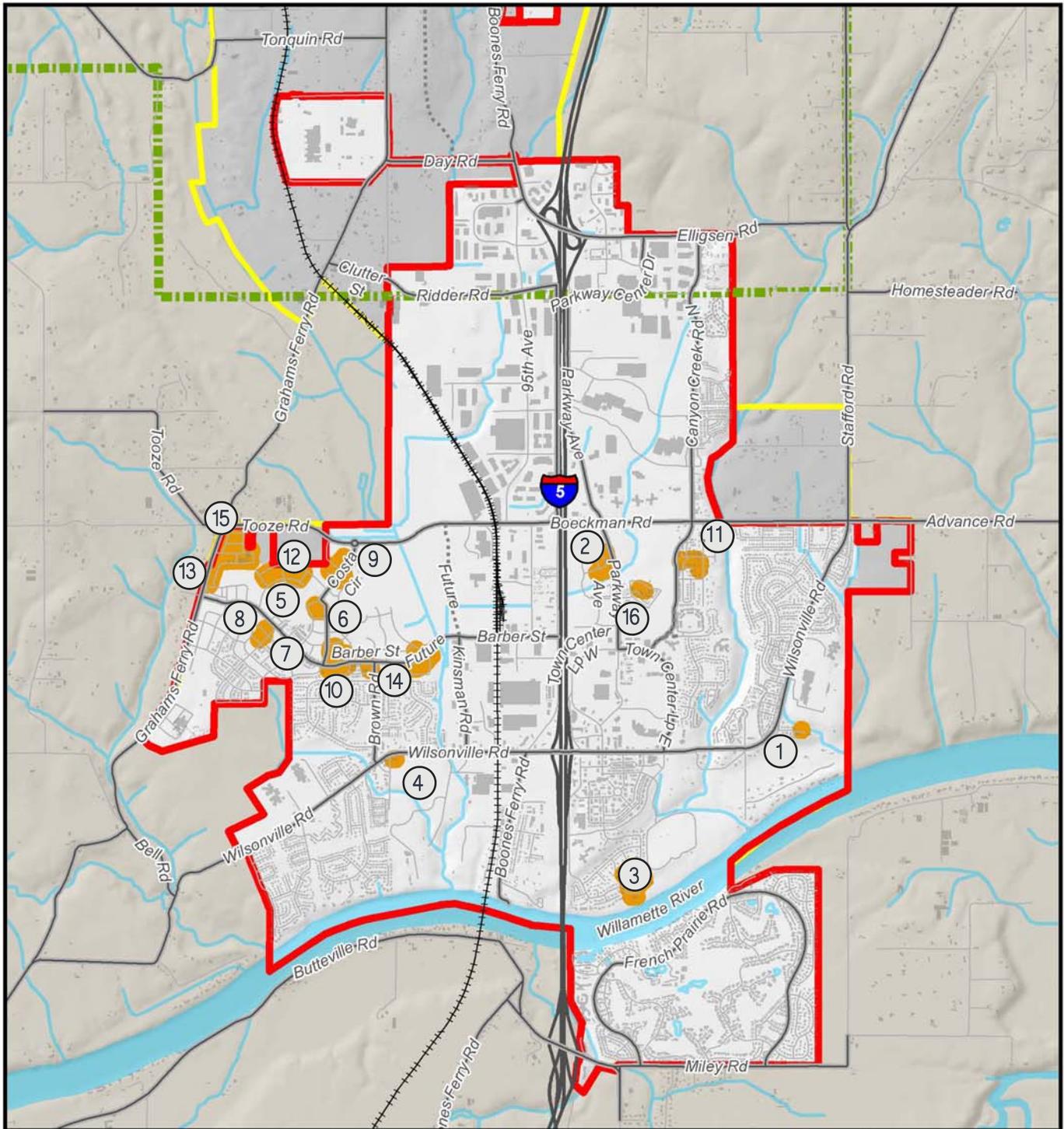
100% **0%**

RESIDENTIAL PERMITS ISSUED



“This is the second year in a row that the City has seen a record number of single family home starts. I feel fortunate to be part of our dedicated Community Development staff that continues to provide quality livability standards for our community in addition to the needed infrastructure and inspection services all while maintaining current staffing levels.”

*Martin Brown
Wilsonville Building Official*



The City of Wilsonville, Oregon
Clackamas and Washington Counties

2015 Approved Building Permits

- City Limits
- County Boundary
- UGB

- | | |
|-------------------------------|----------------------|
| ① CEDAR POINTE | ⑫ TONQUIN WOODS 6 |
| ② GROVE SINGLE FAMILY NORTH | ⑬ TONQUIN WOODS 7 |
| ③ RENAISSANCE BOAT CLUB | ⑭ RETHERFORD MEADOWS |
| ④ WILSONVILLE GREENS | ⑮ CALAIS |
| ⑤ TONQUIN WOODS 4 | ⑯ ASH MEADOWS |
| ⑥ TONQUIN MEADOWS 2 | |
| ⑦ OFFICERS ROW | |
| ⑧ CARVALHO DUPLEXES | |
| ⑨ TONQUIN MEADOWS | |
| ⑩ LEGEND AT VILLEBOIS | |
| ⑪ RENAISSANCE AT CANYON CREEK | |



3/2/2016



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1

ISSUED BUILDING PERMITS

CEDAR POINTE



aerial photo dated Summer 2015

APPROVED: SPRING 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 15

LOT SIZE: 14,000 SF (AVG 14,000 SF)

NET ACRES FOR HOUSING: 0.32

NET DENSITY: 3.11 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: \$416,307

HOUSING TYPE: SINGLE FAMILY

LOCATION: CEDAR POINTE

ZONING: PDR-2



PHOTO TAKEN FEBRUARY 2016

2

ISSUED BUILDING PERMITS

GROVE SINGLE FAMILY NORTH



aerial photo dated Summer 2015

APPROVED: SPRING—FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 21 OF 27

LOT SIZE: 4500– 6555 SF (AVG 5,116 SF)

NET ACRES FOR HOUSING: 2.47

NET DENSITY: 8.50 UNITS PER ACRE

CONSTRUCTION BY: LENNAR NW, INC.

CONSTRUCTION VALUE: \$5,438,833

HOUSING TYPE: SINGLE FAMILY

LOCATION: BRENCHLY ESTATES

ZONING: PDR-5



PHOTO TAKEN FEBRUARY 2016

3

ISSUED BUILDING PERMITS

RENAISSANCE BOAT CLUB



aerial photo dated Summer 2015

APPROVED: SPRING—FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 13 OF 33

LOT SIZE: 5,000—7,841 SF (AVG 6,252 SF)

NET ACRES FOR HOUSING: 1.87

NET DENSITY: 6.95 UNITS PER ACRE

CONSTRUCTION BY: RENAISSANCE CUSTOM HOMES

CONSTRUCTION VALUE: \$5,051,976

HOUSING TYPE: SINGLE FAMILY

LOCATION: WEST OF MEMORIAL PARK, ON THE RIVER

ZONING: PDR-4



PHOTOS TAKEN FEBRUARY 2016



aerial photo dated Summer 2015

APPROVED: FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 12 OF 12

LOT SIZE: 17,206 (AVG 17,206)

NET ACRES FOR HOUSING: 0.79

NET DENSITY: 15.19 UNITS PER ACRE

CONSTRUCTION BY: WEST COAST HOME SOLUTIONS

CONSTRUCTION VALUE: \$1,671,176

HOUSING TYPE: MULTI-FAMILY

LOCATION: SOUTH SIDE OF WILSONVILLE ROAD, BETWEEN BROWN ROAD AND MONTEBELLO

ZONING: PDR-5



PHOTOS TAKEN FEBRUARY 2016



aerial photo dated Summer 2015

APPROVED: SUMMER—FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 6 OF 37

LOT SIZE: 2,349—2,974 SF (AVG 2,427 SF)

NET ACRES FOR HOUSING: 0.34

NET DENSITY: 17.65 PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$1,059,815

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE

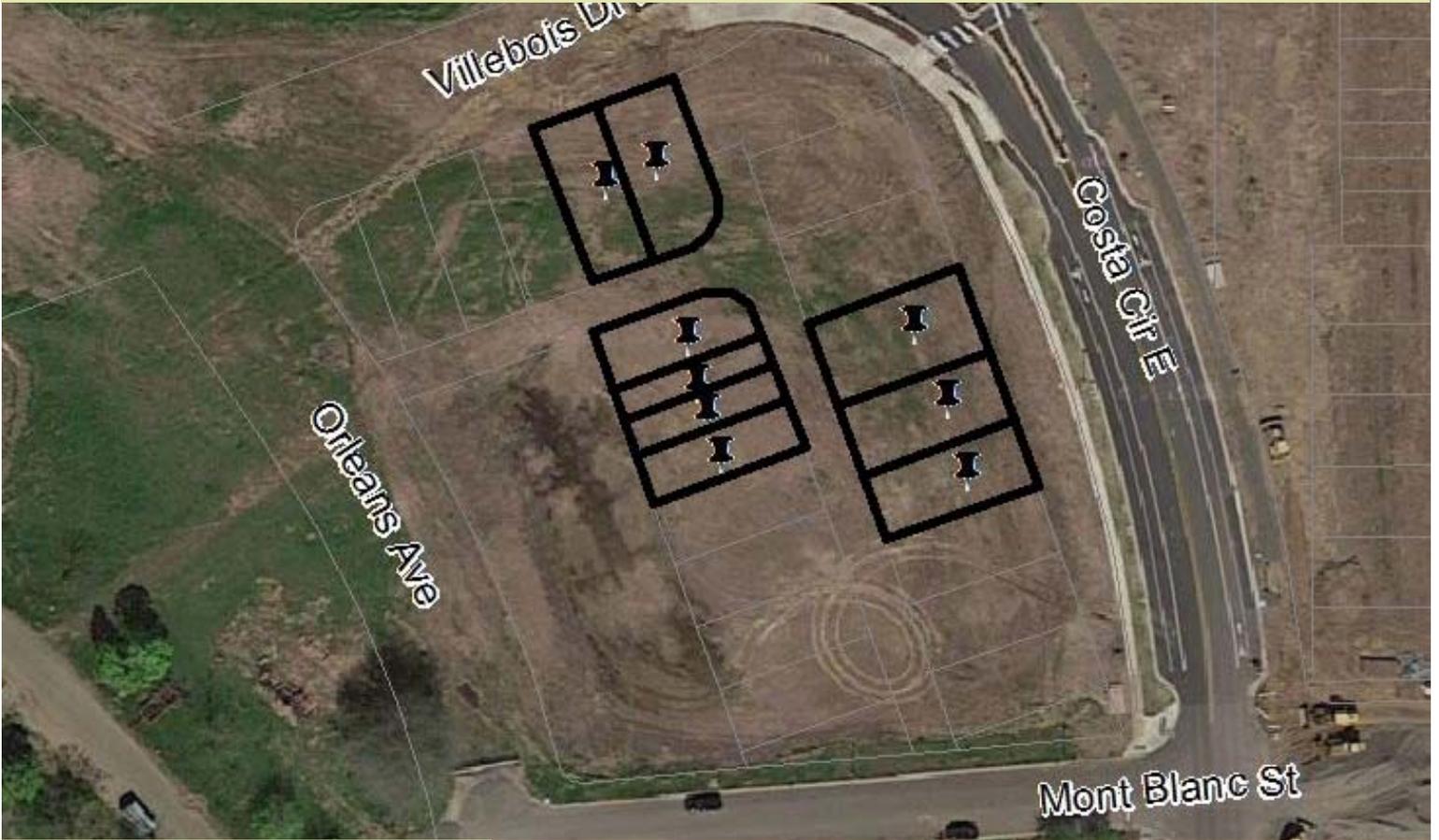


PHOTOS TAKEN FEBRUARY 2016

6

ISSUED BUILDING PERMITS

TONQUIN MEADOWS 2



aerial photo dated Summer 2015

APPROVED: FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 9 OF 21

LOT SIZE: 1,119—2,920 SF (AVG 2,039 SF)

NET ACRES FOR HOUSING: 0.42

NET DENSITY: 21.43 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$1,702,741

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016

7

ISSUED BUILDING PERMITS

OFFICERS ROW



aerial photo dated Summer 2015

APPROVED: FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 7 OF 18

LOT SIZE: 1,974—2,432 SF (AVG 2,104 SF)

NET ACRES FOR HOUSING: 0.34

NET DENSITY: 20.59 UNITS PER ACRE

CONSTRUCTION BY: PNW LAND DEVELOPMENT

CONSTRUCTION VALUE: \$1,806,907

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016

8

ISSUED BUILDING PERMITS

CARVALHO DUPLEXES



aerial photo dated Summer 2015

APPROVED: FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 2 OF 3

LOT SIZE: 3,342 SF (AVG 3,342 SF)

NET ACRES FOR HOUSING: 0.15

NET DENSITY: 13.33 UNITS PER ACRE

CONSTRUCTION BY: PNW LAND DEVELOPMENT

CONSTRUCTION VALUE: \$167,967

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016

TONQUIN MEADOWS



aerial photo dated Summer 2015

APPROVED: SPRING—SUMMER 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 43 OF 205 (PHASE 1)

LOT SIZE: 951—3,429 SF (AVG 1,928 SF)

NET ACRES FOR HOUSING: 1.91

NET DENSITY: 22.51 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$7,615,518

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE

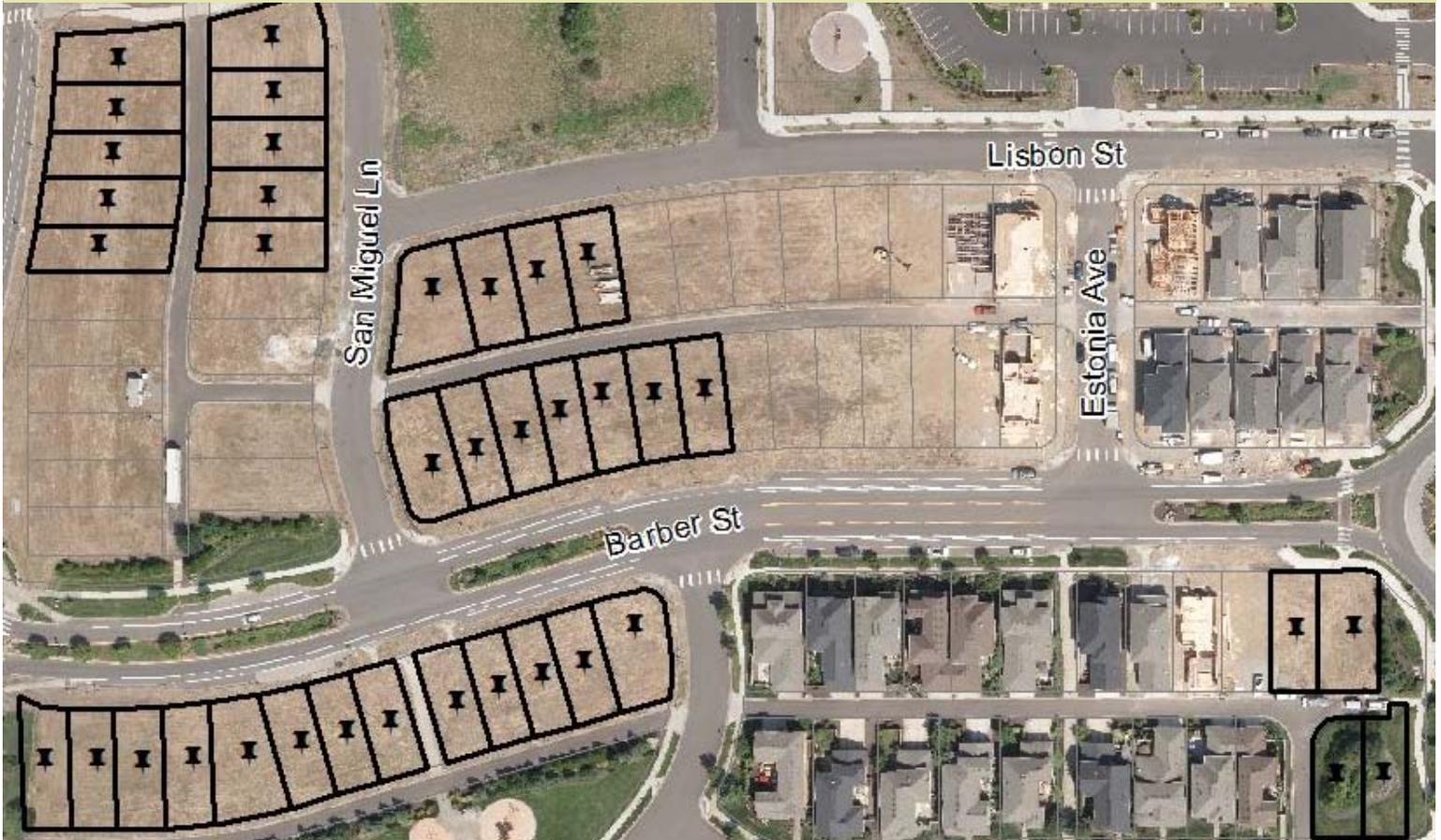


PHOTO TAKEN FEBRUARY 2016

10

ISSUED BUILDING PERMITS

LEGEND AT VILLEBOIS



aerial photo dated Summer 2015

APPROVED: SPRING—WINTER 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 38 OF 88

LOT SIZE: 2,720— 4,504 SF (AVG 3,375 SF)

NET ACRES FOR HOUSING: 2.94

NET DENSITY: 12.92 UNITS PER ACRE

CONSTRUCTION BY: LEGEND HOMES

CONSTRUCTION VALUE: \$10,054,621

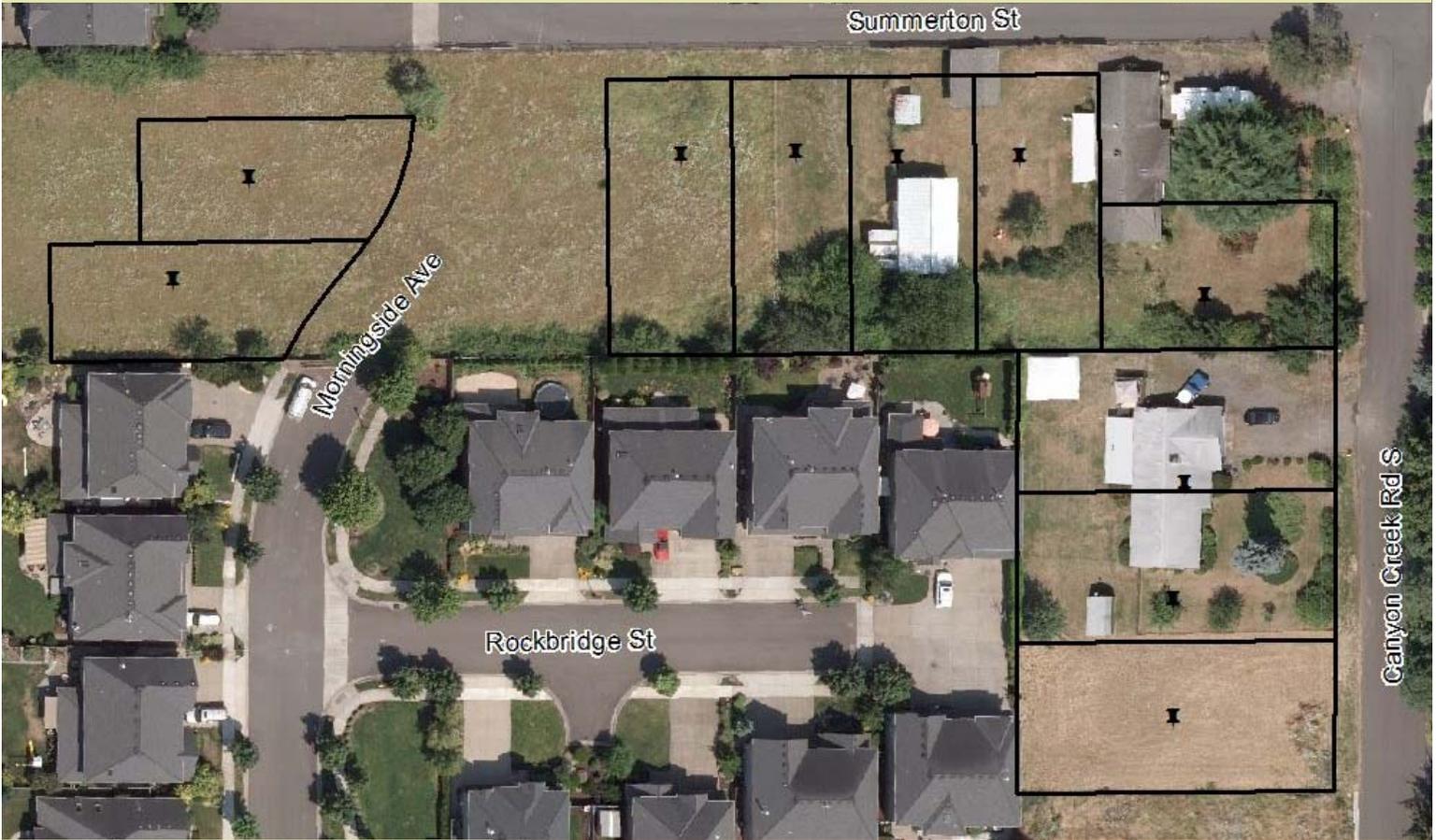
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016



aerial photo dated Summer 2015

APPROVED: SPRING—FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 10

LOT SIZE: 5,706—8,712 SF (AVG 6,582 SF)

NET ACRES FOR HOUSING: 1.51

NET DENSITY: 6.62 UNITS PER ACRE

CONSTRUCTION BY: RENAISSANCE HOMES

CONSTRUCTION VALUE: \$3,511,367

HOUSING TYPE: SINGLE FAMILY

LOCATION: SOUTH OF SUMMERTON ST, WEST OF CANYON CREEK ROAD SOUTH

ZONING: PDR-3



PHOTO TAKEN FEBRUARY 2016

12

ISSUED BUILDING PERMITS

TONQUIN WOODS 6



aerial photo dated Summer 2015

APPROVED: SPRING—FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 32 OF 32 BUILDING PERMITS

LOT SIZE: 2,336—3,024 SF (AVG 2,603 SF)

NET ACRES FOR HOUSING: 1.91

NET DENSITY: 16.75 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$6,799,533

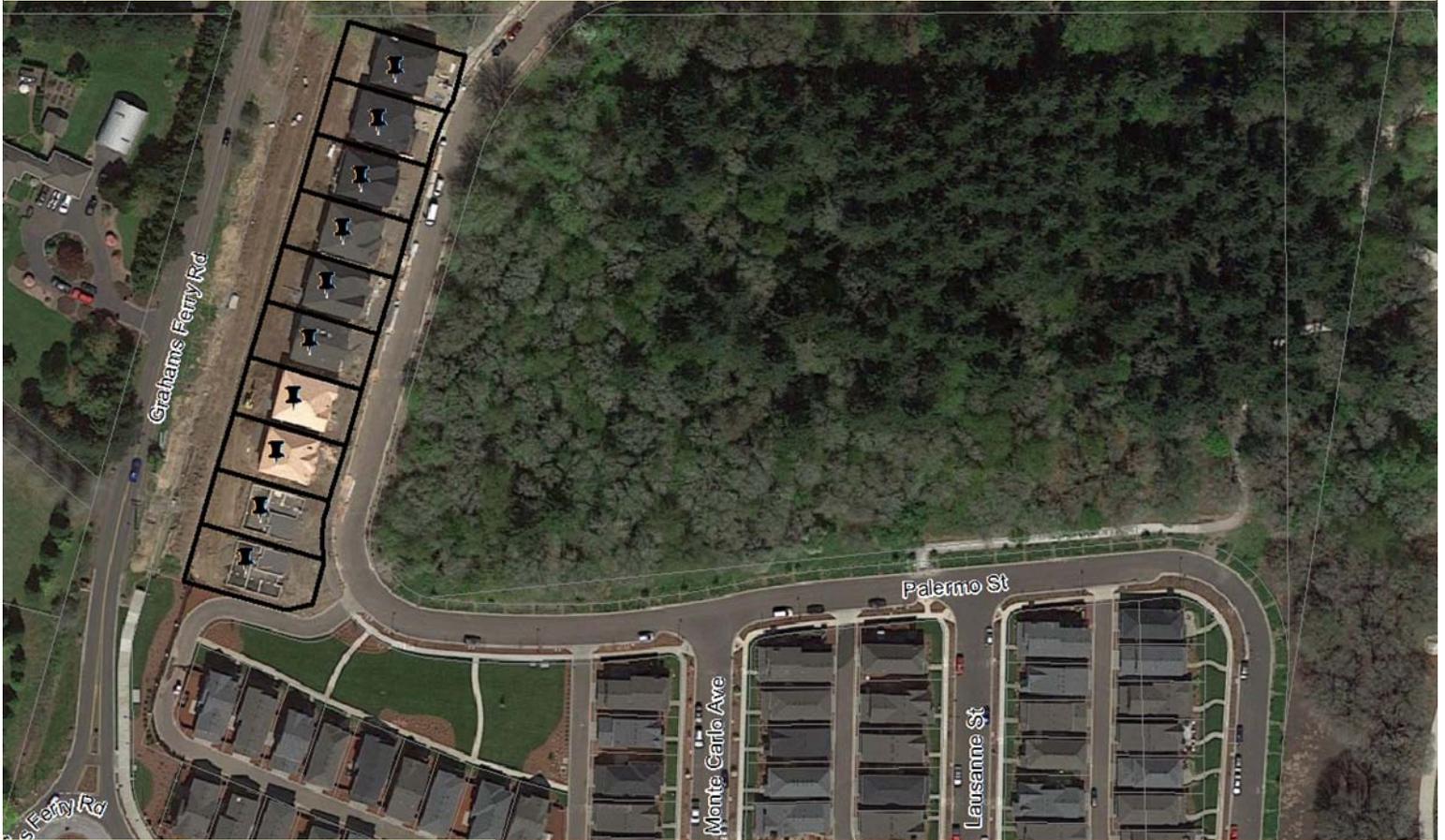
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016



aerial photo dated Summer 2015

APPROVED: SPRING 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 10 BUILDING PERMITS

LOT SIZE: 5,000—5,774 SF (AVG 5,138 SF)

NET ACRES FOR HOUSING: 1.18

NET DENSITY: 8.47 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$3,193,862

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE

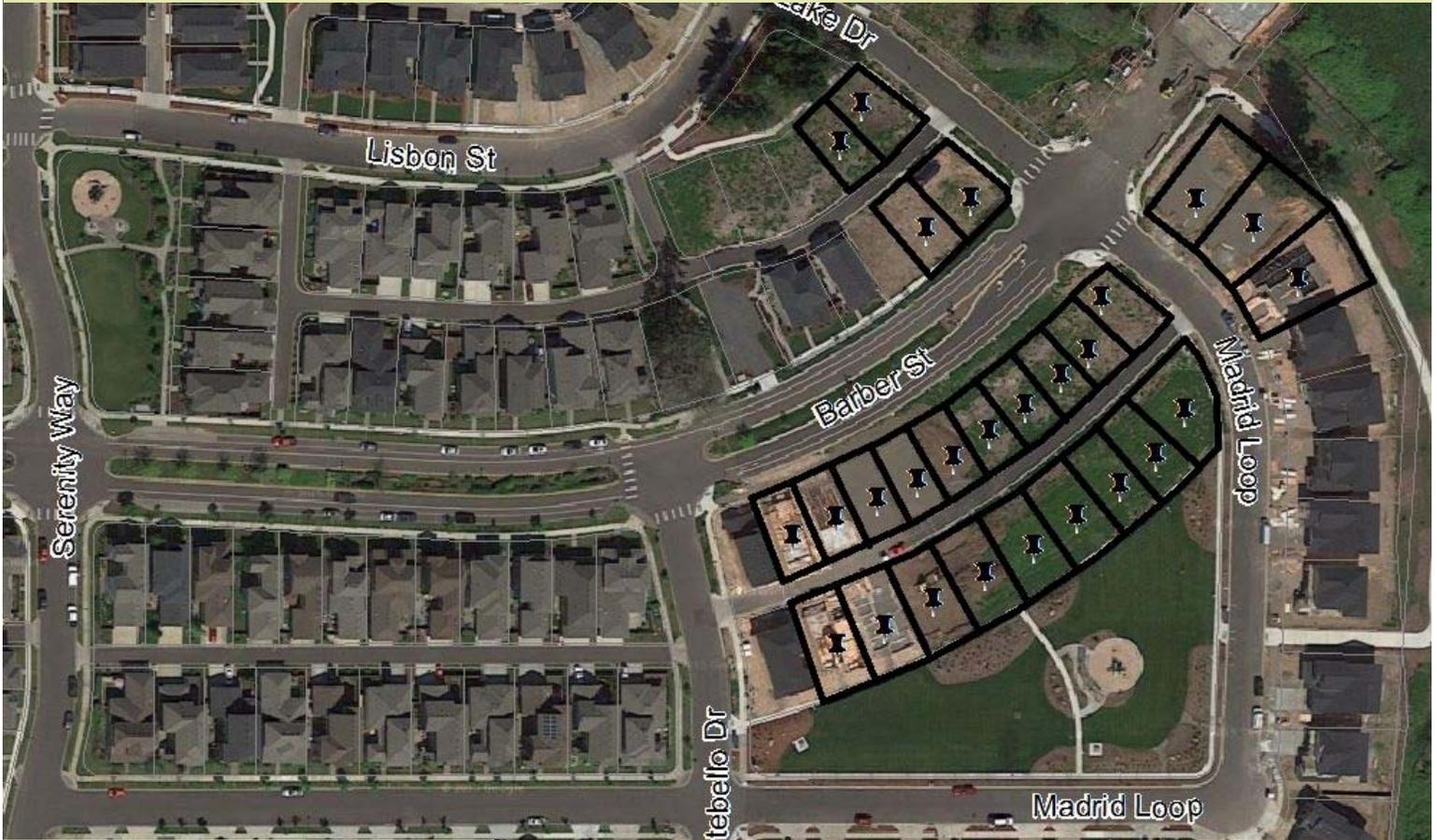


PHOTOS TAKEN FEBRUARY 2016

14

ISSUED BUILDING PERMITS

RETFERFORD MEADOWS



aerial photo dated Summer 2015

APPROVED: SPRING-SUMMER 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 26 OF 88 BUILDING PERMITS

LOT SIZE: 2,590— 5,985 SF (AVG 3,471 SF)

NET ACRES FOR HOUSING: 2.07

NET DENSITY: 12.56 UNITS PER ACRE

CONSTRUCTION BY: LENNAR NW INC.

CONSTRUCTION VALUE: \$6,423,739

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTO TAKEN FEBRUARY 2016

15

ISSUED BUILDING PERMITS

CALAIS



aerial photo dated Summer 2015

APPROVED: SPRING—SUMMER 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 84 OF 84 BUILDING PERMITS

LOT SIZE: 2,400—7,366 SF (AVG 4,037 SF)

NET ACRES FOR HOUSING: 7.79

NET DENSITY: 10.78 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$23,757,790

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE



PHOTOS TAKEN FEBRUARY 2016



aerial photo dated Summer 2015

APPROVED: FALL 2015

SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 81

LOT SIZE: 1,204— 1,249 SF (AVG 1,220 SF)

NET ACRES FOR HOUSING: 0.28

NET DENSITY: 35.7 UNITS PER ACRE

CONSTRUCTION BY: BC CUSTOM CONSTRUCTION

CONSTRUCTION VALUE: \$1,490,623

HOUSING TYPE: SINGLE FAMILY

LOCATION: EAST OF PARKWAY, SOUTH OF MAXINE LN

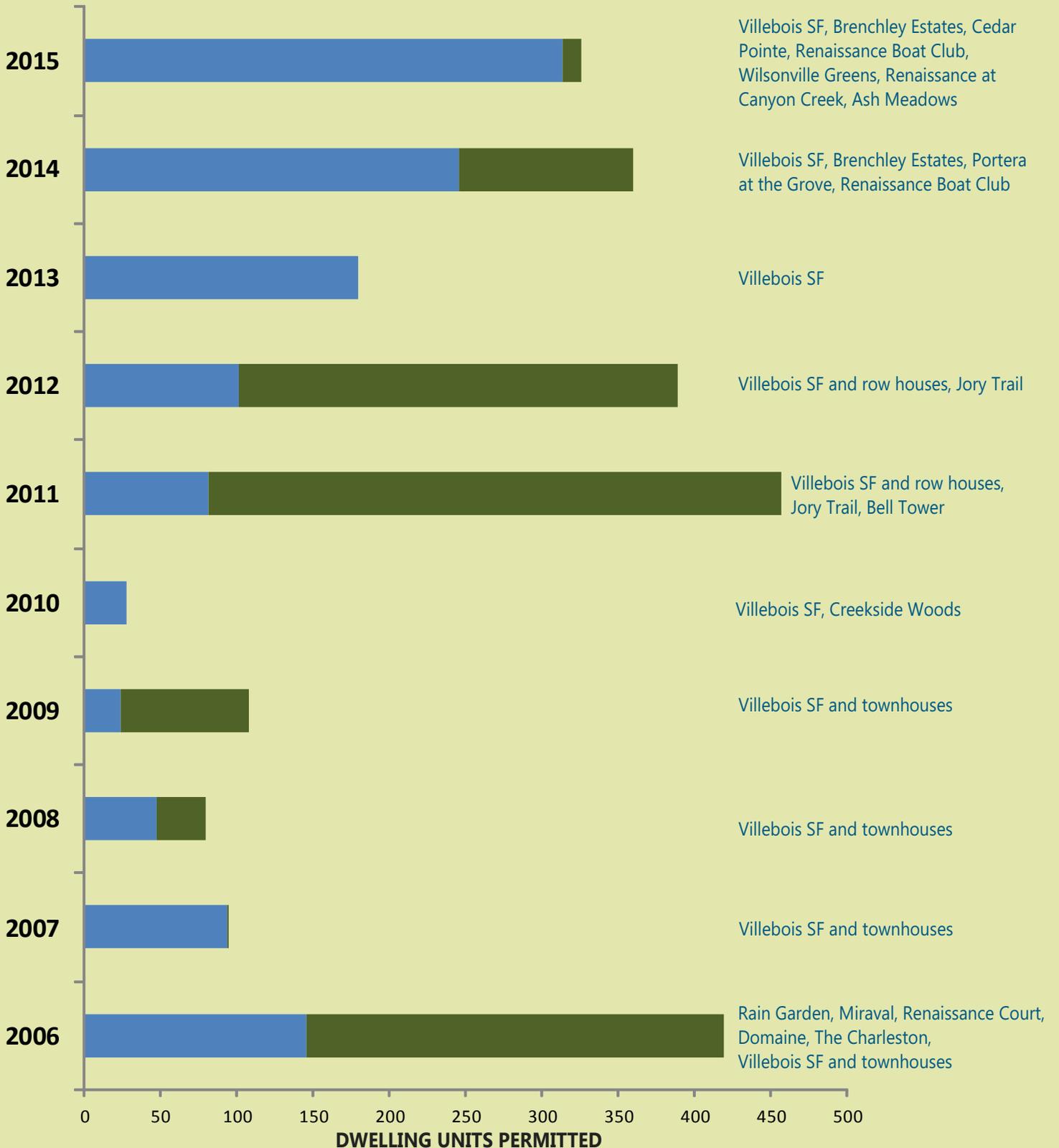
ZONING: PDR-5



PHOTOS TAKEN FEBRUARY 2016

10-YEAR DEVELOPMENT

SF Units Permitted MF Units Permitted



TRENDS AND TIMELINE

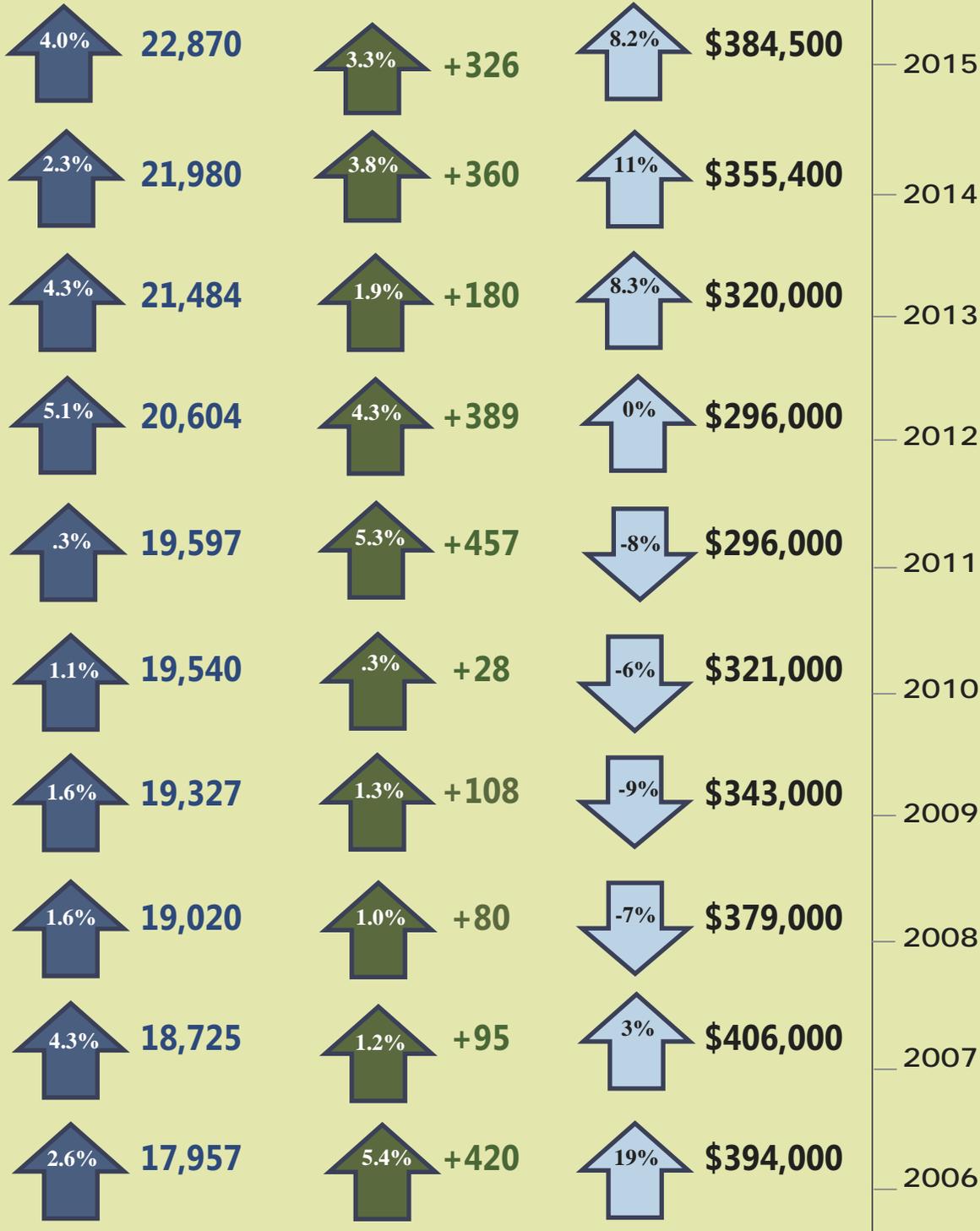
POPULATION / GROWTH RATE

Sources: US Census and PSU

HOUSEHOLD GROWTH RATE

AVERAGE SELLING PRICE OF HOME

Source: Zillow.com



RESIDENTIAL PERMITS ISSUED

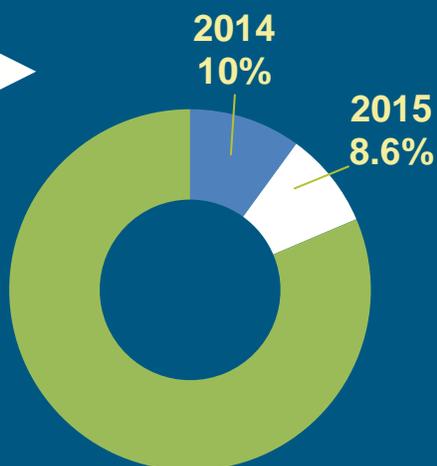


Permitted housing projects this past year provided an array of housing types to meet the various housing needs of the people who live in and are moving to the city. The projects reflect a range of lot sizes, from 1,100–14,000 square feet, with homes ranging in size, design and cost and providing both rental and ownership opportunities. The majority of residential projects permitted this year were single-family homes, which was expected given a recent housing study that identified a need for more detached single-family housing in the city and long range plans for single family residential development.

The 324 residential building permits issued in 2015 represent 10% of the 20-year Metro Household Growth Forecast, for the second consecutive year. Metro’s official estimate forecasts Wilsonville will add 3,749 households between 2014 and 2034, which represents an average annual growth rate of 1.8%. However actual building activity last year enforces a significantly higher growth rate (3.3%) in line with the city’s historical annual growth rate (2.8%). At the current rate of development, household growth would surpass the regional forecast by 2024, and the city would be looking beyond its current residential buildable land inventory.

METRO HOUSEHOLD GROWTH FORECAST

2014 - 2034



8.6%

OF FORECASTED HOUSEHOLDS
WERE PERMITTED FOR
CONSTRUCTION LAST YEAR

PARTITIONS

A **land partition** is a division of an area or tract of land into two or three parcels when such area or tract of land exists as a unit or contiguous units of land under single ownership. The city approved a handful of partition applications increasing potential development on those sites.



6 PARCELS

0.97 ACRES



ZONED SINGLE-FAMILY RESIDENTIAL

AR15-0058
RENAISSANCE
CREATED 3 PARCELS TOTAL
0.49 ACRES
CANYON CREEK ROAD S.

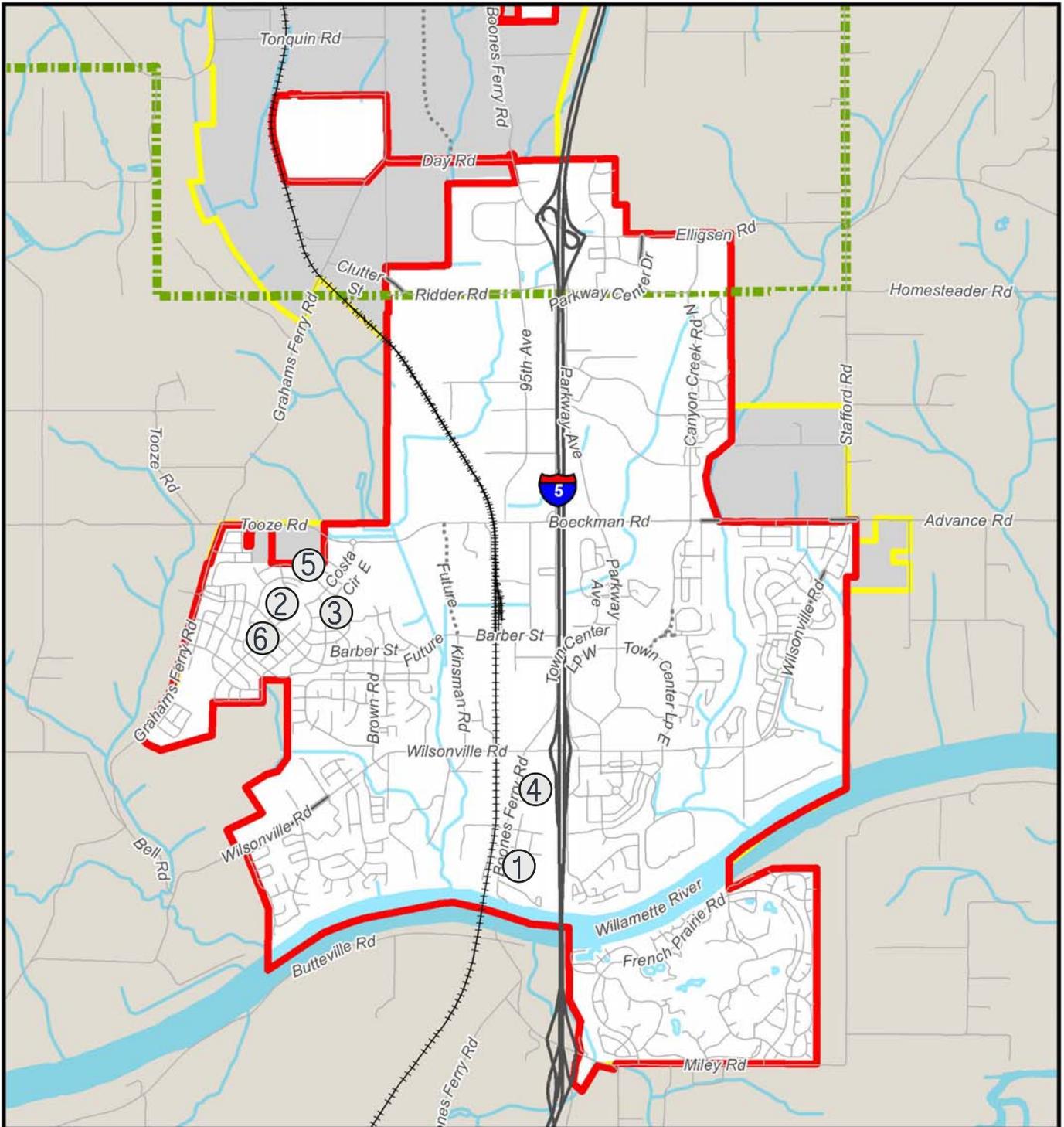
AR15-0059
RENAISSANCE
CREATED 3 PARCELS TOTAL
0.48 ACRES
CANYON CREEK ROAD S.

HOUSING PLANS APPROVED



“For the past three years, year over year, Wilsonville has set records for the number of single-family home construction permits issued. This activity offers citizens, both existing and new, everything from entry level townhomes in Villebois, to riverfront living with boat amenities at the Renaissance Boat Club. The diversity of housing choices in the community is truly indicative of an evolving, complete community.”

— CHRIS NEAMTZU, WILSONVILLE PLANNING DIRECTOR



The City of Wilsonville, Oregon
Clackamas and Washington Counties

2015 Approved Housing Plans

-  City Limits
-  County Boundary
-  UGB

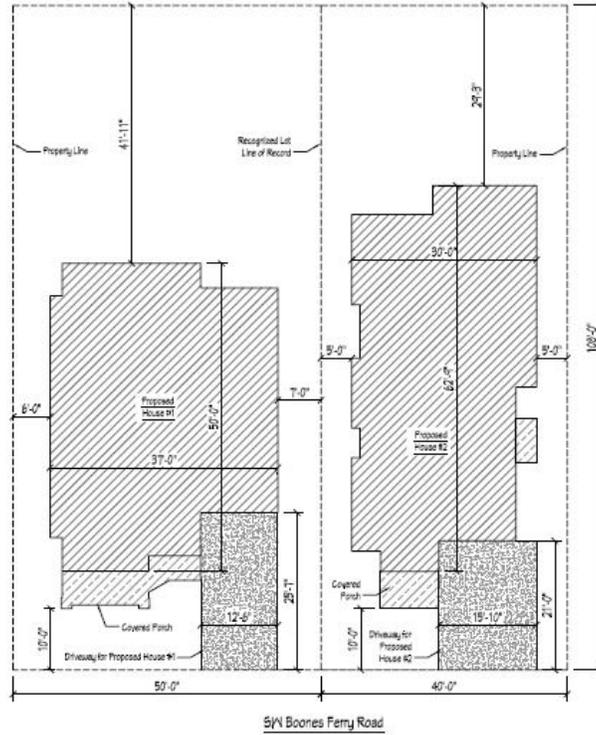
- ① OLD TOWN INFILL – TAXLOT 800
- ② PHASE 6 CENTRAL VILLEBOIS ROW HOMES
- ③ MONT BLANC ROW HOMES
- ④ OLD TOWN INFILL – TAXLOTS 3801 AND 3802
- ⑤ BROOKESIDE TERRACE ROW HOMES
- ⑥ ROYAL CRESCENT AT VILLEBOIS AND CAMDEN SQUARE



2/5/2016



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ACRES:
0.22 GROSS

NUMBER OF HOMES:
2

AVERAGE LOT SIZE:
4,860 SF

NET DENSITY:
10.5 UNITS PER ACRE

APPLICANT:
RUPP FAMILY BUILDERS



APPROVED: JUNE 22, 2015

LAND DEDICATIONS

HOUSING: 0.19 ACRES (85%)

OPEN SPACE: 0 ACRES*

LANDSCAPING: 0.03 ACRES (15%)

ALLEYS: 0 ACRES

PUBLIC STREETS: 0 ACRES

HOUSING TYPES:

2 SINGLE FAMILY HOMES

1 ACCESSORY DWELLING UNIT PER LOT

LOCATION: OLD TOWN

*OPEN SPACE NOT REQUIRED FOR DEVELOPMENTS WITHIN THE RA-H ZONE

2

APPROVED PLAN

PHASE 6 CENTRAL VILLEBOIS ROW HOMES



ACRES:
1.52 GROSS

NUMBER OF HOMES:
31

AVERAGE LOT SIZE:
1,096 SF

NET DENSITY:
41 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST



APPROVED: JULY 13, 2015

LAND DEDICATIONS

HOUSING: 0.78 ACRES (51%)

OPEN SPACE: 0.15 ACRES (10%)

ALLEYS: 0.28 ACRES (19%)

PUBLIC STREETS: 0.31 ACRES (20%)

HOUSING TYPES:

31 SINGLE FAMILY ROWHOMES

LOCATION: VILLEBOIS CENTRAL

3

APPROVED PLAN

MONT BLANC ROW HOMES



APPROVED: JULY 13, 2015

ACRES:
3.44 GROSS

NUMBER OF LOTS:
68

AVERAGE LOT SIZE:
1,210 SF

NET DENSITY:
36 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST

LAND DEDICATIONS

HOUSING: 1.89 ACRES (55%)

OPEN SPACE: 0.32 ACRES (9%)

ALLEYS: 0.43 ACRES (13%)

PUBLIC STREETS: 0.10 ACRES (3%)

PRIVATE STREETS: 0.59 ACRES (17%)

FUTURE DEVELOPMENT LOTS: 0.11 ACRES (3%)

HOUSING TYPES:
68 ATTACHED SINGLE FAMILY

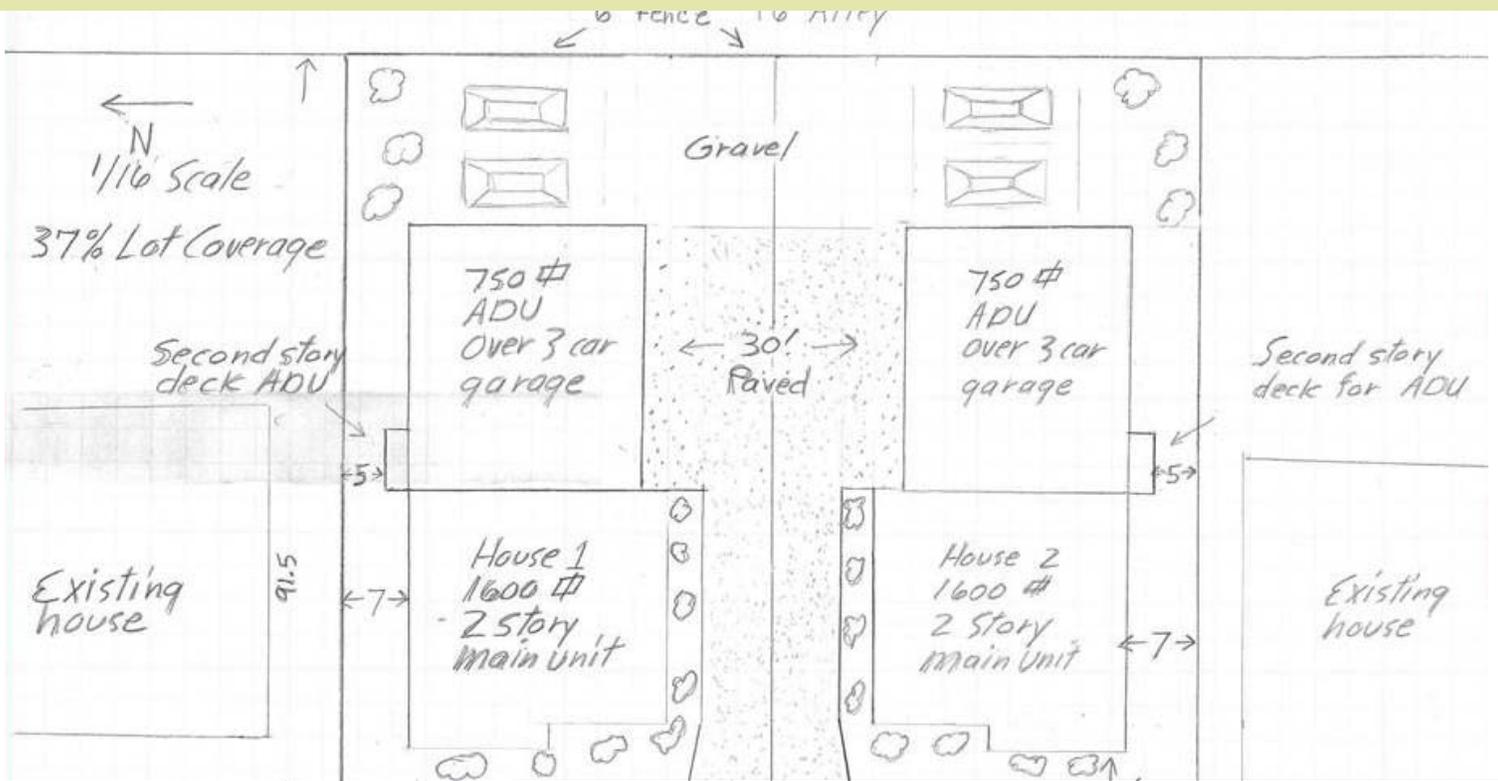
LOCATION: VILLEBOIS CENTRAL



4

APPROVED PLAN

OLD TOWN INFILL — TAXLOTS 3801 & 3802



ACRES:
0.23 GROSS

NUMBER OF HOMES:
2

AVERAGE LOT SIZE:
5,033 SF

NET DENSITY:
10 UNITS PER ACRE

APPLICANT:
PROPERTY OWNER



APPROVED: DECEMBER 14, 2015

LAND DEDICATIONS

HOUSING: 0.20 ACRES (85%)

OPEN SPACE: 0 ACRES*

LANDSCAPING: 0.03 ACRES (15%)

ALLEYS: 0 ACRES

PUBLIC STREETS: 0 ACRES

HOUSING TYPES:

2 SINGLE FAMILY HOMES

1 ACCESSORY DWELLING UNIT PER LOT

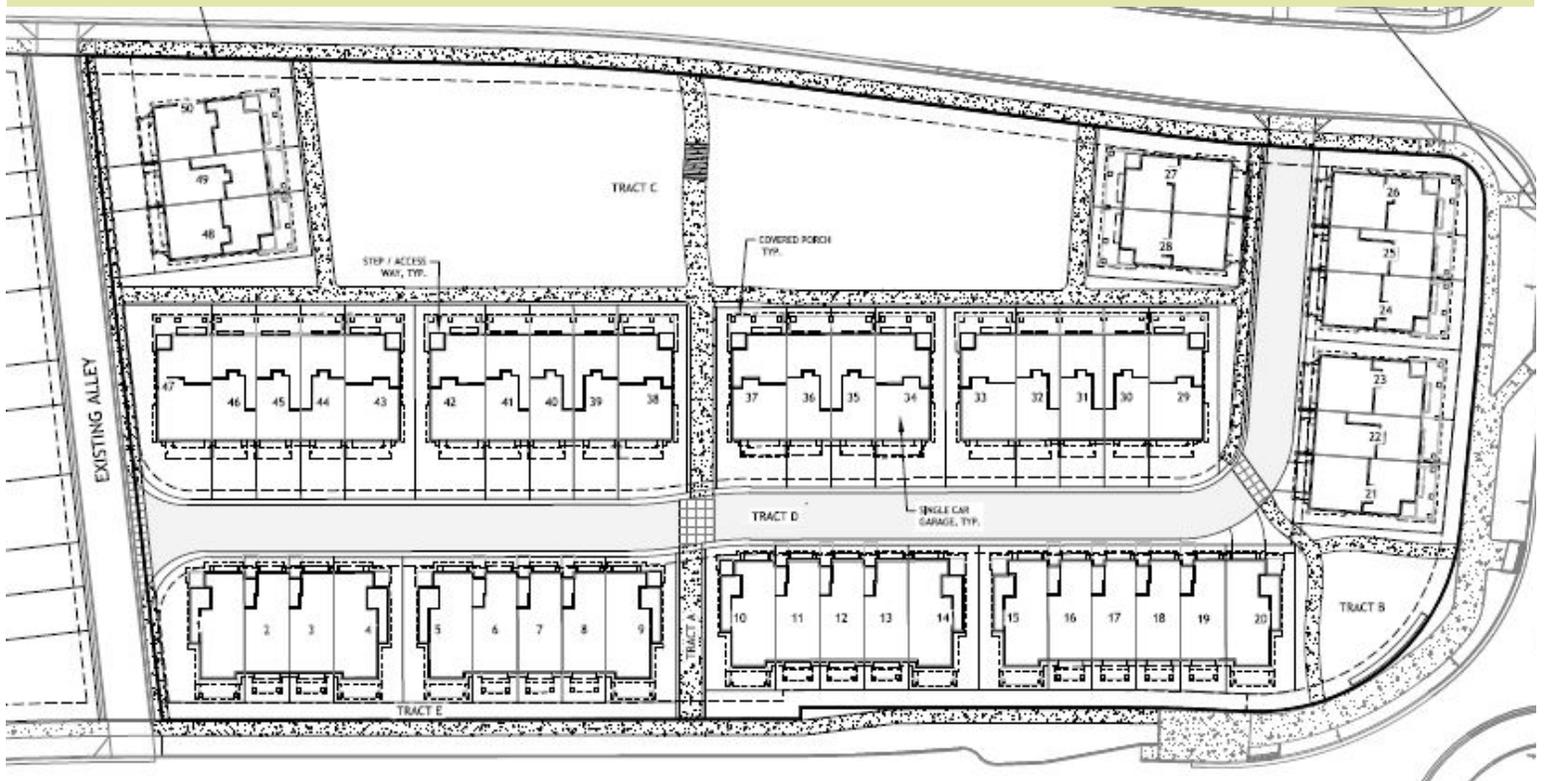
LOCATION: OLD TOWN

*OPEN SPACE NOT REQUIRED FOR DEVELOPMENTS WITHIN THE RA-H ZONE

5

APPROVED PLAN

BROOKESIDE TERRACE ROW HOMES



ACRES:
2.25 GROSS

NUMBER OF LOTS:
50

AVERAGE LOT SIZE:
1,141 SF

NET DENSITY:
38 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST



APPROVED: DECEMBER 14, 2015

LAND DEDICATIONS

HOUSING: 1.31 ACRES (58%)

OPEN SPACE: 0.69 ACRES (31%)

ALLEYS: 0.24 ACRES (11%)

PUBLIC STREETS: 0.00 ACRES

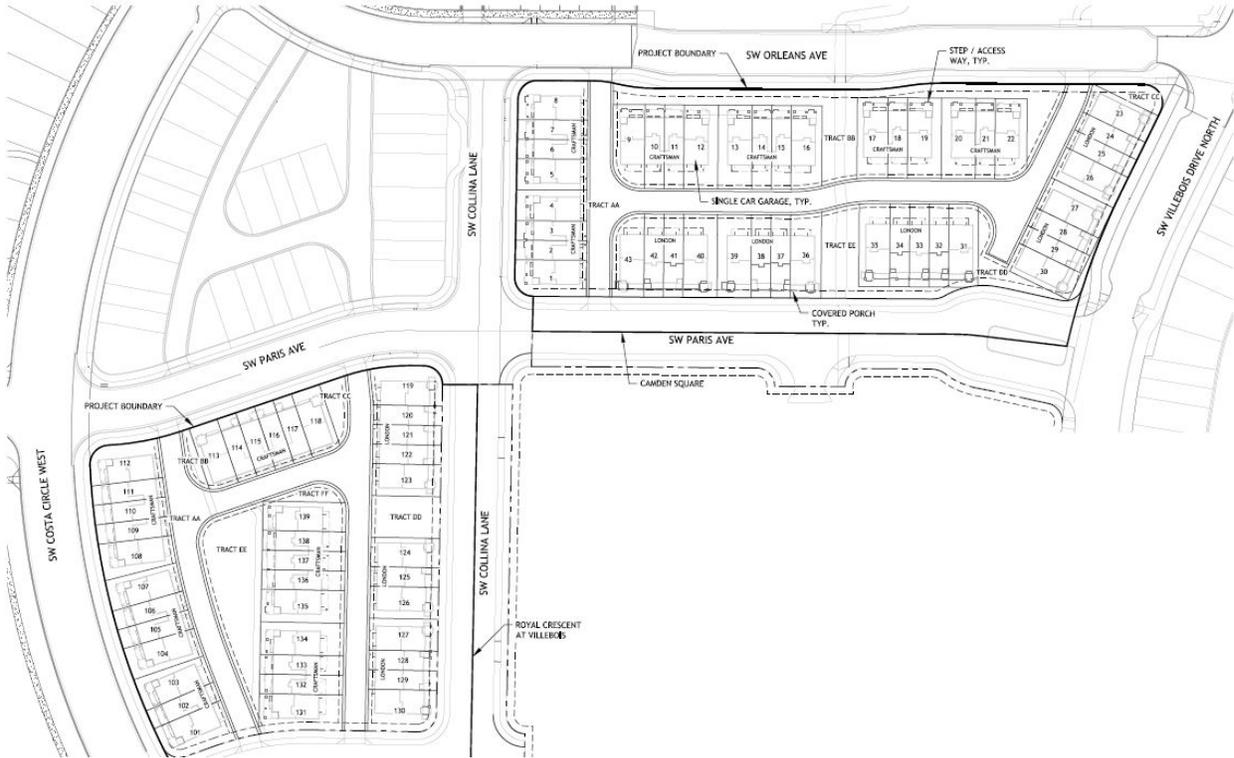
HOUSING TYPES:
50 ATTACHED SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

6

APPROVED PLAN

ROYAL CRESCENT & CAMDEN SQUARE



ACRES:
3.94 GROSS

NUMBER OF HOMES:
82

AVERAGE LOT SIZE:
1,200 SF

NET DENSITY:
36 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST

APPROVED: DECEMBER 14, 2015

LAND DEDICATIONS

HOUSING: 2.26 ACRES (58%)

OPEN SPACE: 0.46 ACRES (12%)

ALLEYS: 0.61 ACRES (15%)

PUBLIC STREETS: 0.61 ACRES (15%)

HOUSING TYPES:
82 ATTACHED SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL



LOOKING FORWARD

The City of Wilsonville has experienced notable growth over the past four years; with 4% population growth and a 3.3% increase in households, it is nearly double regional expectations. As expected, with Villebois over half built and significant infrastructure projects completed, the fast pace of housing development continues.

As the city looks forward to 2016, development is expected to remain strong. In the past year, the city approved development plans for an additional 235 homes. In just the past two years, the city has approved residential development on 79 acres or 16% of the city's 20-year residential land inventory (477 acres). Construction of these projects is expected over the next few years. All of this activity reinforces the importance of the Frog Pond Area Plan and additional housing opportunities in other parts of the city such as the Town Center.

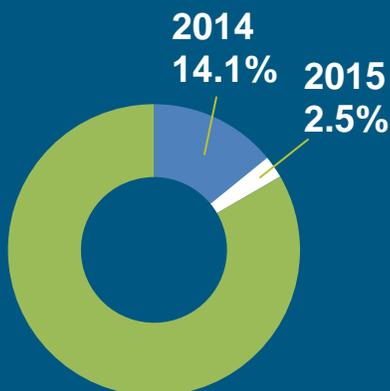
People are attracted to live in Wilsonville and employers continue to locate here, consistently rating the city as a great place to live, work, and do business. Looking forward, it will remain integral to the health and sustainability of the city to provide adequate and diverse housing options for new employees and residents, growing and changing families, and seniors who want to age-in-place.

Wilsonville works with private and public interests to plan for our future—rather than just let it happen. Planning helps us get to where we want to be as a complete community offering a quality environment to live, work and play.

— MAYOR TIM KNAPP

RESIDENTIAL BUILDABLE LAND IN THE CITY

2014–2034



16.6% (79.2 OF 477 ACRES)

OF 20-YEAR LAND INVENTORY WAS DEDICATED BY PLANS APPROVED OVER LAST TWO YEARS CONSTRUCTION ANTICIPATED 2015-2018