

# City to Host Economic Development Briefing and Tour for Business Associations

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The City of Wilsonville is hosting on Thursday, October 1, 1-3 pm, members of the Clackamas County Business Alliance (CCBA) and Wilsonville Area Chamber of Commerce for an economic development briefing and Coffee Creek Industrial Area tour.

At the event, Wilsonville Mayor Tim Knapp will welcome business-association members and highlight elements of the City's economic-development strategy. Planning Director Chris Neamtzu will provide an overview of Wilsonville planning and development activities. Economic Development Manager Kristin Retherford will present on recent economic-development initiatives, with a focus on the 200-acre Coffee Creek Industrial Area.

After presentations, participants will take a guided tour of key community economic-development assets and current planning areas, including Frog Pond UGB and Advance Road Urban Reserve Planning Area, Coffee Creek Industrial Area, Villebois urban village and SMART Transit Center / Tri-Met WES Commuter Rail Station.

Mayor Knapp said, "The City is pleased to provide an opportunity to meet with leaders of the area business community to discuss economic-development initiatives underway and to highlight the Coffee Creek Industrial Area. Private-sector investment is crucial to the success of advancing high-wage, manufacturing and traded-sector jobs in the South Metro region of Clackamas and Washington counties."

In order to enable quicker development of the Coffee Creek Industrial Area, the City Council is considering the adoption of a "Light Industrial Form-Based Zoning Code" that would be a first for Oregon. Developers could utilize clear and objective code criteria to expedite the traditional design-review process.

The City is also working with Washington County to develop a series of "scenario" plans for how buildings and streets within the Coffee Creek Industrial Area can be configured, based on business demand.

In August, the Wilsonville City Council acted to place a ballot measure for the November 3 general election seeking an advisory vote on the formation of the Coffee Creek Industrial Area Urban Renewal District. The proposed urban renewal area would utilize tax-increment financing to facilitate a portion of the public infrastructure development that sets the stage for private-sector investment in new buildings and facilities to host family-wage jobs with high-technology, professional services and light-industrial firms.

Increases in the assessed valuation of improved sites produces new property taxes that repay the initial public urban-renewal investment and provides long-term revenues to support local

government services such as public works, schools and emergency services. Initial estimates indicate that the Coffee Creek Industrial Area at build-out will increase assessed valuation by 966% over a 30-year period to \$368 million and host approximately 1,500 jobs with an annual payroll of \$55 million.

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