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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Although an effort is made to assure the accuracy and completeness of the information provided in this annual report, the City of Wilsonville makes no expressed or implied warranty as to the accuracy, adequacy, completeness, legality, reliability or usefulness of the report’s information. The City of Wilsonville provides this information and all report services on an “as is” basis. While there may be changes to the City of Wilsonville’s information on topics covered in this annual report, these changes may or may not be made available until after this report publication.
“When you look at the numbers across the board, with the exception of multi-family housing, all three other categories seemed to nearly peak in 2016, giving us the highest total valuation for one year since incorporation of the city in 1969. While this is an extremely strong picture of growth and cause to celebrate success, we anticipate next year’s building activity will cool slightly, bringing a more moderate level of growth.”

— Nancy Krausshaar
Community Development Director
In 2016 the City of Wilsonville continued to experience record-breaking residential development. During the past calendar year, a total of 317 new single-family homes were permitted; conversely, Wilsonville saw no multi-family residential permits issued in 2016. While the overall total of units did not surpass the 2015 total, it did exceed 2015’s record single-family count of 312 permits. Additionally, 2016 saw the highest average home selling price since 2007; in 2016 the average home price was $391,000—4% more than 2015. All together the new residential permits totaled to a construction value of $76.3 million.

The areas in which housing was developed over the past year are more varied than years past, in that Wilsonville has experienced an increase of infill development (the development of vacant land enclosed by existing construction) as larger subdivisions are beginning to build out. Specifically, there has been an increase in independent developer projects around Canyon Creek Road, as well as Old Town. The strong focus in single-family residential development was anticipated, as 100% of the approved residential plans in 2015 were single-family. Moreover, the 2014 housing study identified a need for more detached-single family housing in the City. The impact of 2016’s development has generated an increase in the percentage of single-family residences citywide. Currently, single-family homes represent 47% of the total housing supply, up from 45% in 2015. Looking forward, Wilsonville can anticipate a more balanced development pattern between single-family and multi-family residential, as 48% of the units in approved plans for housing in 2016 were single-family, while 52% were multi-family.

In 2016, the total number of new residential units permitted in Wilsonville is nearly 27% greater than the 10-year average of 244 units per year. This household growth represents an increase of 3.1% in 2016, following a growth rate of 3.3% in 2015. This growth pattern has slightly decreased a 10-year average household growth rate to 2.5% from 2.8% in both 2015 and 2014. Overall, Wilsonville’s 2.5% average household growth rate continues to remain significantly above the 1.8% household growth assumed by the regional forecast.

### Housing Activity in the City of Wilsonville

<table>
<thead>
<tr>
<th>Single-Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>76</td>
<td>82</td>
</tr>
<tr>
<td>48%</td>
<td>52%</td>
</tr>
</tbody>
</table>

158 homes were approved by the Development Review Board in 2016; construction anticipated 2017-2019
Major residential construction continues to surge due to the improvements to the economy post-recession, as well as sustained migration to Oregon and the Portland Metropolitan region. Wilsonville maintains a growing economy, a large employment base, and high-quality of life that draws many households each year. The majority of new homes continue to be in Villebois by homebuilders such as Legend Homes, Polygon Northwest, and Lennar. Other areas in the City, such as Canyon Creek Road, Charbonneau, and Ash Meadows, have also seen an increase of development, contributing to the infill development Wilsonville has seen in 2016.

Wilsonville’s residential growth has also resulted in home prices gaining in value; the average sale price rose 3.6% since 2015 from $377,000 to $391,000. This percentage increase has thus put Wilsonville’s average home sale price about 18% above the affordability target\(^1\) for the average Wilsonville family\(^2\). Currently, approximately 27% of homeowners in Wilsonville spend over 30% of their income on housing, while approximately 42% of renters spend over 30% of their income on housing (American Community Survey 2011-2015). With a continued increase in home values, the City’s commitment to providing a range of housing options remains critical to housing affordability.

While housing plan approvals in 2016 indicate a slowdown in residential growth, development overall is anticipated to remain strong and offer more diverse housing options in the coming year. In total, 158 new residential unit approvals were seen during the 2016 calendar year, 76 of which will be single-family and 82 will be multi-family. The projects include the development of Charbonneau’s driving range and a mix of condominiums and detached single-family throughout Villebois. Details on 2016’s approved plans and issued residential 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 $1,565 meets the affordability index and represents a home sale price of $317,000.

\(^2\) Based on the median household income reported by the 2015 U.S. Census: $56,516.
“Wilsonville continues to be a very popular place to live, work and play. In 2016 homebuilders applied for a record-setting 317 building permits for new single-family dwellings. When coupled with numerous commercial projects and tenant improvement permits, the City saw the highest level permit activity in over 10 years with a total project value of over $143 Million. It’s exciting to be a positive part of our growing community by making sure homes and businesses are built safe, and as we work to fulfill the planned vision set by community members.”

— Dan Carlson
Wilsonville Building Official
SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 172
LOT SIZE: 7,500 SF (AVG 7,500 SF)
NET ACRES FOR HOUSING: 0.17
NET DENSITY: 5.81 UNITS PER ACRE
CONSTRUCTION BY: LENNAR NW INC.
CONSTRUCTION VALUE: $313,158
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS SOUTH
ZONING: VILLAGE
ASH MEADOWS

NUMBER OF HOMES: 4 OF 81
LOT SIZE: 1,267 SF (AVG 1,267 SF)
NET ACRES FOR HOUSING: 0.12
NET DENSITY: 34.38 UNITS PER ACRE
CONSTRUCTION BY: BC CUSTOM CONSTRUCTION
CONSTRUCTION VALUE: $595,078
HOUSING TYPE: SINGLE FAMILY
LOCATION: ASH MEADOWS, SOUTH OF MAXINE LANE
ZONING: PDR-5
BROOKSIDE TERRACE

NUMBER OF HOMES: 37 OF 50
LOT SIZE: 767—2,395 SF (AVG 1,135 SF)
NET ACRES FOR HOUSING: 0.96
NET DENSITY: 38.38 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $6,343,132
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE

APPROVED: SUMMER—FALL 2016

PHOTOS TAKEN MARCH 2017
**ISSUED BUILDING PERMITS**

**CHARBONNEAU**

- **NUMBER OF HOMES:** 3 OF 3
- **LOT SIZE:** 6,200—10,850 (AVG 8,267 SF)
- **NET ACRES FOR HOUSING:** 0.57
- **NET DENSITY:** 5.27 UNITS PER ACRE
- **CONSTRUCTION BY:** PAHLISCH HOMES INC
- **CONSTRUCTION VALUE:** $778,426
- **HOUSING TYPE:** SINGLE FAMILY
- **LOCATION:** CHARBONNEAU
- **ZONING:** PDR-3

**APPROVED:** FALL 2016

PHOTOS TAKEN MARCH 2017

aerial photo dated Summer 2016

PHOTOS TAKEN MARCH 2017
ISSUED BUILDING PERMITS

GRANDE POINTE

NUMBER OF HOMES: 31 OF 56
LOT SIZE: 3,639—5,971 SF (AVG 4,664 SF)
NET ACRES FOR HOUSING: 3.32
NET DENSITY: 9.64 PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $11,341,768
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS SOUTH
ZONING: VILLAGE
ISSUED BUILDING PERMITS

GRANDE POINTE 2

NUMBER OF HOMES: 10 OF 44
LOT SIZE: 3,750—4,587 SF (AVG 4,030 SF)
NET ACRES FOR HOUSING: 0.93
NET DENSITY: 10.81 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $2,872,992
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS SOUTH
ZONING: VILLAGE

APPROVED: FALL 2016

PHOTOS TAKEN MARCH 2017

aerial photo dated Summer 2016
LEGEND AT VILLEBOIS

NUMBER OF HOMES: 10 OF 88
LOT SIZE: 3,423—4,054 SF (AVG 4,058 SF)
NET ACRES FOR HOUSING: 0.84
NET DENSITY: 11.93 UNITS PER ACRE
CONSTRUCTION BY: LEGEND HOMES
CONSTRUCTION VALUE: $3,070,919
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE
CANYON CREEK ROAD—RENAISSANCE

NUMBER OF HOMES: 6 OF 6
LOT SIZE: 5,470—10,890 SF (AVG 7,228 SF)
NET ACRES FOR HOUSING: 1.00
NET DENSITY: 6.03 UNITS PER ACRE
CONSTRUCTION BY: RENAISSANCE HOMES
CONSTRUCTION VALUE: $2,231,819
HOUSING TYPE: SINGLE FAMILY
LOCATION: SOUTH OF DAYBREAK ST, ALONG CANYON CREEK ROAD SOUTH
ZONING: PDR-3
# Issued Building Permits

## Renaissance Boat Club

- **Number of Homes:** 16 of 33
- **Lot Size:** 5,000—6,634 SF (AVG 5,893 SF)
- **Net Acres for Housing:** 2.16
- **Net Density:** 7.39 units per acre
- **Construction by:** Renaissance Custom Homes
- **Construction Value:** $6,387,485
- **Housing Type:** Single Family
- **Location:** West of Memorial Park, on the River
- **Zoning:** PDR-4

**Site Characteristics**

- Photos taken March 2017
- Aerial photo dated Summer 2016

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**Page 16**  
2016 City of Wilsonville Annual Housing Report • March 2017
Retherford Meadows

Number of Homes: 12 of 88
Lot Size: 2,590—8,765 SF (AVG 4,263 SF)
Net Acres for Housing: 1.17
Net Density: 10.22 Units per Acre
Construction By: Lennar NW
Construction Value: $3,054,249
Housing Type: Single Family
Location: Villebois East
Zoning: Village

Site Characteristics

Approved: Spring 2016

Photos taken March 2017
ISSUED BUILDING PERMITS

TONQUIN MEADOWS

NUMBER OF HOMES: 68 OF 205 (PHASE I)
LOT SIZE: 920—3,354 SF (AVG 2,042 SF)
NET ACRES FOR HOUSING: 3.19
NET DENSITY: 21.33 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $14,733,708
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

SITE CHARACTERISTICS

APPROVED: SPRING-SUMMER 2016

PHOTO TAKEN MARCH 2017
SITE CHARACTERISTICS

NUMBER OF HOMES: 55 OF 98
LOT SIZE: 2,190—3,365 SF (AVG 2,427 SF)
NET ACRES FOR HOUSING: 3.06
NET DENSITY: 17.95 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $11,201,192
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE
ISSUED BUILDING PERMITS

TONQUIN WOODS

NUMBER OF HOMES: 4 OF 27
LOT SIZE: 1,950—2,944 SF (AVG 2,412 SF)
NET ACRES FOR HOUSING: 0.22
NET DENSITY: 18.06 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $749,122
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS SOUTH
ZONING: VILLAGE
ISSUED BUILDING PERMITS

TONQUIN WOODS 2

NUMBER OF HOMES: 1 OF 27
LOT SIZE: 2,299 SF
NET ACRES FOR HOUSING: 0.05
NET DENSITY: 18.95 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $175,243
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS SOUTH
ZONING: VILLAGE
TONQUIN WOODS 4

ISSUED BUILDING PERMITS

NUMBER OF HOMES: 5 OF 87
LOT SIZE: 2,333—2,819 SF (AVG 2,503 SF)
NET ACRES FOR HOUSING: 0.29
NET DENSITY: 17.40 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $1,324,103
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS NORTH
ZONING: VILLAGE
TONQUIN WOODS 8

NUMBER OF HOMES: 31 OF 31
LOT SIZE: 767—1,801 SF (AVG 1,096 SF)
NET ACRES FOR HOUSING: 0.78
NET DENSITY: 39.75 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $5,617,896
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE
ISSUED BUILDING PERMITS

CARVALHO

NUMBER OF HOMES: 1 OF 3
LOT SIZE: 3,342 SF
NET ACRES FOR HOUSING: 0.08
NET DENSITY: 13.03 UNITS PER ACRE
CONSTRUCTION BY: PNW LAND DEVELOPMENT
CONSTRUCTION VALUE: $83,984
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE

APPROVED: WINTER 2016

PHOTOS TAKEN MARCH 2017
ISSUED BUILDING PERMITS

VILLEBOIS VILLAGE CENTER 4

NUMBER OF HOMES: 7 OF 7
LOT SIZE: 1,974—2,140 SF (AVG 2,002 SF)
NET ACRES FOR HOUSING: 0.32
NET DENSITY: 21.76 UNITS PER ACRE
CONSTRUCTION BY: JT ROTH CONSTRUCTION
CONSTRUCTION VALUE: $2,095,281
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE

APPROVED: WINTER 2016

PHOTOS TAKEN MARCH 2017

aerial photo dated Summer 2016
ISSUED BUILDING PERMITS

VILLEBOIS VILLAGE CENTER 5

NUMBER OF HOMES: 4 OF 11
LOT SIZE: 1,974—2,763 SF (AVG 2,356 SF)
NET ACRES FOR HOUSING: 0.22
NET DENSITY: 18.49 UNITS PER ACRE
CONSTRUCTION BY: JT ROTH CONSTRUCTION
CONSTRUCTION VALUE: $1,182,174
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLEBOIS

PHOTOS TAKEN MARCH 2017

APPROVED: SUMMER 2016
2016 CITY OF WILSONVILLE ANNUAL HOUSING REPORT • MARCH 2017

PHOTO TAKEN MARCH 2017

ISSUED BUILDING PERMITS
INDEPENDENT DEVELOPMENT—OLD TOWN

APPROVED: SPRING 2016

SITE CHARACTERISTICS

NUMBER OF HOMES: 4 TOTAL (2 SINGLE FAM. / 2 ADUs)
LOT SIZE: 5,113 SF
NET ACRES FOR HOUSING: 0.20
NET DENSITY: 20 UNITS PER ACRE
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: $705,917
HOUSING TYPE: SINGLE FAMILY / ACCESSORY DWELLINGS
LOCATION: OLD TOWN
ZONING: RA-H
SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1
LOT SIZE: 54,014 SF
NET ACRES FOR HOUSING: 1.24
NET DENSITY: 0.81 UNITS PER ACRE
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: NOT SUBMITTED
STATE LAW DOES NOT REQUIRE MANUFACTURED HOMES TO SUBMIT VALUE
HOUSING TYPE: SINGLE FAMILY
LOCATION: CANYON CREEK ROAD SOUTH
ZONING: RA-H
NUMBER OF HOMES: 1 OF 1
LOT SIZE: 31,363 SF
NET ACRES FOR HOUSING: 0.72
NET DENSITY: 1.39 UNITS PER ACRE
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: $610,226
HOUSING TYPE: SINGLE FAMILY
LOCATION: SCHROEDER WAY
ZONING: RA-H
SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1
LOT SIZE: 9,900
NET ACRES FOR HOUSING: 0.23
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: $233,999.96
HOUSING TYPE: SINGLE FAMILY
LOCATION: CANYON CREEK ROAD S
ZONING: RESIDENTIAL
NUMBER OF HOMES: 1 OF 1
LOT SIZE: 7,841 SF (AVG 7,841 SF)
NET ACRES FOR HOUSING: 0.18
NET DENSITY: 5.56 UNITS PER ACRE
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: $362,830
HOUSING TYPE: SINGLE FAMILY
LOCATION: CANYON CREEK ROAD S
ZONING: RA-H
NUMBER OF HOMES: 1 OF 1
LOT SIZE: 42,062 SF (AVG 42,062 SF)
NET ACRES FOR HOUSING: 0.97
NET DENSITY: 3.11 UNITS PER ACRE
CONSTRUCTION BY: INDEPENDENT BUILDER
CONSTRUCTION VALUE: $586,118
HOUSING TYPE: SINGLE FAMILY
LOCATION: MOREY COURT, ADJACENT TO THE RIVER
ZONING: PDR-2
## Trends and Timeline

### Population / Growth
Sources: US Census and PSU (People)

<table>
<thead>
<tr>
<th>Year</th>
<th>Growth</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>4.3%</td>
<td>18,725</td>
</tr>
<tr>
<td>2008</td>
<td>1.6%</td>
<td>19,020</td>
</tr>
<tr>
<td>2009</td>
<td>1.1%</td>
<td>19,327</td>
</tr>
<tr>
<td>2010</td>
<td>1.6%</td>
<td>19,540</td>
</tr>
<tr>
<td>2011</td>
<td>0.3%</td>
<td>19,597</td>
</tr>
<tr>
<td>2012</td>
<td>5.1%</td>
<td>20,604</td>
</tr>
<tr>
<td>2013</td>
<td>4.3%</td>
<td>21,484</td>
</tr>
<tr>
<td>2014</td>
<td>2.3%</td>
<td>21,980</td>
</tr>
<tr>
<td>2015</td>
<td>4.0%</td>
<td>22,870</td>
</tr>
<tr>
<td>2016</td>
<td>3.8%</td>
<td>23,740</td>
</tr>
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</table>

### Household Growth
(Homes)

<table>
<thead>
<tr>
<th>Year</th>
<th>Growth</th>
<th>Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>4.3%</td>
<td>95</td>
</tr>
<tr>
<td>2008</td>
<td>1.0%</td>
<td>80</td>
</tr>
<tr>
<td>2009</td>
<td>1.3%</td>
<td>108</td>
</tr>
<tr>
<td>2010</td>
<td>0.3%</td>
<td>28</td>
</tr>
<tr>
<td>2011</td>
<td>5.3%</td>
<td>457</td>
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<tr>
<td>2012</td>
<td>4.3%</td>
<td>389</td>
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<tr>
<td>2013</td>
<td>1.9%</td>
<td>180</td>
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<tr>
<td>2014</td>
<td>3.8%</td>
<td>360</td>
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<tr>
<td>2015</td>
<td>3.3%</td>
<td>326</td>
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<tr>
<td>2016</td>
<td>3.1%</td>
<td>317</td>
</tr>
</tbody>
</table>

### Average Selling Price of Home
Source: Zillow.com

<table>
<thead>
<tr>
<th>Year</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>-8%</td>
</tr>
<tr>
<td>2008</td>
<td>11%</td>
</tr>
<tr>
<td>2009</td>
<td>0%</td>
</tr>
<tr>
<td>2010</td>
<td>-9%</td>
</tr>
<tr>
<td>2011</td>
<td>8%</td>
</tr>
<tr>
<td>2012</td>
<td>6%</td>
</tr>
<tr>
<td>2013</td>
<td>-8%</td>
</tr>
<tr>
<td>2014</td>
<td>8%</td>
</tr>
<tr>
<td>2015</td>
<td>2%</td>
</tr>
<tr>
<td>2016</td>
<td>3%</td>
</tr>
</tbody>
</table>

Average Selling Price:
- 2010: $321,000
- 2011: $355,400
- 2012: $296,000
- 2013: $320,000
- 2014: $355,400
- 2015: $384,500
- 2016: $391,000
While all housing permits issued this past year were entirely single-family, the development offered a range of lot sizes, from 767 – 54,014 square feet, with homes ranging in size, design, and cost to provide for a variety of rental and ownership opportunities. This development trend was anticipated after a 2014 housing study identified a need for additional single-family detached housing within the city, 100% of all planned residential units approved in 2015 being single-family, and long range plans for single-family residential development.

The 317 residential building permits issued in 2016 represent 8.5% of the 20-year Metro Household Growth Forecast, compared to 8.7% in 2015 and 10% in 2014. Metro’s official estimate forecasts Wilsonville will add 3,749 households between 2014 and 2034, which represents an average growth rate of 1.8%.

However, actual construction activity in 2016 displays a substantially higher growth rate of 3.1% - the City’s annual growth rate has remained approximately 2.7% for the past ten years. If development continues at this pace, household growth will surpass the regional forecast by 2024, and the City will be looking beyond its current buildable land inventory for residential development.
“It’s exciting to see the long-range plans of the community come alive as housing develops throughout Wilsonville. Particularly Villebois, where the City adopted a Concept Plan in 2003 and now, we see a lively, beautiful neighborhood. For the past several years, we’ve seen record-setting single-family housing development, and we’ve planned for continued single-family housing demand through the Frog Pond Area Plan. In the past year, the City approved plans for a diversity of housing types – row homes, condominiums, and detached single-family homes on varying lot sizes – which will help us to continue to provide a range of housing choices to current and future residents.”

— Miranda Bateschell, Manage of Long Range Planning
APPROVED PLAN
MONT BLANC NO.2

ACRES:
3.2 GROSS

NUMBER OF HOMES:
92

AVERAGE LOT SIZE:
1,189 SF—ROWHOME
1,058 SF—CONDOMINIUM

NET DENSITY:
52 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST

LAND DEDICATIONS

HOUSING: 1.75 ACRES (55%)
OPEN SPACE: 0.04 ACRES* (1%)
LANDSCAPING: 0.25 ACRES (8%)
ALLEYS: 0.14 ACRES (4%)
PUBLIC STREETS: 1 ACRES (32%)

HOUSING TYPES:
10 ROWHOMES
82 CONDOMINIUM UNITS

LOCATION: VILLEBOIS CENTRAL

*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN
ACRES: 0.74 GROSS
NUMBER OF HOMES: 10
AVERAGE LOT SIZE: 2,057 SF
NET DENSITY: 21 UNITS PER ACRE
APPLICANT: RCS—VILLEBOIS LLC

LAND DEDICATIONS

HOUSING: 0.47 ACRES (63%)
OPEN SPACE: 0.07 ACRES (10%)
ALLEYS: 0.20 ACRES (27%)
PUBLIC STREETS: 0 ACRES (0%)
HOUSING TYPES: 10 SINGLE FAMILY HOMES
LOCATION: VILLEBOIS CENTRAL

*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN
ACRES: 1.29 GROSS

NUMBER OF HOMES: 16

AVERAGE LOT SIZE: 2,422 SF

NET DENSITY: 18 UNITS PER ACRE

APPLICANT: RCS—VILLEBOIS LLC

LAND DEDICATIONS

HOUSING: 0.89 ACRES (69%)

OPEN SPACE: 0.03 ACRES (2%)

LANDSCAPING: 0 ACRES (0%)

ALLEYS: 0.17 ACRES (13%)

PUBLIC STREETS: 0.20 ACRES (16%)

HOUSING TYPES:

16 SINGLE FAMILY HOMES

LOCATION: VILLEBOIS CENTRAL

*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN
APPROVED PLAN
CHARBONNEAU DRIVING RANGE

APPROVED: NOVEMBER 14, 2016

ACRES: 7.5 GROSS
NUMBER OF HOMES: 40
AVERAGE LOT SIZE: 5,928 SF
NET DENSITY: 7.4 UNITS PER ACRE
APPLICANT: PAHLISCH HOMES INC.

LAND DEDICATIONS

HOUSING: 5.4 ACRES (72%)
OPEN SPACE: 0.24 ACRES (3%)
ALLEYS: 0 ACRES (0%)
PUBLIC STREETS: 1.86 ACRES (25%)
HOUSING TYPES:
   40 SINGLE FAMILY HOMES
LOCATION: CHARBONNEAU
LOOKING FORWARD

The City of Wilsonville continues to experience remarkable growth, keeping it among the fastest growing cities in the state of Oregon. Within the past five years alone Wilsonville has seen an increase of nearly 20% in population (4% in 2016), and an increase of over 16% in households (3% in 2016), which surpasses regional expectations almost twofold. With Villebois approaching build-out and after significant infrastructure projects have been completed across the city, residential development has slightly slowed, although remains strong, especially in the context of the region.

Looking forward to 2017, residential development is expected to marginally decrease, as the City approved plans for 158 new residential units, in contrast to the 235 and 305 approved in 2015 and 2014, respectively; this represents a decrease of approximately 40% with respect to the residential units approved between 2014 and 2015. Additionally, this decrease is anticipated while land developers prepare to submit for development in the Frog Pond Area. Over the past three years combined, the City has approved residential development on 91.8 acres or 19.3% of the City’s 20-year residential land inventory (477 acres). With construction of these projects throughout the upcoming years, the importance of the Frog Pond Area Plan and additional housing opportunities in the City are key to utilizing the buildable land supply efficiently and balancing the diverse housing needs of the community.

Wilsonville continues to draw new residents and employers with its great amenities, close-knit community feel, proximity to regional attractions, and thriving business/industry centers. Looking forward, it remains integral to the health and sustainability of the City and region as a whole to provide a diversity of housing options that will accommodate the new renter and homeowner households attracted to Wilsonville.

OUR PROACTIVE FORWARD LOOKING PLANNING TENDS TO USE CAREFUL LAND USE PLANNING TO BUILD NEIGHBORHOODS AND COMMERCIAL CENTERS AND EMPLOYMENT AREAS THAT ARE STRONG, HIGH QUALITY, AMENITY RICH, INTERCONNECTED, ALL OF THESE THINGS HELP CREATE THE KIND OF COMMUNITY WE WANT TO LIVE IN.

– MAYOR TIM KNAPP

19.3% (91.8 OF 477 ACRES)
OF 20-YEAR LAND INVENTORY WAS DEDICATED BY PLANS APPROVED OVER LAST THREE YEARS CONSTRUCTION ANTICIPATED 2015-2018

RESIDENTIAL BUILDABLE LAND IN THE CITY 2014–2034

- 2014 14.1%
- 2015 2.4%
- 2016 2.7%