

Wilsonville Sets Building Record in 2016

March 24, 2017

The City of Wilsonville experienced in 2016 a record-setting year of \$143.7 million for the value of all new private- and public-sector construction activity. The City issued a total of 593 building permits for a greater value of construction than in any prior year since the City's incorporation in 1969, representing nearly double the average valuation of the past 10 years of \$78.6 million — and \$29.8 million or 38% greater than the prior year 2015.



Wilsonville Mayor Tim Knapp said, "Wilsonville's success is based on smart, collaborative planning with private-sector businesses and other local governments to build a great community with a range of residential living options and job opportunities — together with quality public infrastructure that serves development."

A break-out of building-permit values shows:

New Residential Construction — \$76.3 million: Home-builders applied for a record-setting 317 building permits in 2016 for new single-family dwellings—mostly in Villebois—with a total valuation of \$76.3 million.

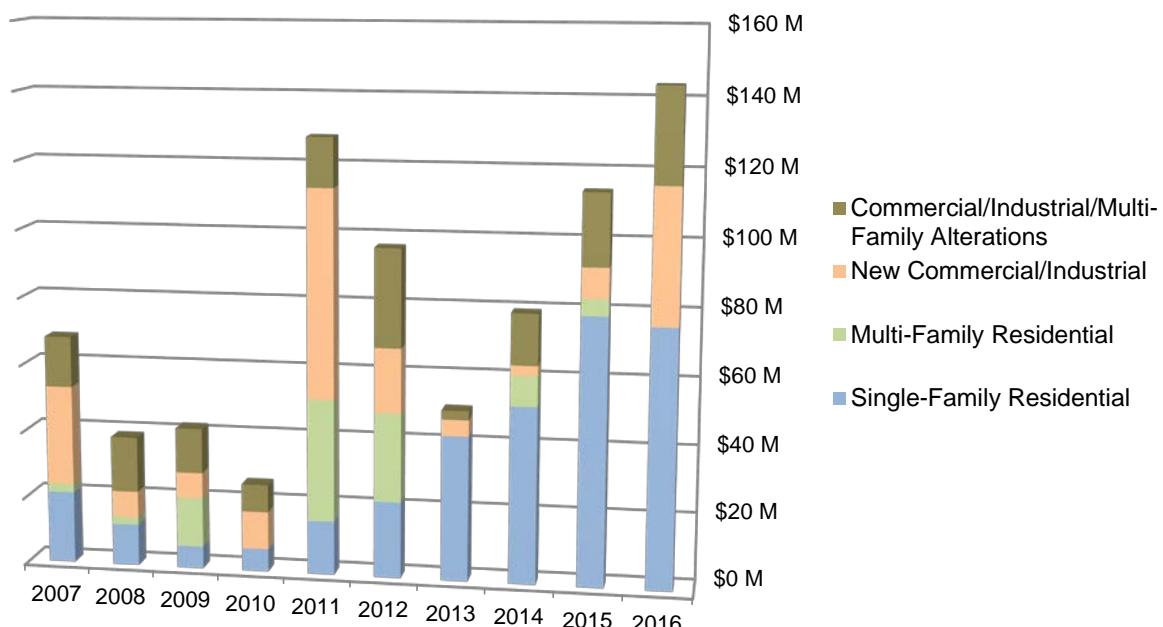
The 2016 new single-family home building value was just under the prior year's record valuation of \$78.9 million in 2015, and 230% greater than the average of \$33.5 million over the past 10 years. No new multi-family dwelling permits were issued in 2016.

New Commercial/Industrial Construction — \$39.7 million: Ten separate building permits were issued for major non-residential projects, including the new

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Past 10 Years Building Activity: City of Wilsonville 2007–2016 Private-Sector Building Permit Valuations New Construction & Alterations in \$ Millions

Year	Single-Family Residential	Multi-Family Residential	Commercial and Industrial	Comm. Indus, Multi-Family Alterations	TOTAL VALUATION
2016	\$ 76.3	\$ -	\$ 39.7	\$ 27.7	\$ 143.7
2015	78.9	4.9	8.9	21.2	113.9
2014	52.2	9.0	2.9	15.0	79.1
2013	42.8	-	4.8	2.7	50.3
2012	22.5	26.2	19.1	28.9	96.7
2011	15.9	36.1	61.4	14.5	127.9
2010	6.7	-	11.1	8.1	25.9
2009	6.5	14.6	7.6	13.2	41.9
2008	12.2	2.3	7.7	16.3	38.5
2007	21.2	2.6	29.2	14.9	67.9
Total	\$ 335.2	\$ 95.7	\$ 192.4	\$ 162.5	\$ 785.8



Meridian Creek Middle School at \$24 million, Wilsonville Subaru auto-dealership at \$8.2 million, Wilsonville Storage at \$4.1 million and Wilsonville High School performing arts center at \$2 Million. The 2016 value of new commercial and industrial building was the second highest of the past decade, and more than double the 10-year average of \$19.2 million.

Commercial, Industrial and Multi-Family Complexes Renovations — \$27.7 million: The City issued a total of 266 permits for alterations and tenant improvements to existing commercial, industrial and multi-family buildings, representing the second highest valuation of the past decade and 1.7-times the 10-year average of \$16.3 million. Business growth appears strong, with numerous buildings being remodeled for new businesses opening, including Orange Theory, Black Bear Diner, Conexus and others.

Wilsonville Community Development Director Nancy Kraushaar said, “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.”

Wilsonville’s major, internationally award-winning residential development area—the Villebois ‘urban village’ community composed of 2,600 total residential units—is nearing two-thirds build-out in the first quarter of 2017. Large vacant industrial and commercial spaces during the Great Recession have been mostly re-absorbed by the market, being occupied by businesses such as Microsoft’s Surface Hub unit, Southern Wine & Spirits, Convergys (formerly Stream Global Services) and Findley Jeep-Chrysler Dodge auto-dealership.

The City is planning for a new, two-stage 500-acre residential development on the east side of Wilsonville known as the Frog Pond area. The first phase of 180 acres is nearing planning completion and is poised for annexation and construction to start in 2018. The second phase is dependent on resolution of the regional Metro Urban and Rural Reserves process that can allow an urban-growth boundary (UGB) expansion for the 280-acre Advance Road Urban Reserve area. The West Linn-Wilsonville School District is completing the Meridian Creek Middle School on a 40-acre parcel of the Advance Road Urban Reserve area already added to the UGB in 2013.

The Metro regional government-designated “Regionally Significant Industrial Area” (RSIA) of the Coffee Creek employment area in north Wilsonville area has been master planned and a voter-approved urban renewal area established, setting the stage for annexation and development to commence in 2017 or 2018. Coffee Creek is anticipated to host 1,500 jobs with a direct annual payroll exceeding \$55 million at build-out over the next 20 years.

FOR MORE INFORMATION CONTACT:

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