



Twist Bioscience Wilsonville Investment Now (WIN) Zone – Comp Plan Findings

July 14, 2021

History of TIF Zones/WIN in Wilsonville

2013

- Business incentive approved by voters
- 6 TIF Zones created offering property tax rebate for qualifying investment

2019

- No qualifying development, TIF Zones expire

2020

- Redesigned as Wilsonville Investment Now (WIN) Program w/ flexible criteria and tiers of benefits
- URA Task Force: unanimous support, recommended inclusion of DEI and BRE criteria
- Planning Commission briefing

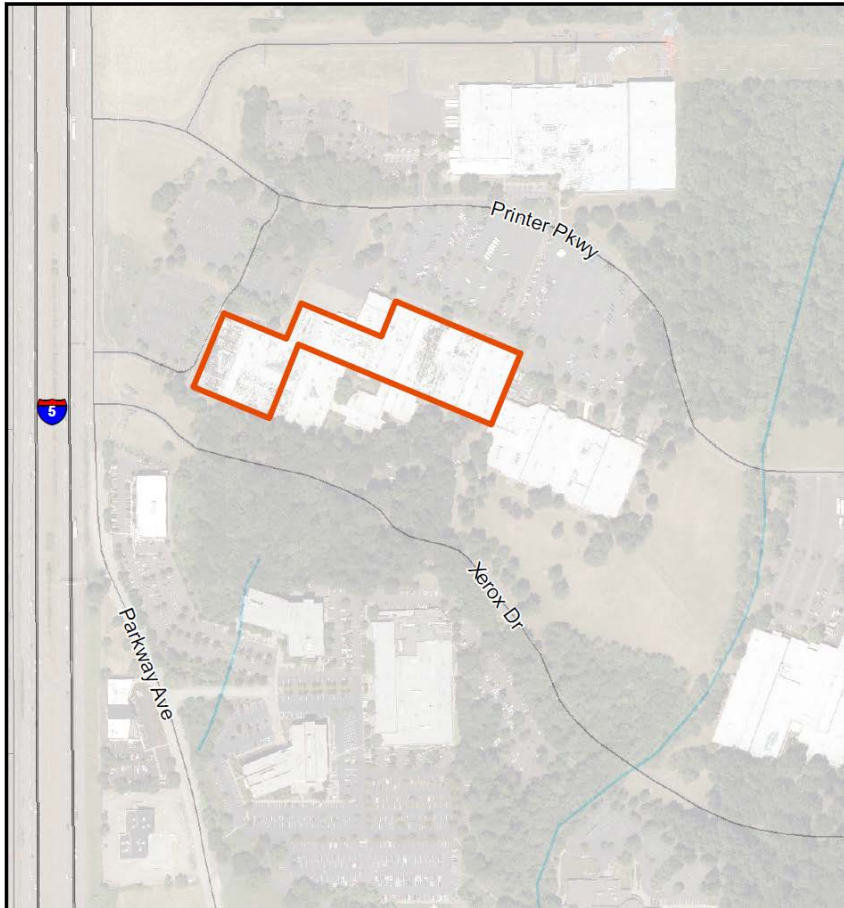
2021

- Twist Bioscience proposed 190K SF “Factory of the Future” facility in Wilsonville with \$70M investment and 200+ new jobs
- Twist Development Agreement (Res. 315) adopted by URA Agency – June 7
- URA Agency authorized site-specific URA implementation (Res. 318) on June 21

Role of Planning Commission

- Review the draft Twist Bioscience Wilsonville Investment Zone Plan for conformance to the Wilsonville Comprehensive Plan and
- Consider a resolution to find that the Twist Bioscience Wilsonville Investment Zone Plan conforms to the Wilsonville Comprehensive Plan

Proposed Twist Bioscience WIN Zone



- Double gene manufacturing
- Produce antibody therapeutics
- New product offerings in biopharma market
- 200+ new jobs including scientists and lab technicians

The City of Wilsonville, Oregon
Clackamas and Washington Counties

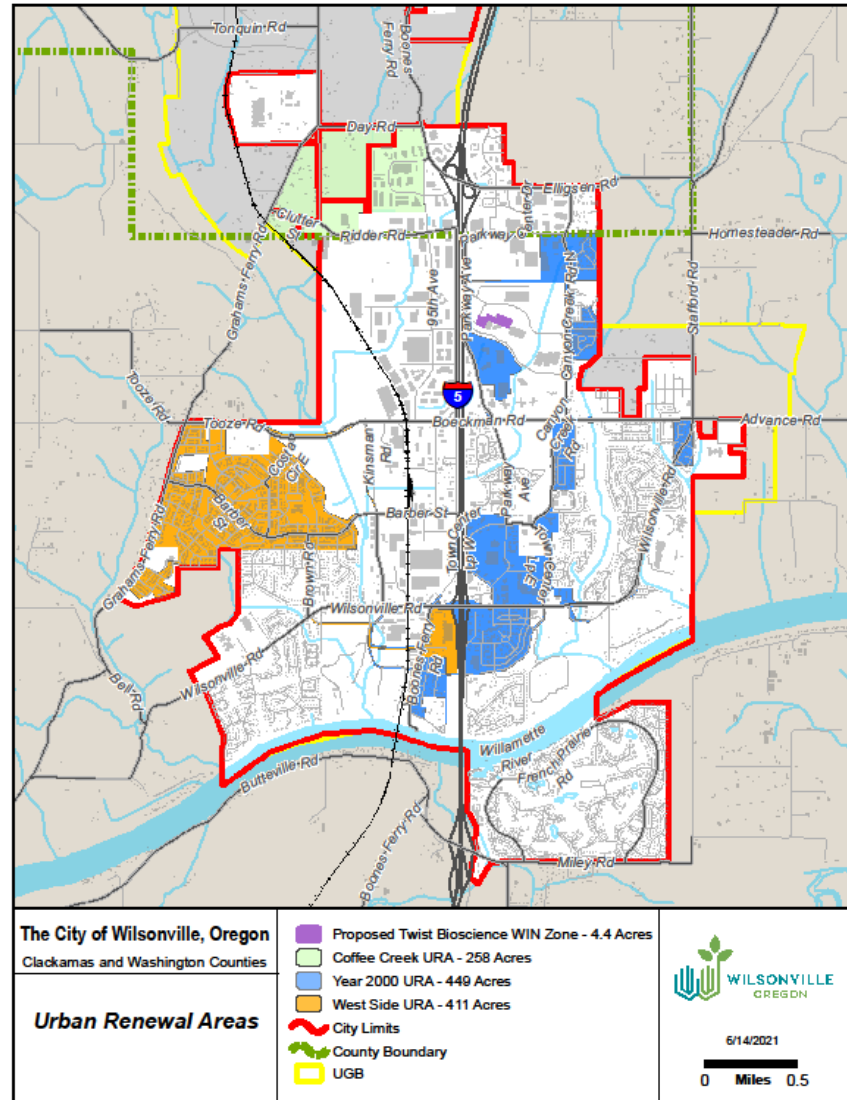
 **Proposed Twist Bioscience WIN Zone**

Location: ParkWorks Industry Center

Address: 26600 S.W. Parkway Ave
Wilsonville, OR 97070

Size: 190,519 square feet or 4.4 acres

Urban Renewal in Wilsonville





Comprehensive Plan Categories

- Citizen Involvement
- Industrial Development
- Economic Development

Citizen Involvement – Findings

- Goal 1.1: Encourage interested parties to be involved in land use planning process
- Goal 1.1.1: Provide opportunities for a wide range of public involvement in City planning programs and processes
- Goal 1.3: Coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies

Response:

- URA Task Force
- Two City Council Meetings
- Planning Commission public hearing
- 45-day Taxing District comment period
- City Council public hearing

Industrial Development – Findings

- Goal 4.1: Have an attractive, functional, economically vital community with a balance of different types of land uses
- Goal 4.1.3: City shall encourage light industry compatible with the residential and urban nature of the City
- Implementation Measure 4.1.3.a: Develop an attractive and economically sound community
- Implementation Measure 4.1.3.b: High-quality industrial development + livability + economic growth and broad tax base
- Implementation Measure 4.1.3.c: Favor capital intensive, rather than labor intensive, industries within the City

Response:

- WIN Program targets high-value developments with high-wage jobs
- WIN Program criteria favors capital investment
- Twist project valued at \$70M in capital investment

Economic Development – Findings

- State Goal 9: Provide adequate opportunities for a variety of economic activities vital to the health, welfare and prosperity of OR citizens
- City Economic Development Strategy
 - Action 2.1: Promote reuse of vacant buildings, infill development and redevelopment
 - Action 6.2: Develop criteria to guide the use of incentives to attract or retain businesses
 - Action 6.3: Develop a program to assist existing businesses

Response:

- WIN Program targets high-value developments with high-wage jobs
 - enhance livability of area and promote diversified economic growth
- WIN project sites will increase tax base
- WIN Program promotes reuse of vacant buildings, infill projects, and redevelopment
- WIN Program criteria prioritizes existing Wilsonville businesses with extra points



Planning Commission Action

- Adoption of Resolution No. LP21-0001
- Twist WIN Zone is in support of and in conformance with the Comprehensive Plan