

# PTA/PMA 22-0001 BASALT CREEK EMPLOYMENT (BCE) ZONE CODE PROJECT

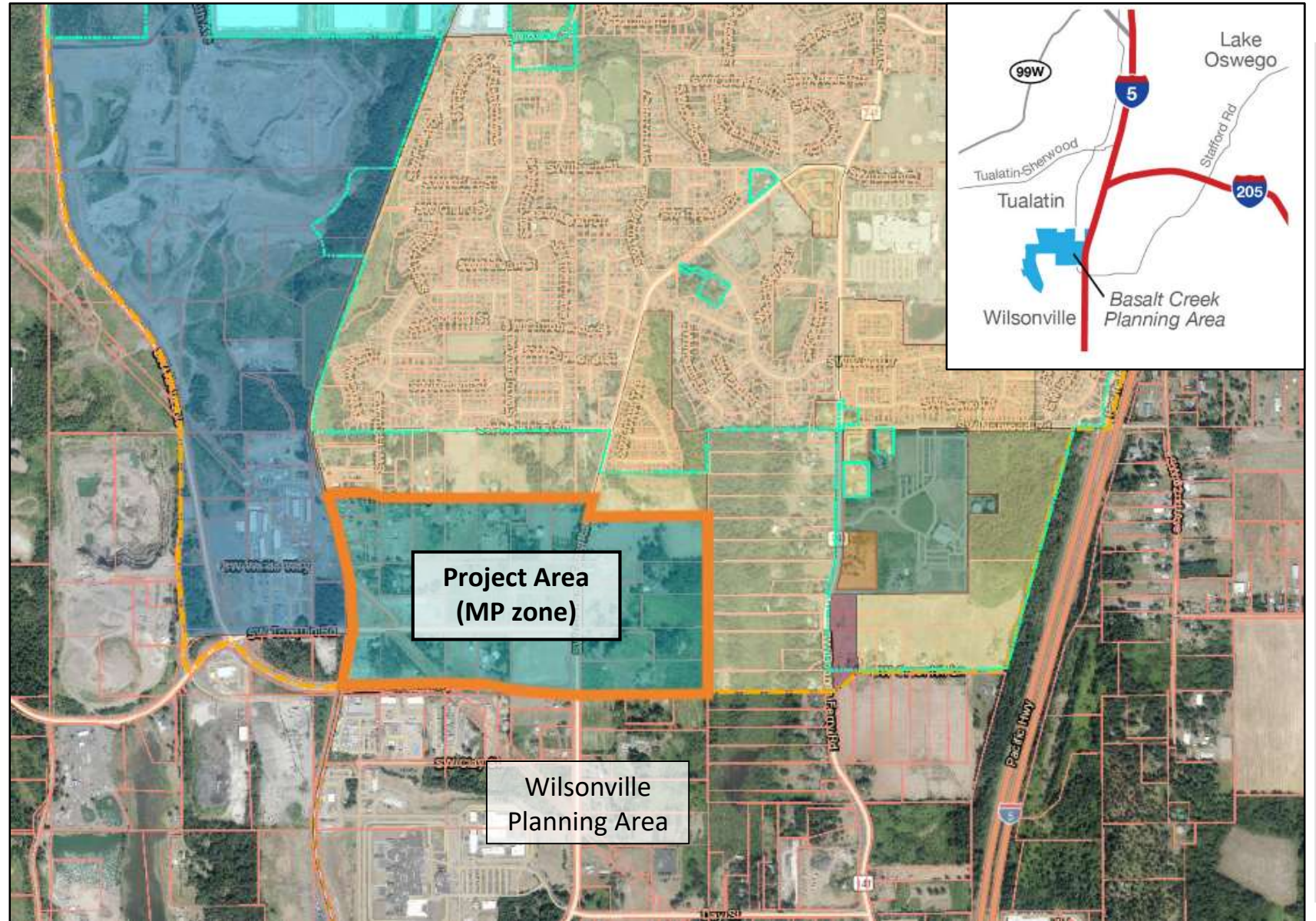
Tualatin Planning Commission • June 15, 2023



# Discussion Topics

- **Project Objectives**
- **Recap of March 16 Discussion**
- **Code Amendments**
- **Recommendation**

# Project Area



# Project Goals Identified by Council (May 23, 2022)



Limit warehouse uses



Encourage flex space



Incorporate commercial uses



Maintain greenspace

Project  
Update to  
City Council  
(February 27, 2023)

Support Planning Commission Recommendation:

- Maintain goal of high wage job development
- Allow warehousing and wholesale sale uses when:
  - Development includes a minimum of 30% of manufacturing use;
  - Individual building development is limited to 150,000 square feet; and
  - Remaining development can be a mix of other permitted uses.

# Commission Workshop (March 16, 2023)



Define primary and accessory uses and limitations between manufacturing, warehousing, and wholesale sales



Include four-season landscaping requirement to fencing screening standards



Building design standards for elevations that face public realm / residential areas



Research standards around odor control



# Use Classifications

## Define primary/accessory uses and limitations between manufacturing, warehousing, and wholesale sales

### TDC Chapter 39

- Existing code provides use definitions:
  - Limited Uses are uses that are allowed subject to additional regulations beyond those required of the primary use.
  - Accessory Uses are uses that are subordinate and incidental to a primary use on a site, subject to the same regulations as the primary use, unless stated otherwise.



# Use Classifications

INDUSTRIAL USE CATEGORIES		
Heavy Manufacturing	P (L)	Permitted uses limited to: <ul style="list-style-type: none"><li>• Casting or fabrication of metals, including electroplating;</li><li>• Manufacture, assembly, processing, or packaging of the following types of products: [...]</li></ul> Other similar advanced manufacturing uses as determined by application of TDC 31.070.
Light Manufacturing	P /C (L)	Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited.  All other uses Permitted outright except: Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials are prohibited.
Warehouse and Freight Movement	P (L)	Permitted uses limited subject to TDC 65.210(5).
Wholesale Sales	P (L)	Permitted uses limited to: <ul style="list-style-type: none"><li>• Sales of industrial products primarily sold wholesale to other industrial firms or industrial workers, subject to TDC 65.210(6).</li></ul>





# Use Classifications

## TDC 65.210. Additional Limitations on Uses.

- (5) **Warehouse and Freight Movement.** Warehouse and freight movement is a permitted use as specified below.
  - (a) **Accessory Uses to a Manufacturing Use.** The use must be conducted wholly in conjunction with a permitted light and/or heavy manufacturing use on the same lot, parcel or site, and facilitate the storage and distribution of goods produced on-site.
    - (i) **Maximum Size.** The use must not exceed more than 50% of the gross floor area of the permitted light and/or heavy manufacturing use. A conditional use permit is required for uses greater than 50% and up to 200% of the gross floor area of the permitted light and/or heavy manufacturing use.
  - (b) **Limited Uses.** A primary warehouse and freight movement use may be permitted on a site that includes a light and/or heavy manufacturing use comprising a minimum of 30% of the total building square footage on the site. No single building may exceed 150,000 square feet in size.
  
- (6) **Wholesale Sales.** Wholesale sales is a permitted use as specified below.
  - (a) **Limited Uses.** A primary wholesale sales use is limited to the sales of industrial products primarily sold wholesale to other industrial firms or industrial workers may be permitted on a site that includes a light and/or heavy manufacturing use comprising a minimum of 30% of the total building square footage on the site. No single building may exceed 150,000 square feet in size.



# Screening Standards

## Add four-season landscaping requirements to fencing screening standards

### TDC 65.310. Additional Development Standards.

- (4) *Fences Adjacent to Public Right-of-Way.* Decorative fencing is encouraged. Open fencing (such as wrought iron or chain-link fencing) must be screened from public-right-of-way by a minimum 10-foot-wide landscape area that is planted with a hedge of narrow or broad leaf evergreen shrubs and which will form a four-foot high continuous screen within two years of planting.





# Setback Standards

## Review setback standards

- Meridian Park hospital (selected by Commission, as an example) was determined through AR review

<b>MINIMUM SETBACKS</b>	<b>BCE</b>	<b>Tigard</b>	<b>Happy Valley</b>
Minimum Building Setback for Yards Adjacent to Streets or Alleys	30 feet	5 feet	10 feet
Minimum Building Setback for Yards Adjacent to Streets or Alleys for Commercial Uses	10 feet	5 feet	10 feet
Minimum Building Setback for Yards Adjacent to Residential District	30 feet	20 feet	20 feet
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	10 feet	None	0 - 10 feet

# Review minimum landscape percentage



Minimum Landscape Standard





# Building Design Standards

## Building design standards for elevations that face public realm/residential areas

### TDC 73A.600 – Basalt Creek Employment (BCE) Design Standards.

(3) Building Design Standards. BCE zone development must provide building design as follows:

(a) *Primary Facades*. All facades that abut the public right of way and/ or a residential zone shall be architecturally significant and give the appearance of high quality design. Exterior buildings materials shall have a durability equivalent to that expected of contemporary office, flex and industrial buildings. Appropriate materials include, but are not limited to: masonry (e.g., brick or architectural block); glass; synthetic plaster; pre-cast concrete; or, stone.

(b) *Secondary Facades*. All facades that do not abut the public right of way and/ or a residential zone may include exterior building materials of lesser durability or appearance. Materials considered of lesser durability or appearance include, but are not limited to: metal panels/sheet metal, fiberglass panels, vinyl or aluminum siding, or wood shingles.



# Building Design Standards

## Refine building design standards for multi-story development

### **TDC 73A.600 – Basalt Creek Employment (BCE) Design Standards.**

(d) *Upper Floor Appearance.* When buildings have two or more stories, the material used at the ground level shall differ from that used at upper levels in order to create a clear distinction between the ground and upper levels.

(e) *Stepback.* Buildings greater than three (3) stories shall be stepped back, resulting in no more than three (3) stories of façade being on the same vertical plan. Generally, the fourth (4th) and higher stories shall be stepped back; however, the required stepback may occur at the third (3rd) floor if the developer prefers. Required stepbacks shall be a minimum of twelve (12) feet.



# Odor Regulations

## Research building permit standards around odor control

- Not concerned with exterior nuisance odor, rather it regulates potential health, safety and environmental impacts
- Does regulate hazardous material emissions by requiring installation of systems to treat the proposed emission release (i.e. filters, chemical scrubbers, PH adjustment, incinerators, etc.)



# Odor Regulations

- Nuisance odors are enforced by City Code:  
**TMC 6-4-50:** No person /property shall cause a nuisance affecting public health, such as premises which [...] cause an offensive odor [...].  
**TDC 63.054:** All [industrial] uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use.

## **CHAPTER 65 BASALT CREEK EMPLOYMENT ZONE (BCE) PURPOSE**

The purpose of this district is to implement the goals of the Basalt Creek Concept Plan, to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. Such permitted uses **must not cause objectionable** noise, smoke, **odor**, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The emphasis of the zone is ...



## Recommendation

### **Amendments meet approval criteria**

- Statewide Planning Goals
- Oregon Administrative Rules
- Metro Code
- Development Code Chapter 33.070  
Plan Amendments

## Recommendation

Staff recommends the Commission forward a recommendation of approval to the City Council for the proposed amendments establishing the Basalt Creek Employment zone (PTA 22-0001/PMA 22-0001).

Questions?

