



**TO:** Architectural Review Board

**THROUGH:** Steve Koper, AICP, Assistant Community Development Director

**FROM:** Erin Engman, AICP, Senior Planner

**DATE:** August 9, 2023

---

**SUBJECT:**

Work session discussion of the Basalt Creek Employment (BCE) Zoning Code Project: PTA 22-0001/PMA 22-0001. This meeting is intended to be an opportunity for staff to share the project's proposed development, building, and landscaping standards with the Architectural Review Board.

**BACKGROUND:**

In spring 2022, City Council directed staff to work on a legislative amendment that would update and modernize land uses and development standards limited to the Manufacturing Park (MP) zone in the Basalt Creek Planning Area. The council additionally directed staff to support employment and infrastructure goals identified in the adopted Basalt Creek Concept Plan (2019), the Economic Opportunities Analysis (2019), and the Southwest and Basalt Creek Development Area (2021) and in particular:

- Limit warehousing uses and corresponding truck traffic;
- Encourage flexible multi-tenant, multi-use development;
- Permit neighborhood commercial uses; and
- Maintain greenspace or trail connectivity for employees and near-by residents to enjoy.

The work has resulted in the development of a new zoning district, called the Basalt Creek Employment zone. The code was created by studying economic and market trends and incorporating Council, public, and stakeholder feedback. These updates will act as a catalyst to encourage development and tax base growth in the Basalt Creek area to meet the City's urban renewal goals.

**PUBLIC OUTREACH:**

Staff has done extensive public outreach over the course of the year and has met with citizens, our planning commission, neighboring jurisdictions, development stakeholders, and business groups.

The public, and particularly the Byrom CIOs have shared general concerns over traffic, noise, and pollution. They support requiring all operations within a completely enclosed building, landscape buffering standards adjacent to the nearby residential zone; permitting uses that bring high wage jobs as well as commercial benefits to nearby residents and workers.

## **PROPOSED AMENDMENTS:**

Chapter 65: establish Basalt Creek Employment (BCE) Zoning District uses and development standards

- Use Categories
- Limitations on Use
  - Commercial: Frontage along Grahams Ferry and size limitations to Metro standards
  - Warehousing: Flexible limitations to encourage job density
  - Wholesale Sales: Flexible limitations to encourage job density
  - All uses to be conducted in an enclosed building
- Development Standards
  - Landscape buffer adjacent to residential uses
  - Fence requirements adjacent to public right of way
  - Sound barrier requirements

Chapter 73A: establish Basalt Creek Employment (BCE) zone design standards

- Building Design Standards
  - Primary and secondary façade standards
  - Color standards
  - Distinction between lower and upper floors
  - Stepback required for buildings over three stories
  - Screening of mechanical equipment

Chapter 73B: establish Basalt Creek Employment (BCE) zone landscape standards

- 20% Landscape minimum

Map 8-1:

- Reclassify 112th Avenue and Tonquin Loop to Minor Collector / Major Collector respectively

Map 8-3:

- Separate local (residential) road network from industrial road network in Basalt Creek

Map 8-4:

- Amended consistent with Map 8-1

Map 10-1:

- Rezone Manufacturing Park (MP) to Basalt Creek Employment (BCE) in Basalt Creek Planning Area

## **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission made substantial edits to the amendments in response to Council, public, and stakeholder feedback over the course of three meetings. Therefore, the amendments before you have received a unanimous recommendation in support from the commission.

**NEXT STEPS:**

August 28 - Legislative hearing for Basalt Creek Employment (BCE) Zone Project: PTA 22-0001/ PMA 22-0001

---

**ATTACHMENTS:**

- Presentation
- Exhibit A – Proposed BCE Amendments: Development, Building, and Landscape Standards (Abridged)
- Exhibit B – Proposed Text Amendments (Complete)
- Exhibit C – Proposed Map Amendments