



City of Tualatin

TUALATIN DEVELOPMENT COMMISSION Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, Assistant Community Development Director
Erin Engman, Senior Planner

DATE: May 23, 2022

SUBJECT:

Basalt Creek Planning Area Manufacturing Park (MP) Zoning Code Update

EXECUTIVE SUMMARY:

Manufacturing Park (MP) is a manufacturing-oriented zoning district that was applied in the Basalt Creek Planning Area in 2019. The MP zone is also applied in the former Leveton Urban Renewal Area. Its purpose is to allow the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. The Basalt Creek area lacks large parcels that would accommodate this type of development and market trends have shown a decline in this type of development. As such, the project objective is to update and modernize allowed land uses and development standards in the MP zone, to better support the economic development goals of the Southwest and Basalt Creek Development urban renewal area.

This project includes a number of tasks beginning with a code audit and culminating with a code update. The code audit will review the MP zone against current economic data, land development trends, and practices as well as recommendations from the City's adopted Basalt Creek Concept Plan, Economic Opportunities Analysis, and Southwest and Basalt Creek Development Area plan. A series of public engagement opportunities will afford members of the Council, Planning Commission, public, and stakeholder groups the ability to provide feedback on recommended changes that will ultimately result in an adoption-ready code that supports employment dense development while remaining flexible for market opportunities. A detailed project summary is included (Exhibit 1). A preliminary economic analysis is also included (Attachment B).

BACKGROUND:

In 2018, the City adopted the Basalt Creek Concept Plan which proposed zoning for the Basalt Creek Planning Area. In 2019, the City adopted the Basalt Creek Concept Plan which established the proposed zoning. The Basalt Creek Planning Area consists of roughly 92.95 buildable acres zoned Manufacturing Park (MP) which is expected to accommodate 1,897 new jobs. The MP zone is located adjacent to future residential lands and transitions to the border with Wilsonville. Currently, this area is unincorporated and lacks adequate City infrastructure. In late 2019, the City adopted an Economic Opportunities Analysis (EOA), which found a deficit of 74 acres of industrial land. The EOA further recommended changes to zoning that encourage higher job density and more efficient use of employment land, by specifically prohibiting new development that requires substantial amounts of land but results in little employment, such as warehouse and distribution uses. In 2021, the City adopted the Southwest and Basalt Creek

Development Area, a new urban renewal area, the intent of which was to address the lack of infrastructure in the Basalt Creek Planning Area and to support future high-wage job growth.

PROJECT SCHEDULE:

The City entered into a professional services contract with Harper Houf Peterson Righellis (HHPR) in February 2022 to assist with the preparation of the code update. Below is the tentative project schedule, which is also included in the packet materials (Attachment B).

May	June	July	August	September	October
City Council Work Session #1					
	Public Open House				
	Draft Code				
		Planning Commission Work Session			
				City Council Work Session #2	
		Transportation Analysis			
				Revise Code Language	

ATTACHMENTS:

-Presentation

-Project Summary:

Attachment A: Economic Analysis Preliminary Findings

Attachment B: Project Schedule Summary