

Basalt Creek MP Zone Update

Community Open House

July 27, 2022



Live Discussion Question #1

- **Who do we have in the audience tonight?**
- A. Property Owner
- B. Developer
- C. City or Agency Representative
- D. Interested Member of the Community

This Evening's Discussion

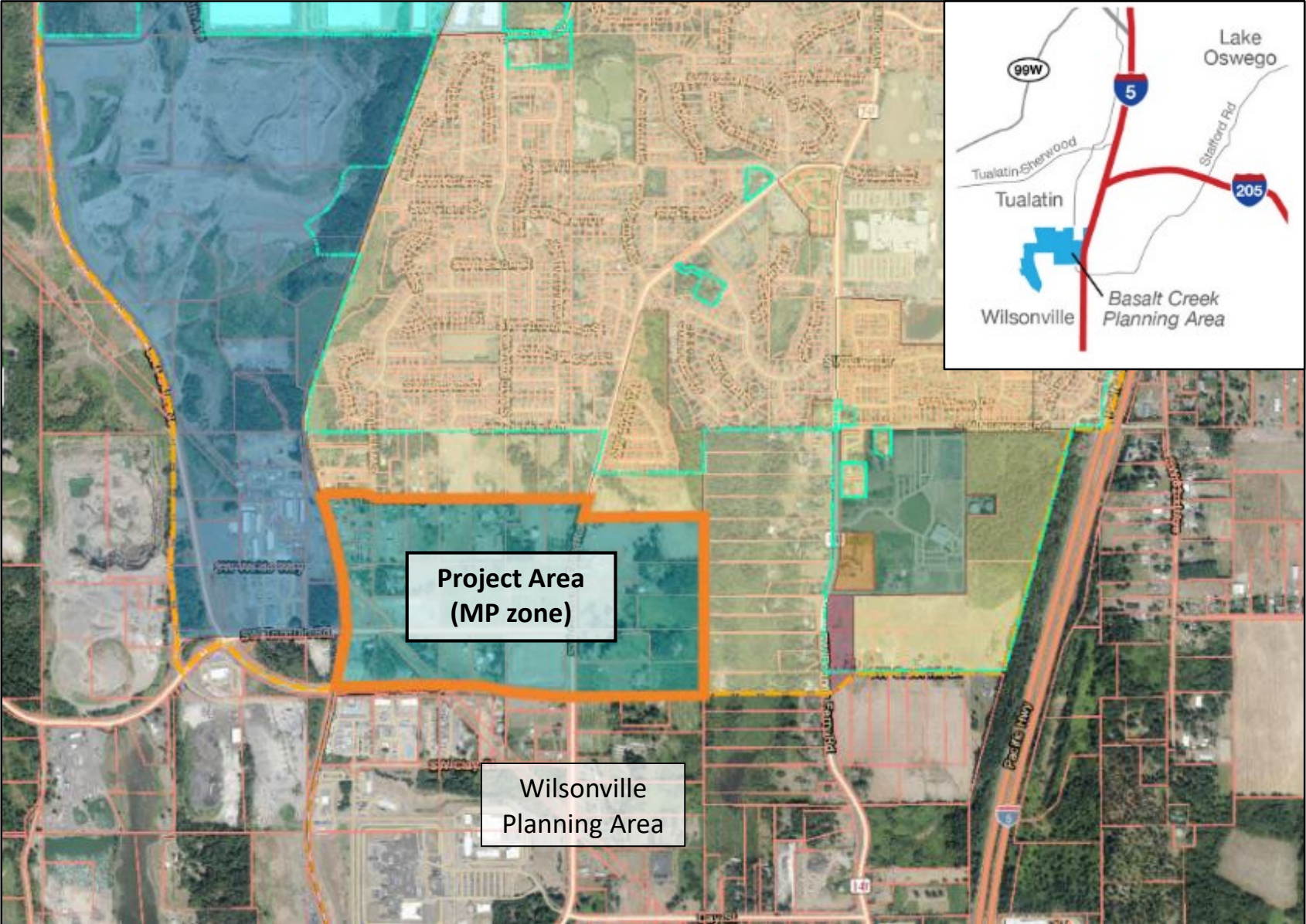
- **Project Background and Purpose**
- **What We've Learned So Far**
- **Possible Directions for a New Industrial Zone**
- **Next Steps**

The background of the slide is a photograph of a desk. In the foreground, there are several stacks of papers and documents, some of which are open. To the right, there is a white mug. In the background, a potted plant is visible, and the overall scene is softly lit, suggesting an indoor office or study environment.

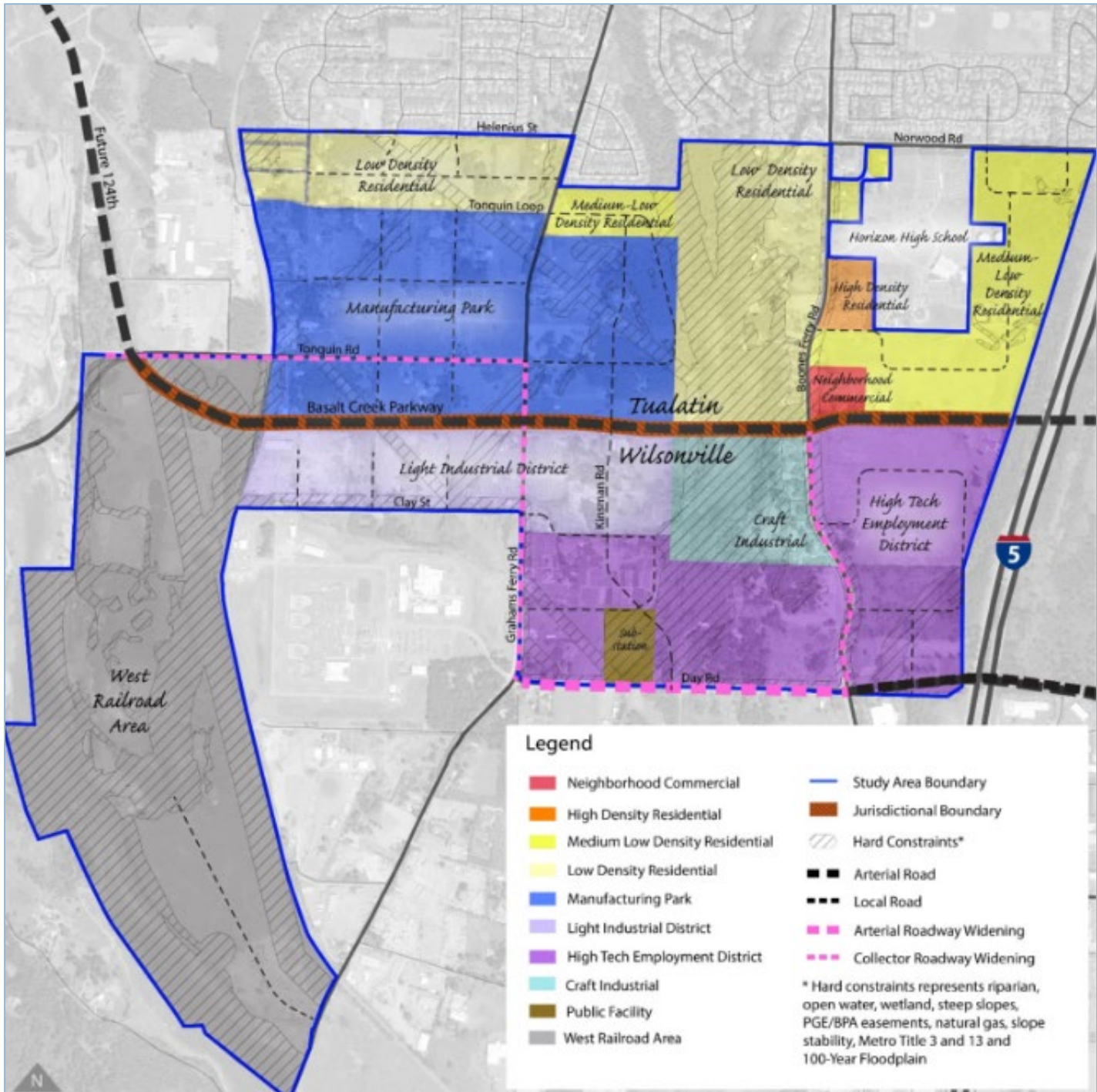
Background and Purpose

How Planning and Policy
Priorities Apply to the MP Zone

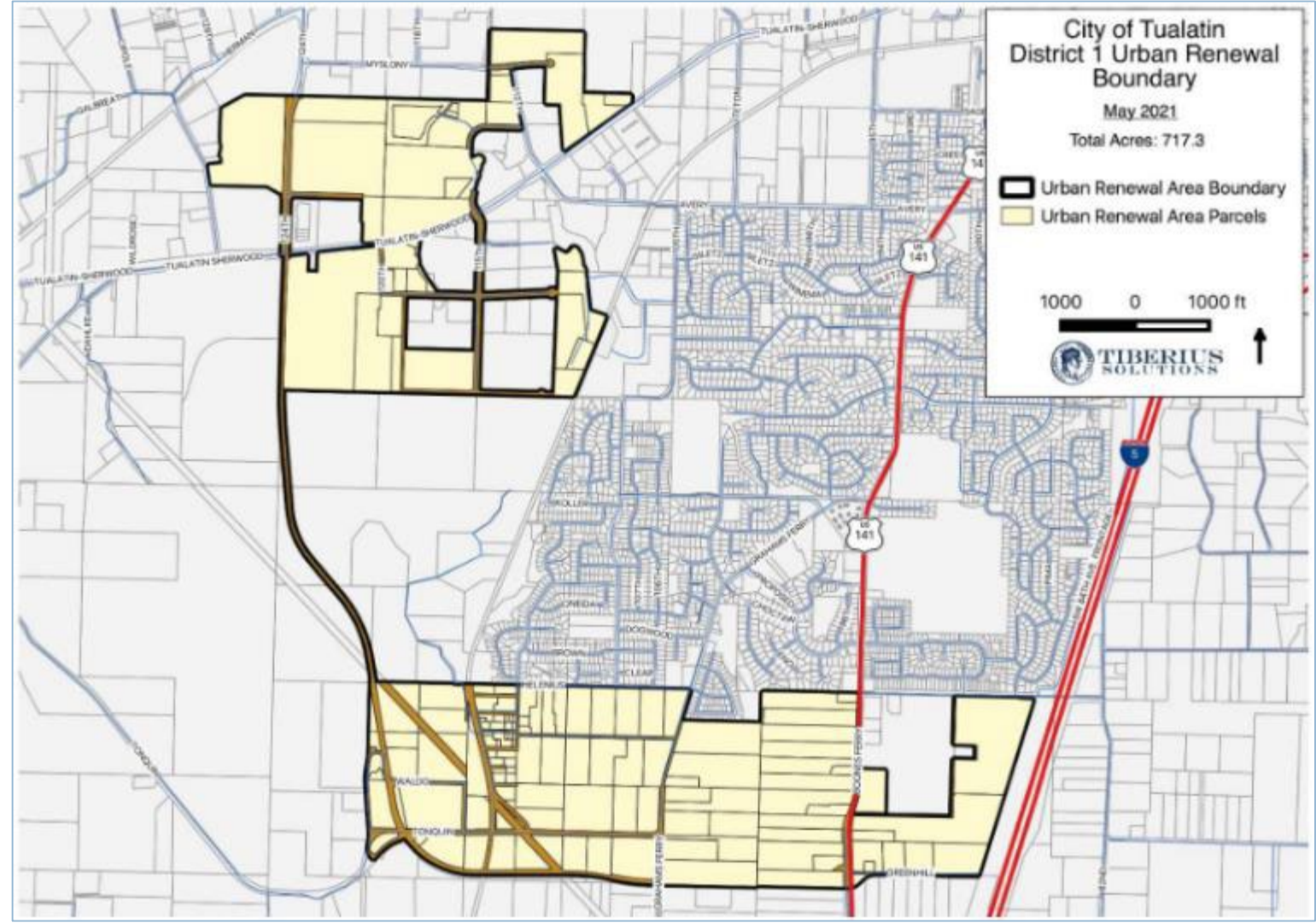
Project Focus



Basalt Creek Concept Plan (2018)



Southwest and Basalt Creek Development Area Plan (2021)



Live Discussion Question #2

- **How familiar are you with Tualatin's previous planning for the Basalt Creek area?**
- A. I hadn't heard about it until tonight
- B. I'm somewhat familiar
- C. I'm very familiar – I followed these planning processes at the time
- D. I participated in the earlier planning processes

Priorities from Previous Plans

High
employment
density

Funding for
infrastructure
improvements

Minimizing
conflict
between uses

MP Zone



- Intended for large-scale manufacturing and research facilities
- Limited light-industrial uses
- Landscaping and setback requirements to create “park or campus like grounds”
- Restricts environmental impacts associated with industrial uses
- Distribution and warehousing not permitted

What We've Learned (So Far)

Research, Analysis, and Initial Engagement

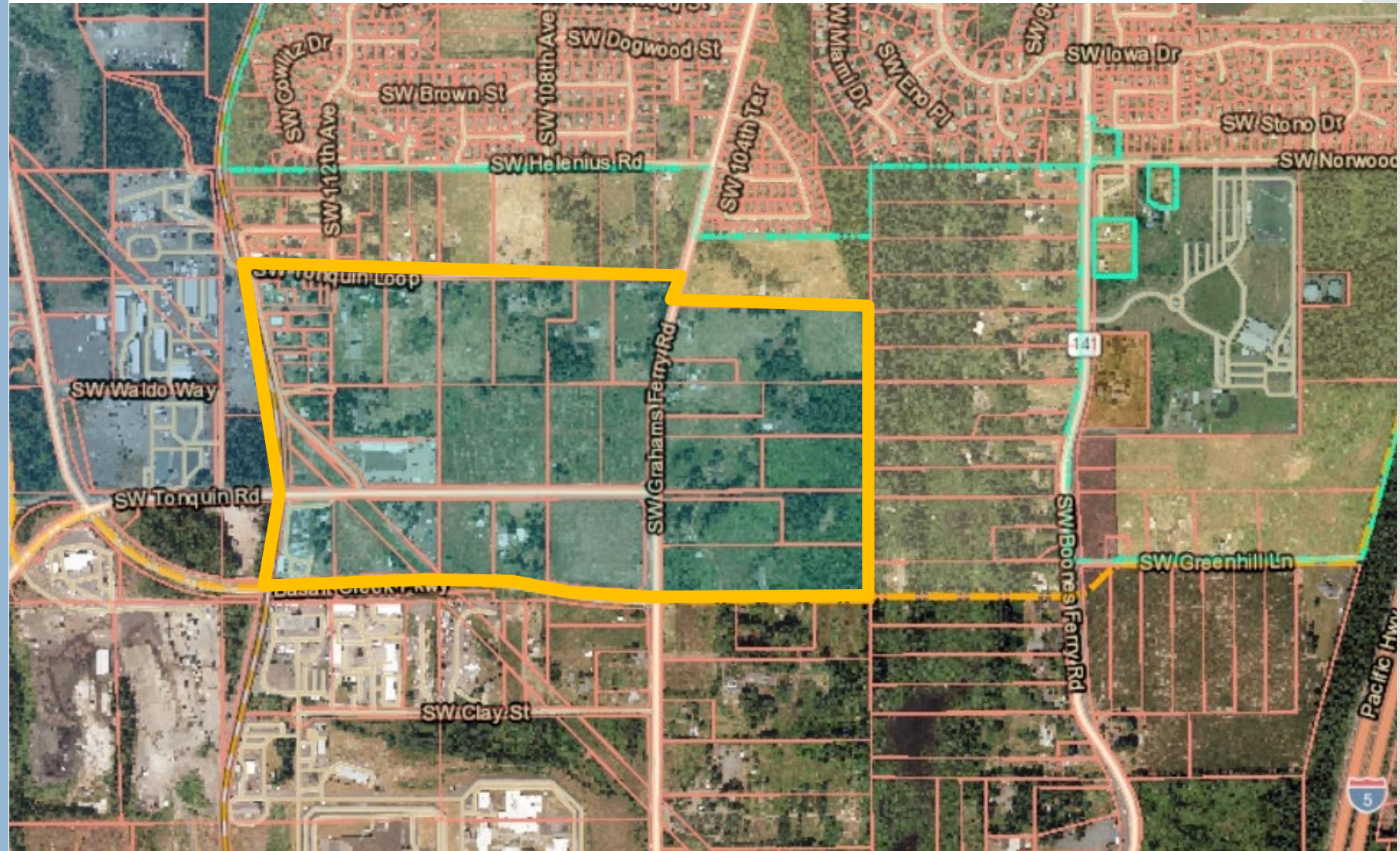
Local and national demand for industrial land continues to grow ...

Average industrial vacancy of 3.7%, pricing per square foot has more than doubled over the past decade

Constrained land supply has reduced amount of industrial land developed and pushed activity toward more difficult parcels, and secondary markets (Salem, Woodburn, Newberg, etc.)

Demand for industrial-commercial “flex” space that can be used by multiple different tenants

... and the MP zone in Basalt Creek has a lot of buildable land to meet that demand



Potential Constraints in Basalt Creek and the MP zone

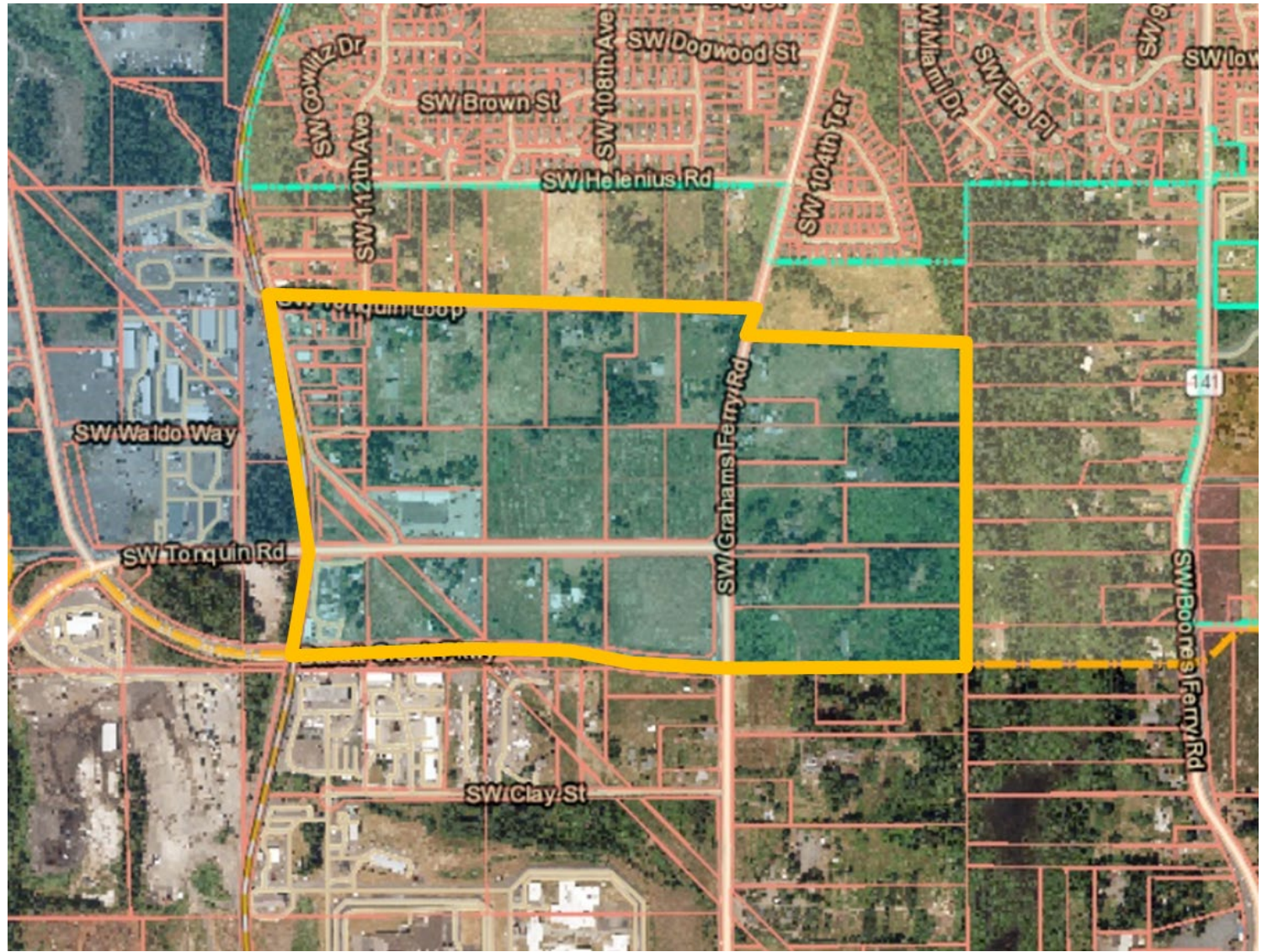
Infrastructure

Smaller lot sizes

Topography

Transmission line corridor

Limited Range of Permitted Uses



Comparing Industrial Zones

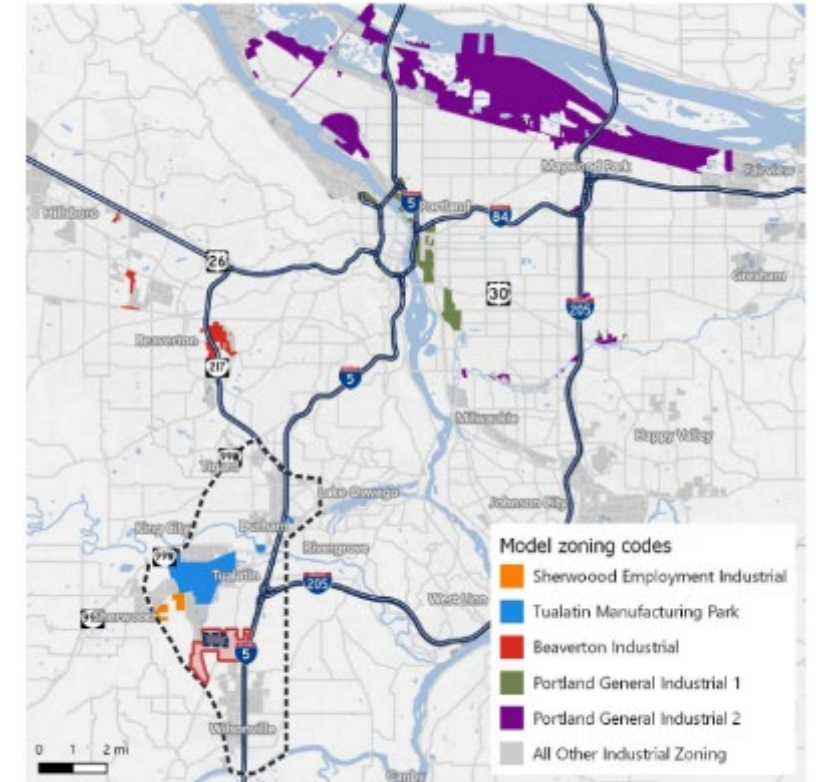
“Model” zones cited by interviewees:

- IE – Employment Industrial (Sherwood)
- MG – General Manufacturing (Tualatin)
- IND – Industrial (Beaverton)
- IG1 & IG2 – General Industrial (Portland)

Other industrial zones and recent updates:

- MADE Project (Tigard)
- Craft Industrial District (Newberg)
- Rock Creek Employment Center (Happy Valley)

Figure 10. Model Zone Locations



Source: Metro RLIS, LLC

Live Discussion Questions #3 and #4

- **What other factors might be barriers to development in the MP zone in Basalt Creek?**
- **Are there other light industrial or similar zones in Tualatin or other that should be considered for comparison purposes?**

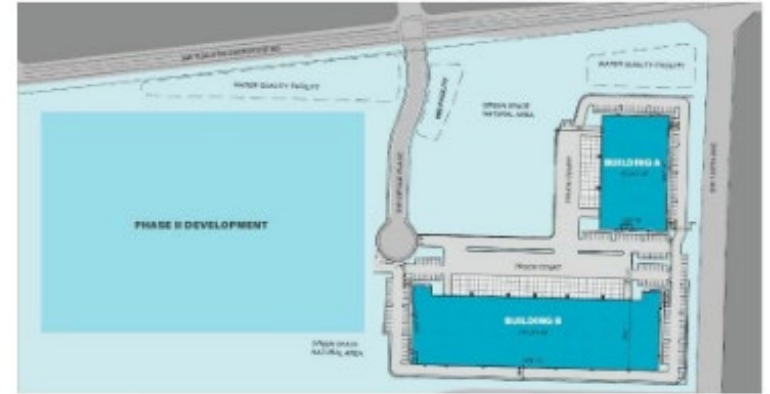


Possible Directions for a New Industrial Zone

Where the Plans and the Market May Align

- Developments that can be divided into multiple smaller tenant spaces
- Flexible configuration for different firm types and functions, including:
 - Manufacturing (including light or craft manufacturing)
 - Office space
 - Storage and distribution of goods

T-S Corporate Park, Tonquin Employment Area, Sherwood



Where the Plans and the Market May Align

- These flex spaces allow for:
 - Higher overall employment density
 - Easier market entrance and early growth for smaller businesses and startups
 - A more diversified economic base



Allowing More Types of Industrial Uses

- The MP zone only allows manufacturing of a short list of products including electronic, optical, and musical instruments, textiles, and sporting goods
- TDC Chapter 63 regulates potential impacts from industrial uses, including noise, vibration, air quality, glare, and storage



Encouraging different scales of development

The MP zone requires extra land for deep landscaped setbacks (50' – 60' in the Basalt Creek area), making it difficult to develop at a smaller scale, or on smaller properties

Many comparison zones have setbacks of 20' or less, depending on the uses on neighboring properties



Allowing Limited Commercial Uses

- The MP zone could allow limited commercial services to serve major employers and surrounding residential areas
- In Regionally Significant Industrial Areas like Basalt Creek, the amount of commercial development allowed is limited by Metro



Allowing Limited Distribution & Warehousing Uses

- Shipping and storage operations often support manufacturing and other industrial activities, especially as e-commerce continues to grow
- Some industrial zones:
 - Cap the overall size of distribution/warehouse developments
 - Allow distribution and warehouse uses in combination with other industrial or office uses



Ensuring compatibility with residential areas



Deeper setbacks, landscaping, and reduced building height could still apply to provide a buffer between MP zones and residential areas



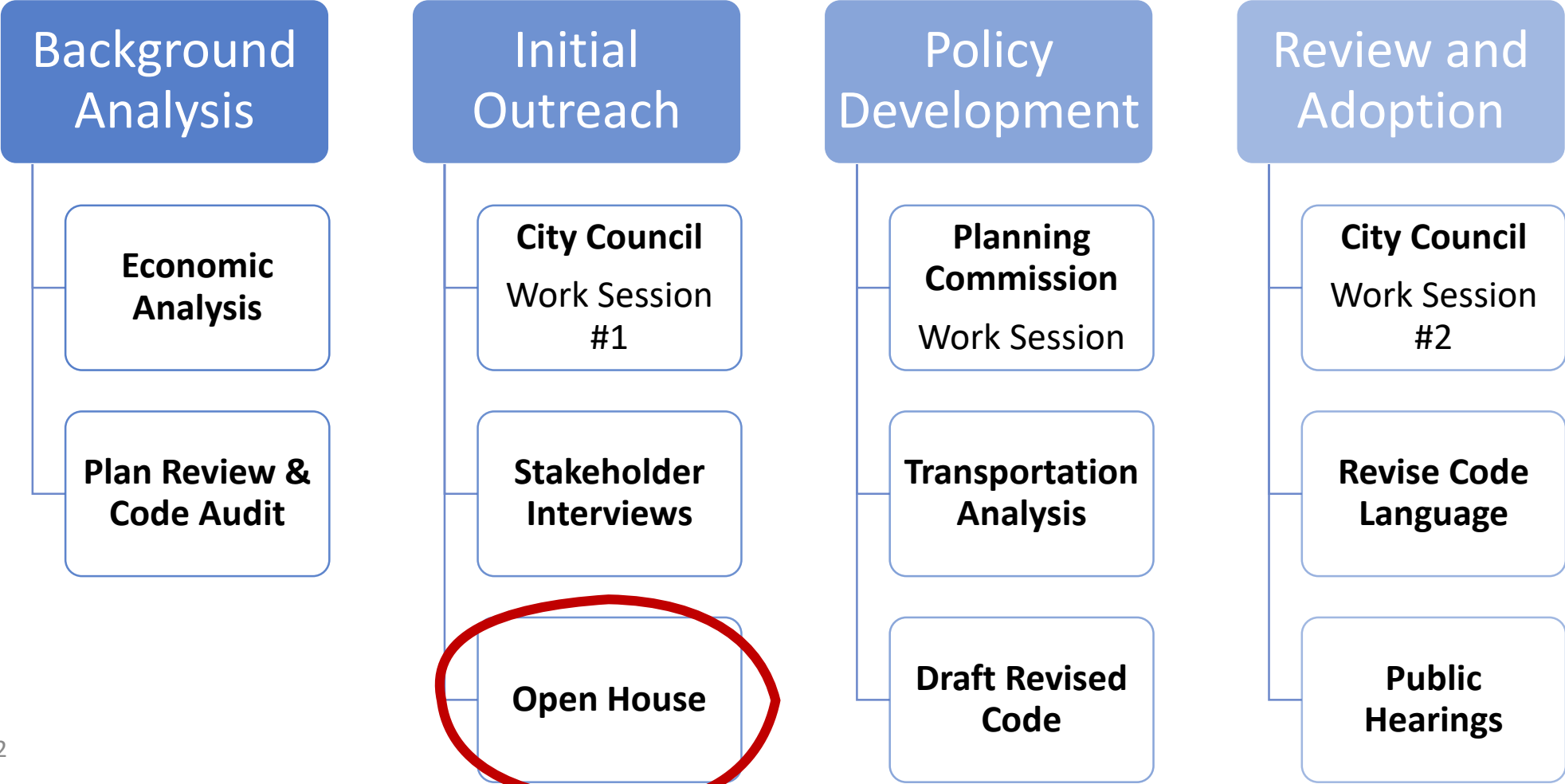
Next Steps

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Project Schedule

City of Tualatin – MP Zone Update





Visit the Project Page

<https://www.tualatinoregon.gov/planning/basalt-creek-industrial-code-project>



Attend project meetings at the Planning Commission and City Council



Ask questions and provide written comments

eengman@tualatin.gov

Join the
Conversation