

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

Continued Conversation

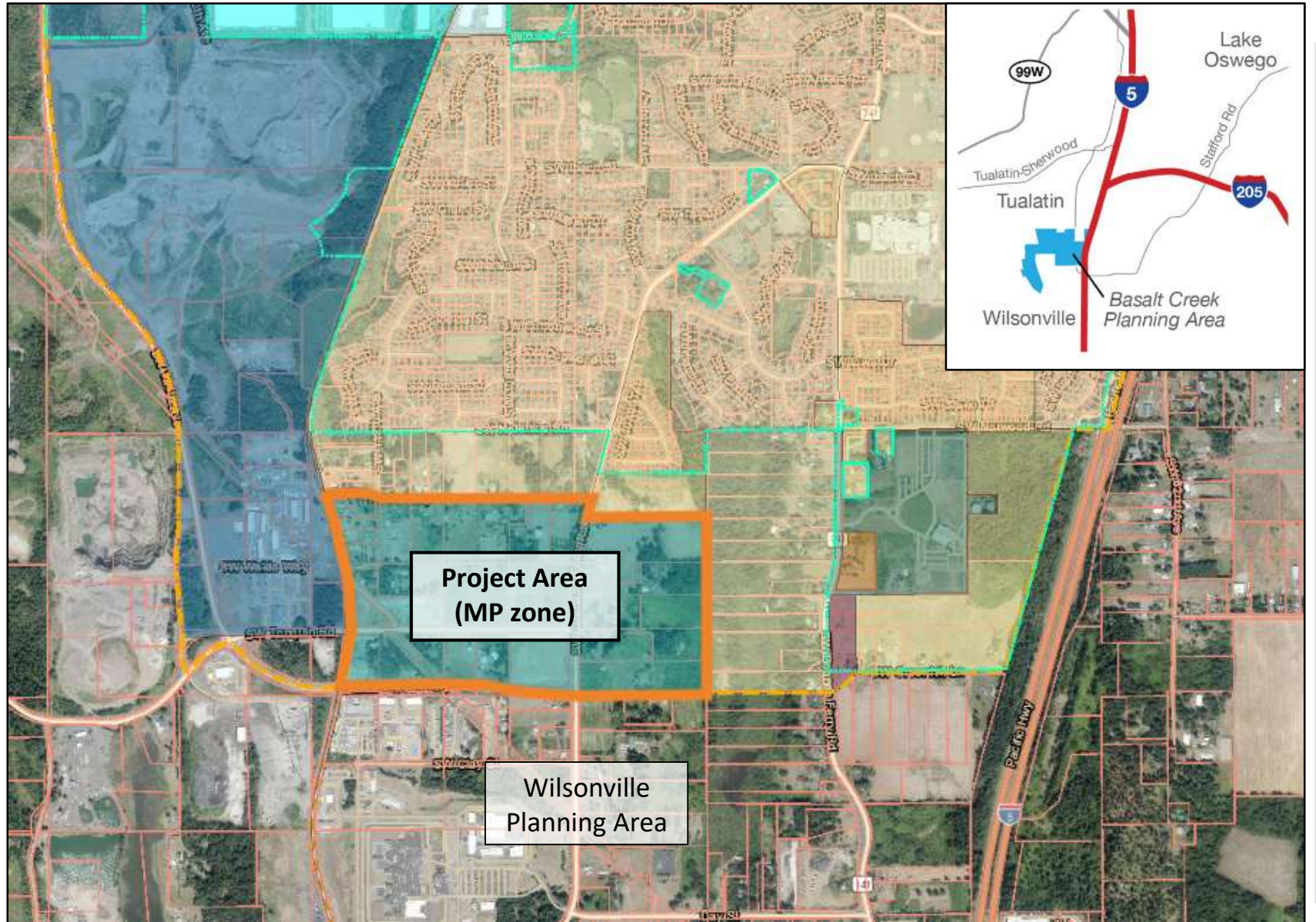
Tualatin Planning Commission • January 19, 2023



Discussion Topics

- **Project Background and Purpose**
- **Public Outreach Opportunities**
- **Recap of September 15th Meeting**
- **Code Scenarios**
- **Stakeholder Requests**

Project Area



Project Overview



Manufacturing Park (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

Project Aspirations

High
employment
density

Funding for
infrastructure
improvements

Minimizing
conflict
between uses

Previously Expressed Aspirations for the Area

Basalt Creek Concept Plan (2018)

- The Concept Plan allocates substantial land as Manufacturing Park, which is expected to accommodate 1,897 new jobs (20.4 jobs per gross acre), calculated based on the expected square footage of development in this area and the average square footage needed per employee (p. 30).

Economic Opportunities Analysis (2019)

- Tualatin has a deficit of about 74 acres of land in industrial Plan Designations and 175 acres of employment in commercial Plan Designations to accommodate employment. Tualatin will need to consider policies to increase the efficiency of employment land use within the City, such as policies to encourage denser employment development and redevelopment that results in higher-density development (p. x)
- The City should identify opportunities to make more efficient use of employment land, such as limiting development of businesses that have large land requirements and have little employment (such as distribution) (p. xi)

Southwest and Basalt Creek Development Area Plan (2021)

- Encourage land development that provides high density employment opportunities. Encourage land development in ways that strengthen the local tax base and support Tualatin's employment lands as a major local and regional employment center (p. 7)

Project Scope and Team

Code audit of existing MP zone

HHPR



Economic analysis

Leland Consulting Group



Transportation Planning Rule Analysis

DKS Associates



Draft code amendments

Project Team

Council Direction (May 23, 2022)

Limit
warehouse
uses

Encourage
flex space

Incorporate
commercial
uses

Outreach Opportunities

- **Public Open House: July 27**
- **Planning Commission Meeting: Sept 25**
- **Stakeholder Discussion: Sept 29**
- **Stakeholder, City Manager, Economic Development Manger Discussion: Oct 28**
- **Citizen Involvement Organization (CIOs) Discussion: Nov 9**
- **Continued Stakeholder Discussion: Dec 12**
- **Chamber, Stakeholder, Business Community Discussion: Jan 5**

Purpose of the Continued Conversation

- Stakeholder feedback to date has indicated that the draft code, which the Planning Commission recommended approval of in September, does not provide sufficient flexibility for development that the market can currently support.
- Based on this feedback, staff has prepared several additional code scenarios for consideration and further conversation.
- These scenarios balance – to varying degrees - the previously expressed aspirations for the area and the current market trends.

MP compared to other Industrial Zoning Districts

INDUSTRIAL USE	ALLOWED IN MP	ALLOWED IN MG	ALLOWED IN ML	ALLOWED IN MBP
Light Manufacturing	Limited to manufacture of or instruments, toys, sporting goods, textiles, printing shops, and R&D labs	Yes	Yes	Yes, but CUP required for truck school
Heavy Manufacturing	No	Yes	Limited to electroplating and some manufacturing	Yes, except Prohibits primary processing of organic materials
Vehicle Storage	No	Yes, but requires CUP for “bus barn”	Yes	No
Warehouse and Freight Movement	No	Yes, but requires CUP for building materials/supplies	Yes, but requires CUP for cold storage	No, except as accessory to Permitted industrial use
Wholesale Sales	No	Limited to industrial tool/equipment sales to wholesale/industrial users; requires CUP for building materials	Limited to industrial tool/equipment sales to wholesale/industrial users; requires CUP for building sales	No

CODE
Scenario A

Builds on Planning Commission motion on Sept 25

SUMMARY

**Heavy
Manufacturing**

- Not permitted

**Light
Manufacturing**

- Machine shop not permitted
- Building contractor's offices with on-site storage not permitted
- Trade schools conditional

Warehousing

- Permitted as an accessory use to permitted light manufacturing use
 - Size limited to 50% GFA of primary light manufacturing use
 - Conditional use up to 200% GFA

Wholesale Sales

- Not permitted

CODE
Scenario A

TDC 65.310. Additional Development Standards
(4) Fences Adjacent to Public Right-of-Way.
Open fencing (such as wrought iron or chain-link fencing) must be screened from public-right-of-way by a minimum 10-foot-wide landscaped area. Decorative or cedar fencing is encouraged.

CODE
Scenario A

Pros

- Encourages development in support of adopted planning documents
- Expands range of uses under current MP designation
- Supports Council's desire to limit warehousing uses which may be in conflict with nearby residential land

Cons

- May be too aspirational to encourage near-term industrial development

CODE
Scenario A1

Based on Economic Development Program Manager Feedback

SUMMARY	
Heavy Manufacturing	<ul style="list-style-type: none">• Uses limited to those that support advanced manufacturing
Light Manufacturing	<ul style="list-style-type: none">• Machine shop permitted• Other uses same as Scenario A
Warehousing	<ul style="list-style-type: none">• Permitted as an accessory use to permitted light and/or heavy manufacturing use• Size limited to 50% GFA of primary light and/or heavy manufacturing use
Wholesale Sales	<ul style="list-style-type: none">• Not permitted (Same as Scenario A).

CODE
Scenario A1

Pros

- Expands range of uses in support of best practices recognized by the state
- All uses, including heavy manufacturing must occur in a completely enclosed building

Cons

- Although minimized by the proposed standards, there is still some potential for impacts of heavy manufacturing on nearby residential zoning and land uses
- Difficult to limit uses to “advanced” heavy manufacturing

CODE
Scenario B

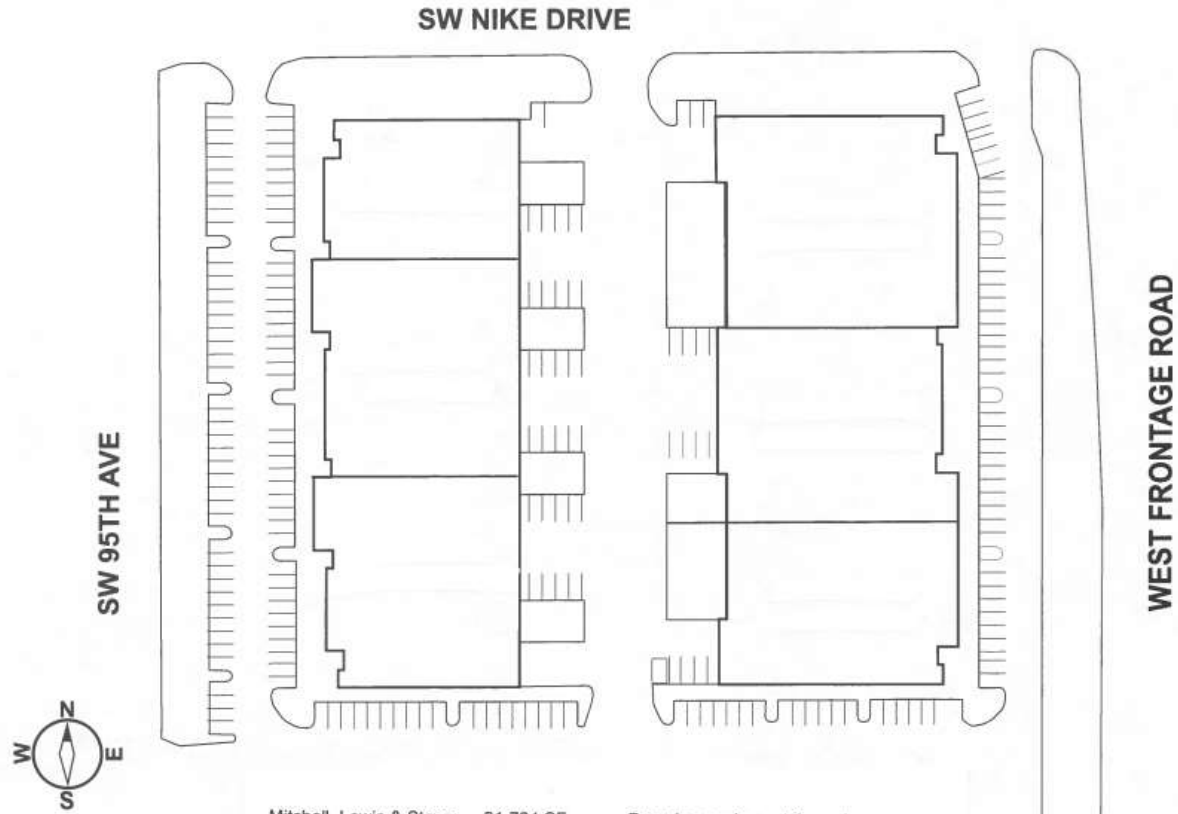
Based on Stakeholder Feedback

SUMMARY	
Heavy Manufacturing	<ul style="list-style-type: none">• Same as Scenario A1
Light Manufacturing	<ul style="list-style-type: none">• Same as Scenario A1
Warehousing	<ul style="list-style-type: none">• Same as Scenario A1• Adds as a Limited Use:<ul style="list-style-type: none">○ Up to 25% or 25,000 SF of GFA within an individual building. Multiple buildings on a site may meet this limit.
Wholesale Sales	<ul style="list-style-type: none">• Adds as a Limited Use:<ul style="list-style-type: none">○ Sales of industrial products primarily sold wholesale to other industrial firms or industrial workers; and○ Up to 25% or 25,000 SF of GFA within an individual building. Multiple buildings on a site may meet this limit.

CODE
Scenario B

WILSONVILLE COMMERCE CENTER

27120-27180 SW 95th Avenue, Wilsonville, 97070



Mitchell, Lewis & Staver 21,724 SF
 Allied Technologies 21,012 SF
 Commercial Furniture Dist. 19,663 SF
 Century Wheel & Rim 23,524 SF
 Proctor Sales 19,665 SF

Pumping equipment & service
 High-tech manufacturing
 Furniture warehousing/distribution
 Auto/truck/trailer parts & accessories
 Boiler/steam/hydraulic product sales



CODE
Scenario B

Pros

- Balances between aspirational goals and feedback received from the stakeholder groups.
- Warehouse and wholesale sale space supplement and support other job-dense industrial uses.
- Supports market demand for warehousing space with size limitations to discourage development of a logistics or last-mile delivery center.

Cons

- May be seen as a compromise on Council and community desires.
- May not produce targeted job density.

CODE
Scenario C

Based on additional Stakeholder Feedback

SUMMARY

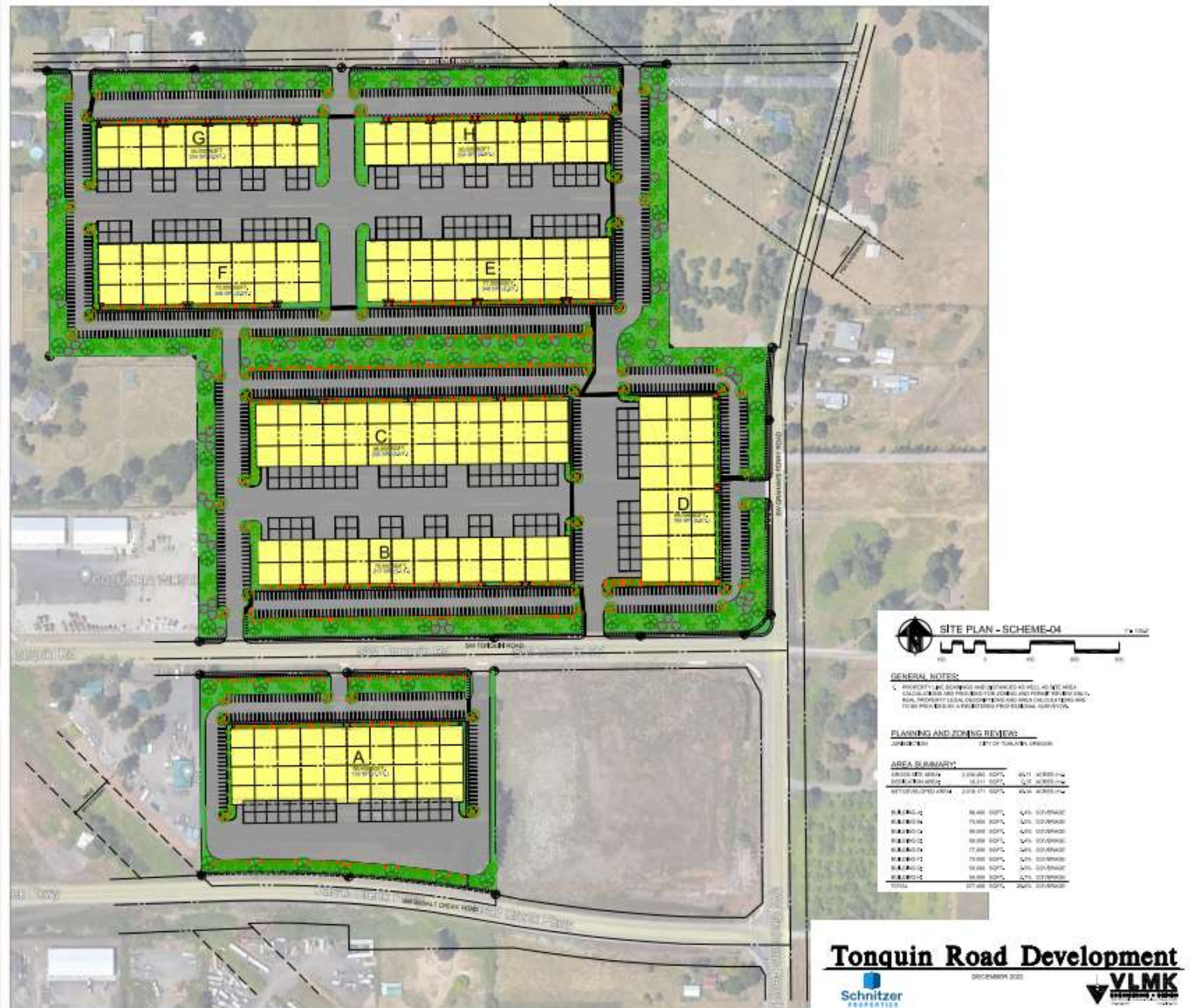
Warehousing

- Same as Scenario A1
- Primary use for sites over 10 acres:
 - May not exceed 35% of the total building square footage on the site.
 - Building may not exceed 150,000 SF
 - Multiple buildings may meet this limit
 - Site may be separated by a road

Wholesale Sales

- Limited Use for sites over 10 acres:
 - May not exceed 35% of the total building square footage on the site.
 - Building may not exceed 150,000 SF
 - Multiple buildings may meet this limit
 - Site may be separated by a road

CODE Scenario C



CODE
Scenario C

Pros

- Supports market demand and may encourage immediate development in the area to generate assessed value.
- Assures some level of desired development.
- Further incorporates stakeholder feedback.

Cons

- Serves a limited number of property owners but applies to broad area.
- If market-supported development builds infrastructure projects identified in the urban renewal plan infrastructure, the plan may end up with unspent funds.
- Limited ability to assure that development would resemble concept plan.

Next Steps

- February 20th Tualatin Chamber of Commerce presentation
- February 27
City Council work session
- March/April
Return to Planning Commission for a final recommendation

Questions?

