

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

Continued Conversation

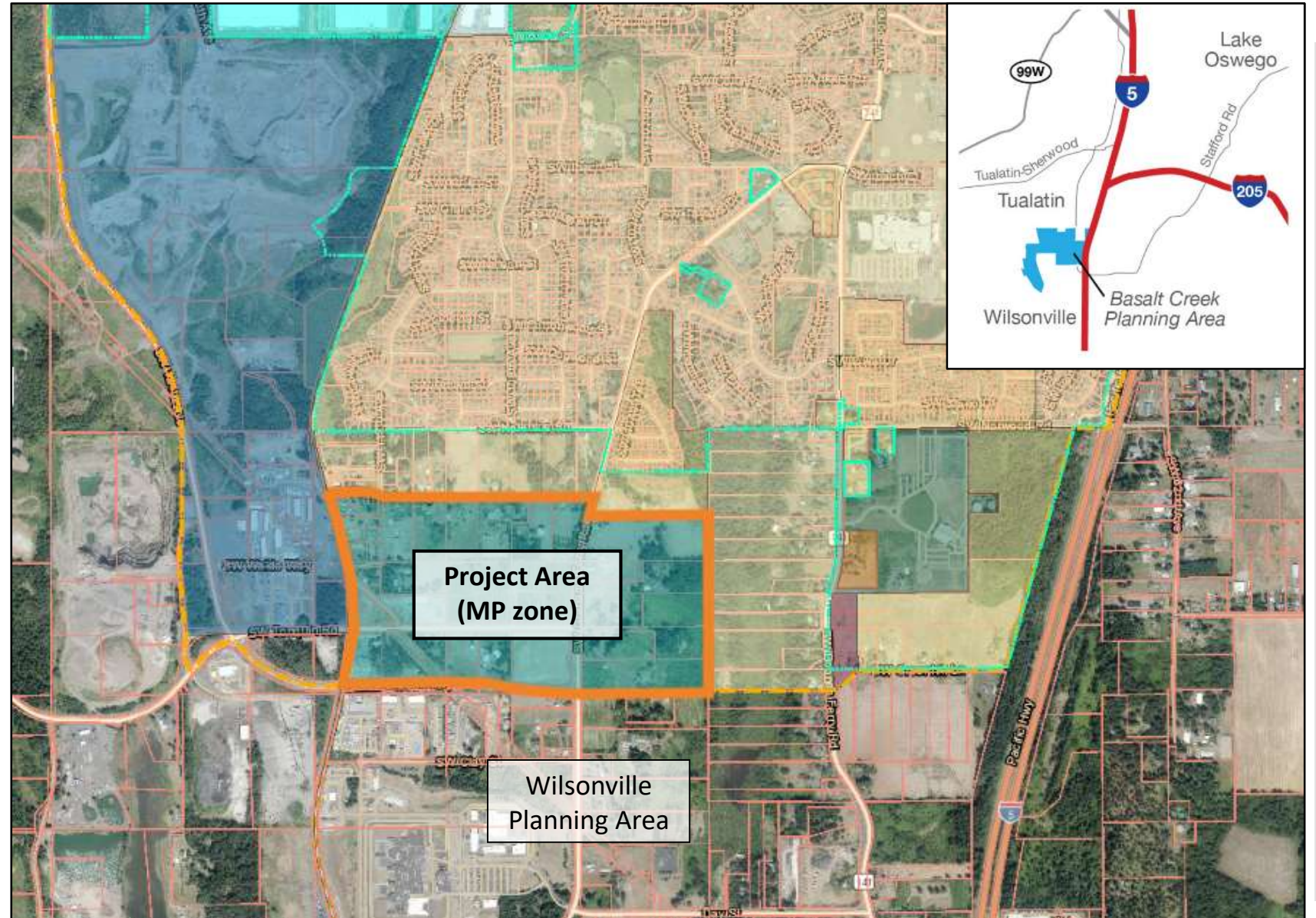
Tualatin Planning Commission • March 16, 2023



Discussion Topics

- **Project Overview**
- **Public Outreach / Feedback**
- **Recap of Commission's Previous Direction**
- **Recap of Council Work Session: February 27**
- **Workshop Desired Code Standards**
- **Next Steps**

Project Area



City Council Direction (May 23, 2022)



Limit warehouse uses



Encourage flex space

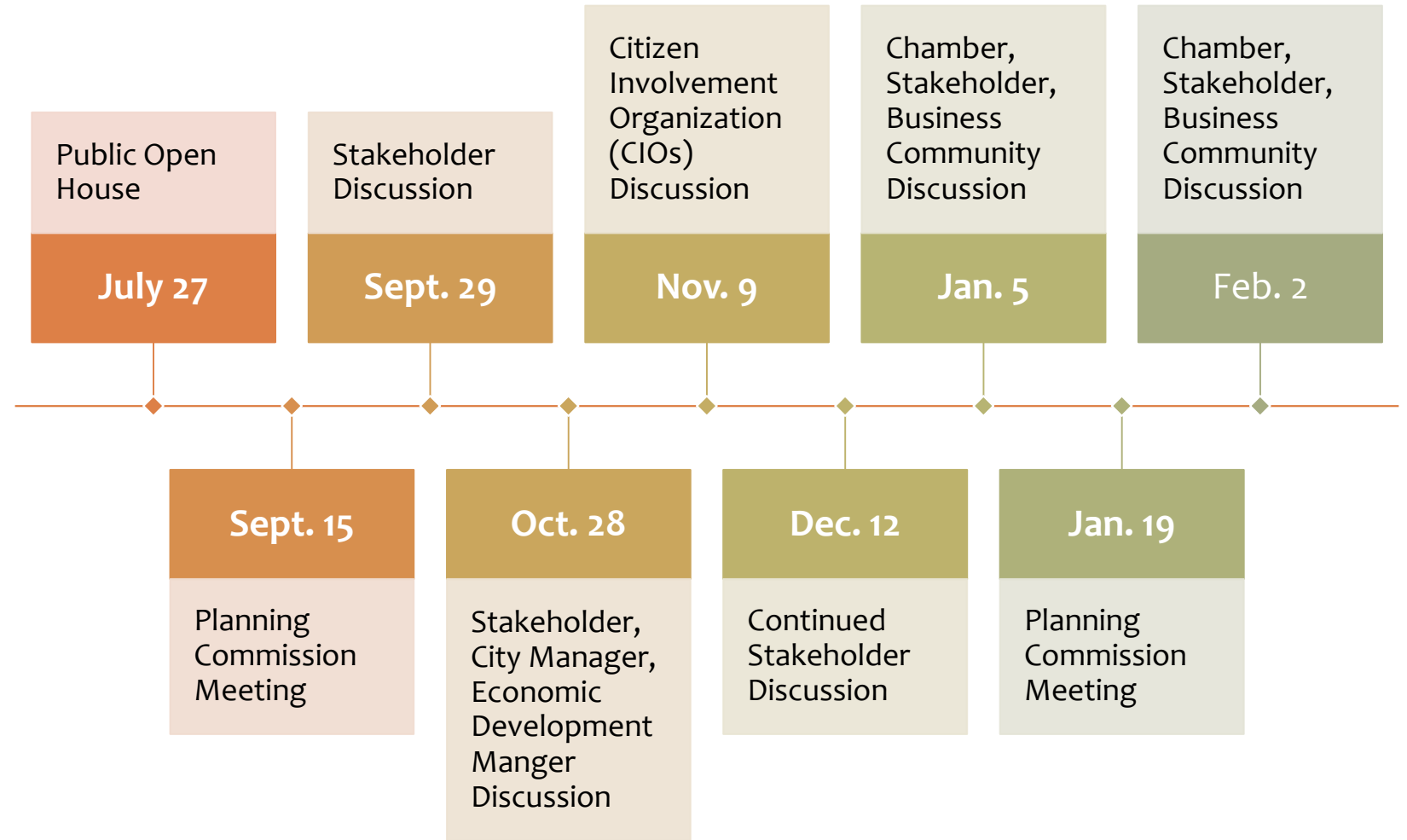


Incorporate commercial uses



Maintain greenspace

Outreach Opportunities



Public Feedback

- Byrom residents are concerned with traffic, noise, and pollution. Particularly:
 - Road maintenance when considering industrial truck traffic;
 - Require operations be conducted in a completely enclosed building;
 - Landscape buffer standards adjacent to residential areas;
 - Encourage uses that provide high wage jobs; and
 - Support commercial uses in the zone

Stakeholder Feedback

- Flexible tenant space (“spec” development) has replaced owner-occupied, purpose-build development.
- Development driven by tenant model requires greater flexibility to ensure tenant occupancy *and* to secure capital for construction.
- Many tenants require warehousing/wholesale components to support operations.

Planning Commission Recommendation (January 19, 2023)

- Scenario C supports development of industrial “flex space” and meets adopted policy objectives (employment density, support for infrastructure, high assessed value development) while balancing current economic trends.
- However, this finding may be interpreted as different from Council’s previous guidance.
- Therefore, the Planning Commission is seeking Council feedback to determine if there is a consensus with this finding.

City Council Work Session (February 27, 2023)

Feedback:

- Concern / uncertainty that proposed uses would result in high wage jobs and targeted employment densities

“Warehousing doesn’t feel job dense”

- Pleasant interface with residential zone is important / support for landscape buffer
- Apprehension around truck traffic
- Slow build-out of the area is okay

City Council
Work Session
(February 27, 2023)

Recommendation to:

- Maintain aspirational goals, while cautiously supporting:
 - Permitting warehousing and wholesale sale uses;
 - Limiting building size to discourage development of a distribution hub;
 - Development must include a minimum of 30% of manufacturing use; and
 - Remaining development can be a mix of other permitted uses.

Workshop Topics



Allow all manufacturing uses (“heavy” and light”)



Develop some design standards to create a pleasant street-facing environment



Protect and buffer the interface with yet-to-be-developed residential zoning (to the north)



Comply with Chapter 63 standards to protect public health, safety, and general welfare against noise, vibration, odors, heat/glare, and dangerous substances

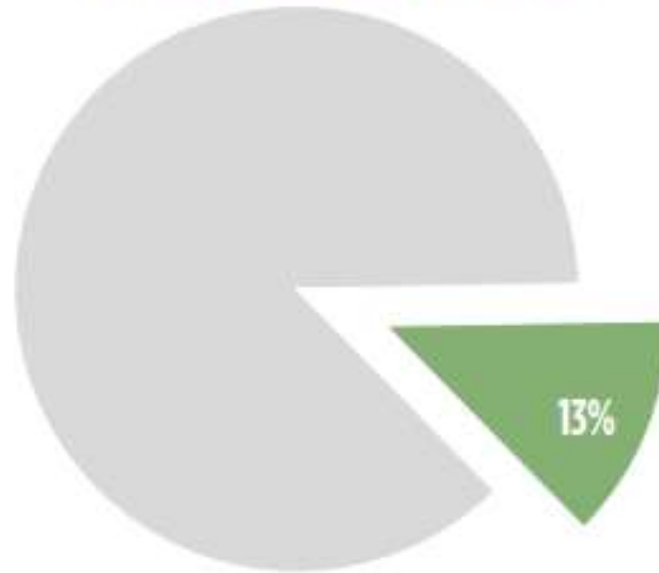


Manufacturing Industry Cluster

ADVANCED MANUFACTURING



INDUSTRY CLUSTER EMPLOYMENT



QUICK FACTS

Total Employment:	3,940
Average Salary:	\$60,000
Number of Firms:	93

Largest Employers:

- Nortek
- Campbell Soup Supply
- Pacific Motion
- Milgard Manufacturing
- KAI USA



Manufacturing Uses

Heavy Manufacturing	P (L)	Permitted uses limited to: <ul style="list-style-type: none">• Casting or fabrication of metals;• Manufacture, assembly, processing, or packaging of the of products;• Other similar advanced manufacturing uses as determined by application of TDC 31.070.
Light Manufacturing	P (L)/C	Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited. All other uses Permitted outright except: <ul style="list-style-type: none">• Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials.



Design Standards

Fencing screening standards

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 fencing is encouraged.



Minimum landscape standard



Design Standards

Table 73B-1
Required Minimum Landscape Area

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(5) IN, CN, CO/MR, MC, and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) BCE zone; Industrial Business Park Overlay District and MBP—must be approved through Industrial Master Plans	20 percent of the total area to be developed	Not applicable

Building design standard

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

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

(a) *Exterior Materials.* Exterior buildings materials should give the appearance of high-quality design. Materials must 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. Materials of lesser durability or appearance shall be limited to the rear façade of the buildings. 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.

(b) *Exterior Colors.* The contrast between trim or mortar and the dominant exterior finish should be moderate. The dominant exterior shall have earth-tone shades, such as gray, tan, brown, rust, green, red, etc.

(c) *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.

(d) *Enclosure or Screening of Mechanical Equipment.* Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls to the maximum degree possible. Site located mechanical equipment shall be installed in below grade vaults where possible or screened by a site obscuring fence or landscaping. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.



Design Standards



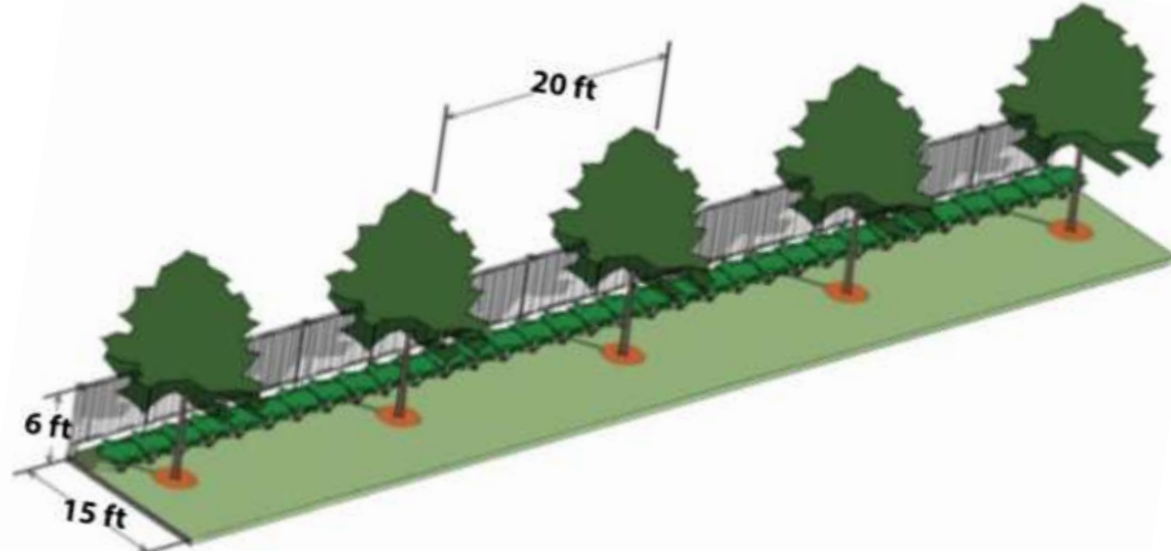
Residential Interface





Residential Interface

- Landscaping buffer standards adjacent to residential uses



**Table 73B-4
Landscaping and Screening**

	Options	Width (feet)	Trees (per linear feet of buffer)	Shrubs or Groundcover	Screening
D	1	20	10 feet min/20 feet max spacing	Shrubs	6 feet hedge
	2	15		Shrubs	6 feet fence
	3	10		Shrubs	6 feet wall



Residential Interface

Sound wall standard

TDC 65.310. Additional Development Standards.

(5) *Sound Barrier Construction.* Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling, and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:

- (a) *Applicability.* New construction, including additions or changes to existing facilities, must comply with the provisions of this section, as determined by the Architectural Review process. Where buildings or outdoor areas located on more than one parcel are all part of a single use as determined by the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.
- (b) *Distance from Residential Use.* Sound barriers must be used to intercept all straight-line lateral (direct line between two points) paths of 450 feet or less between a residential property within a residential planning district and:
 - (i) Any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway; or
 - (ii) Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.





Residential Interface

- Designating Tonquin Loop & 112th Ave Collector/ Minor Collector





Compliance with Ch. 63

INDUSTRIAL USES—ENVIRONMENTAL REGULATIONS

Aligns with federal and state thresholds for:

- Noise
- Vibration
- Air Quality
- Odors
- Heat and Glare
- Storage & Stored Materials
- Liquid or Solid Waste Materials
- Dangerous Substances

Next Steps

- May 18:
Return to Planning Commission with an update to the draft code

Questions?

