



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, Senior Planner

DATE: March 16, 2023

SUBJECT:

Work session discussion of the Basalt Creek Employment (BCE) Zoning District Industrial Code Project: PTA 22-0001/PMA 22-0001 and recent City Council conversation. This meeting is intended to be a listening session and an opportunity for staff to confirm that the Commission's desires and direction are incorporated in a future draft code.

PROJECT OVERVIEW:

In 2022, City Council directed staff to work on a legislative amendment of the Manufacturing Park (MP) code for the Basalt Creek area and directed staff to:

- Limit warehousing uses and corresponding truck traffic, particularly on Boones Ferry Road;
- Encourage flexible multi-tenant, multi-use development;
- Incorporate neighborhood commercial uses; and
- Maintain greenspace or trail connectivity for employees to enjoy.

RECAP OF PUBLIC FEEDBACK:

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.

The industrial stakeholder group also provided feedback that our code should avoid being too restrictive and should include a warehousing and/or wholesale sales component to provide flexibility for "spec" development while additionally supporting industrial tenant operations.

RECAP OF JANUARY 19, 2023 PLANNING COMMISSION MEETING:

At its regular meeting, the Planning Commission reviewed four draft code scenarios for the BCE zone, and heard testimony for the public and industrial stakeholder groups.

After reviewing the various code scenarios, the economic report findings, the transportation planning rule analysis, and testimony- the Commission recommended approval of stakeholder supported BCE Code – Scenario C. The Commission further found that this scenario met adopted policy objectives while balancing current economic trends. The Commission additionally recognized that this finding may be different from Council's previous guidance to limit warehousing uses; and therefore the Commission requested Council feedback to determine if there is a consensus with this finding. If there was no consensus with the finding, then the Commission was in support of recommending BCE Code –Scenario A1.

RECAP OF FEBRUARY 27, 2023 CITY COUNCIL WORK SESSION:

Staff presented a high-level presentation of the project, consultant findings, public feedback, and the Planning Commission's recommendation for a code update that balances the policy objectives with economic trends through Scenario C.

During Council deliberation, staff perceived the Council desired greater detail and were cautious to support Scenario C, while providing the following feedback:

- Uncertainty that proposed uses would result in high wage jobs and targeted employment densities
 - *"Warehousing doesn't feel job dense"*
- Maintain a pleasant interface with residential zone and support for landscape buffer
- Apprehension around truck traffic
- Slow build-out of the area is okay

As such, staff is asking the Commission to watch the City Council work session prior to our meeting:

<http://tvctv.org/tualatin/>.

EXECUTIVE SUMMARY:

Staff would like to have an open discussion with the Commission to confirm direction of a text and map amendment for Council consideration this summer.

Topics to confirm include:

- Allow all manufacturing uses ("heavy" and light") in support of advanced manufacturing
- Design standards to create a pleasant street-facing environment
 - Fencing screening standards along public right-of-way
 - Minimum landscaping standard of 20%
 - Building design standards
- Protect and buffer the interface with yet-to-be-developed residential zoning (to the north)
 - Minimum building setback of 30 feet from residential district (20 feet for parking and circulation)
 - Landscaping buffer standards adjacent to residential uses
 - Sound wall (wing wall) standards to mitigate loading impacts from residential uses
 - Stepped maximum building height adjacent to residential zones
 - Maximum building size limitation of 150,000 square feet
 - Designating Tonquin Loop and 112th Avenue (south of Helenius Road) a Collector/ Minor Collector, respectively
- Comply with Chapter 63 standards to protect public health, safety, and general welfare against noise, vibration, odors, heat/glare, and dangerous substances
 - All operations within a completely enclosed building/ outdoor storage not allowed
 - Standards that eliminate light glare from adjacent residential uses and public right-of-way

NEXT STEPS:

May 18: Staff anticipates returning to the Planning Commission with an update to the draft code.

ATTACHMENTS:

-Presentation