

DRAFT

Basalt Creek MP Zone Update

Workshop to Review Draft Code

Tualatin Planning Commission • September 15, 2022



This Evening's Discussion

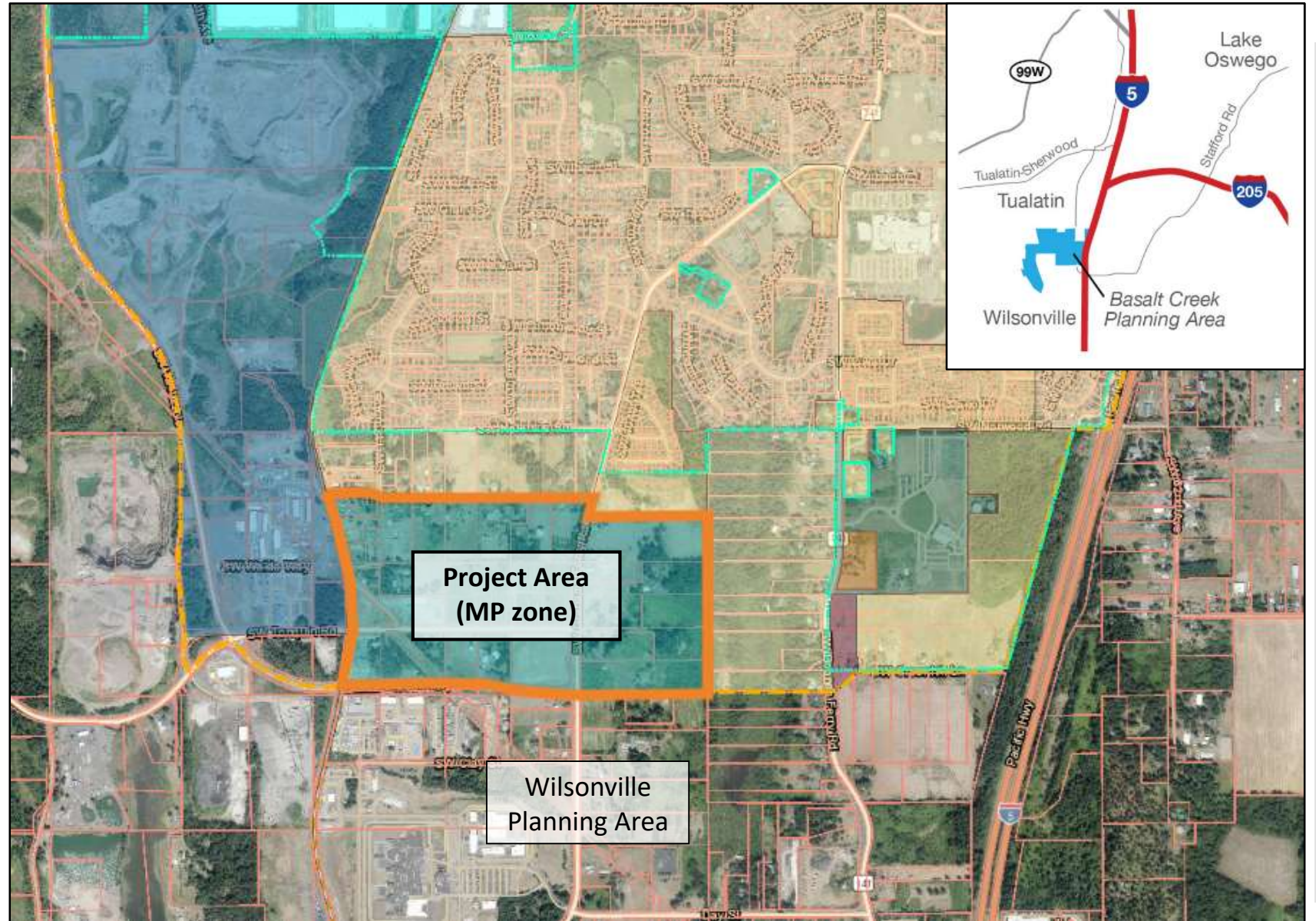
- **Project Background and Purpose**
- **Planning Process**
- **Recommended Directions for a New Industrial Zone**
- **Review Draft Code Language**

The background of the slide is a photograph of a desk. In the foreground, there is a stack of several papers or documents, some of which are slightly curled. To the right of the papers, there is a white ceramic cup. In the background, a small potted plant is visible on the desk. The overall lighting is soft and warm, creating a professional and focused atmosphere.

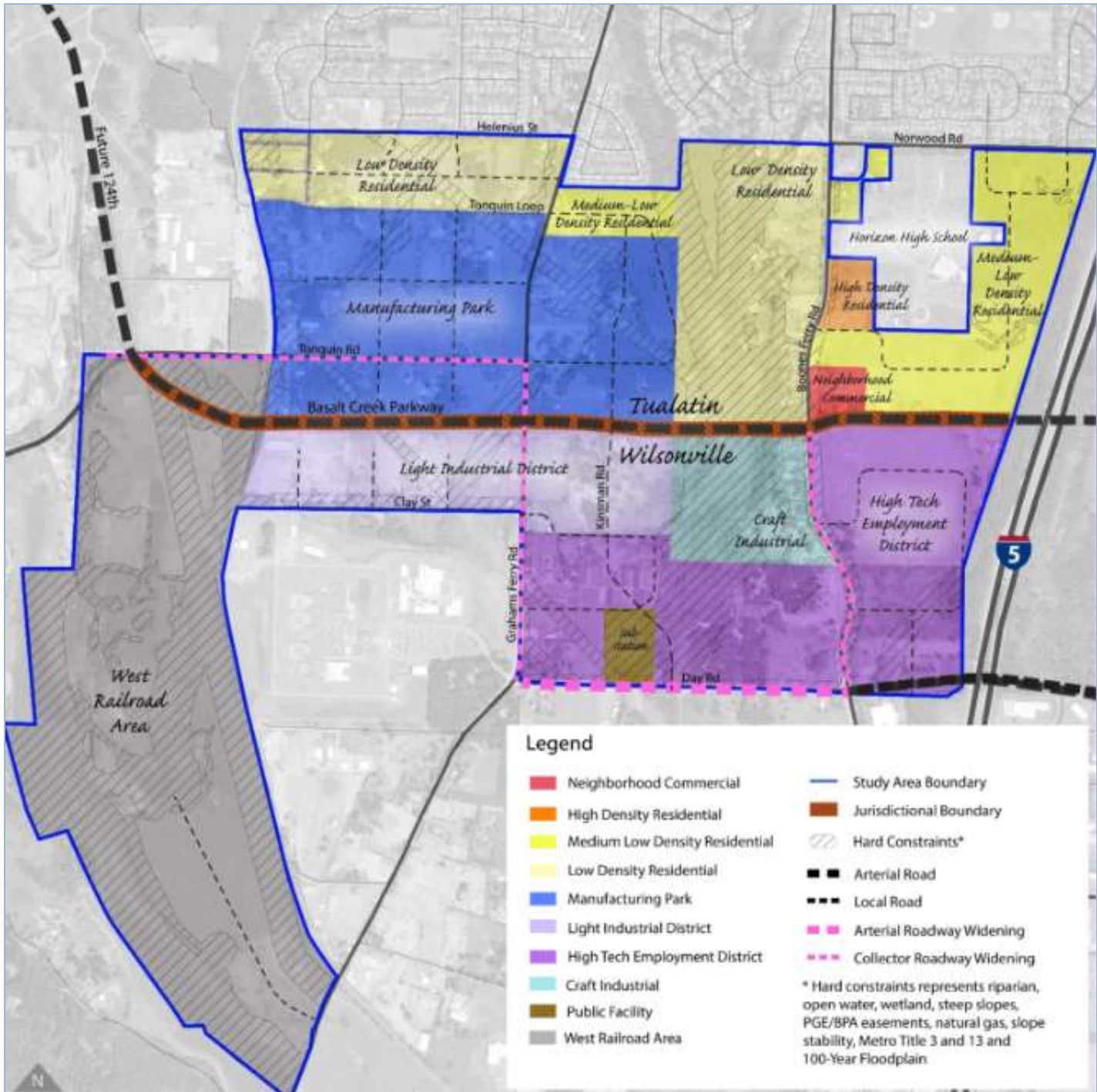
Background and Purpose

How Planning and Policy
Priorities Apply to the MP Zone

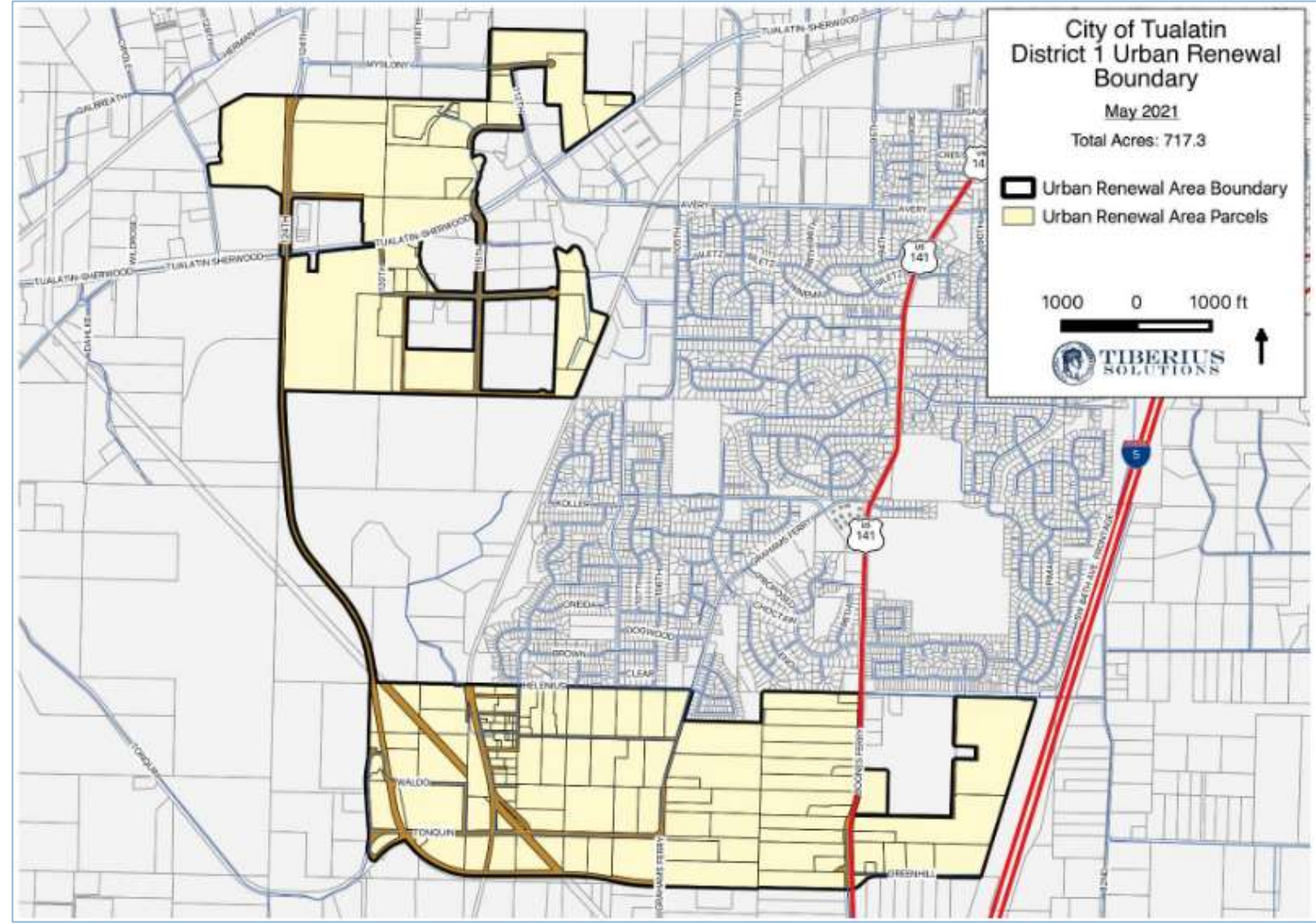
Project Focus



Basalt Creek Concept Plan (2018)



Southwest and Basalt Creek Development Area Plan (2021)



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



Planning Process

Community Engagement, and
What We've Learned So Far

Project Components

Code audit of existing MP zone

HHPR



Economic analysis

Leland Consulting Group



Transportation Planning Rule Analysis

DKS Associates



Draft code amendments

Project Team

Engagement Process

Stakeholder Interviews

March & April

City Council Work Session

May 23

Online Open House

July 27

Future Work Sessions and Hearings

Fall 2022

Industrial Market Overview

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

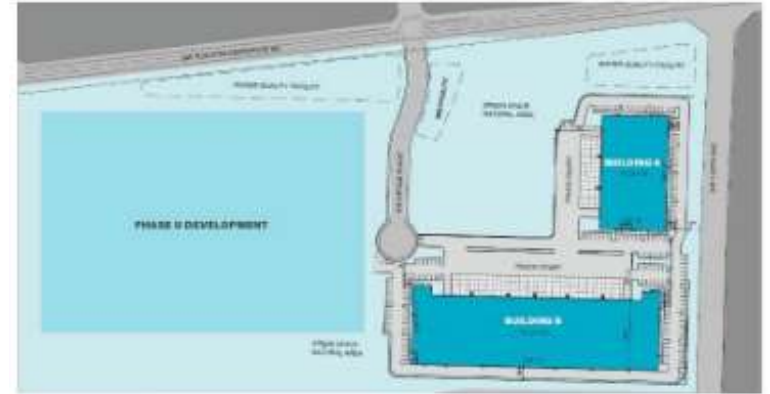
Constrained land supply has reduced amount of industrial land developed and pushed activity toward more difficult parcels, and secondary markets (Salem, Woodburn, Newberg, etc.)

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

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



Recommended Directions for a New Industrial Zone



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

Proposal: Allow all light manufacturing uses except for:

- Machine shops
- Contractor's offices with on-site storage
- Casting or fabrication of materials

Allowing More Types of Industrial Uses

Shipping and storage operations often support manufacturing and other industrial activities, especially as e-commerce continues to grow

Proposal: Allow warehouse and freight movement uses in combination with other industrial or office uses, with size limits.

Warehouse and freight movement would be allowed up to:

- Up to 50% of the size of onsite manufacturing or office uses
- Up to 200% of the size of onsite manufacturing or office uses with a conditional use permit

Allowing Commercial and Mixed-Use to Support the District

In Regionally Significant Industrial Areas like Basalt Creek, the amount of commercial development allowed is limited by Metro

Proposal: Allow retail and service uses up to the amount allowed by Metro Title 4

- Up to 5,000 square feet per outlet
- Up to 20,000 square feet total per site

Allowing Commercial and Mixed-Use to Support the District

Office uses are currently limited to a list of specific industries, and larger-scale corporate headquarters

Proposal: Allow standalone office uses up to 20,000 square feet total per site.

Allow medical offices up to a size limit based on the Metro Title 4 standard for retail and services:

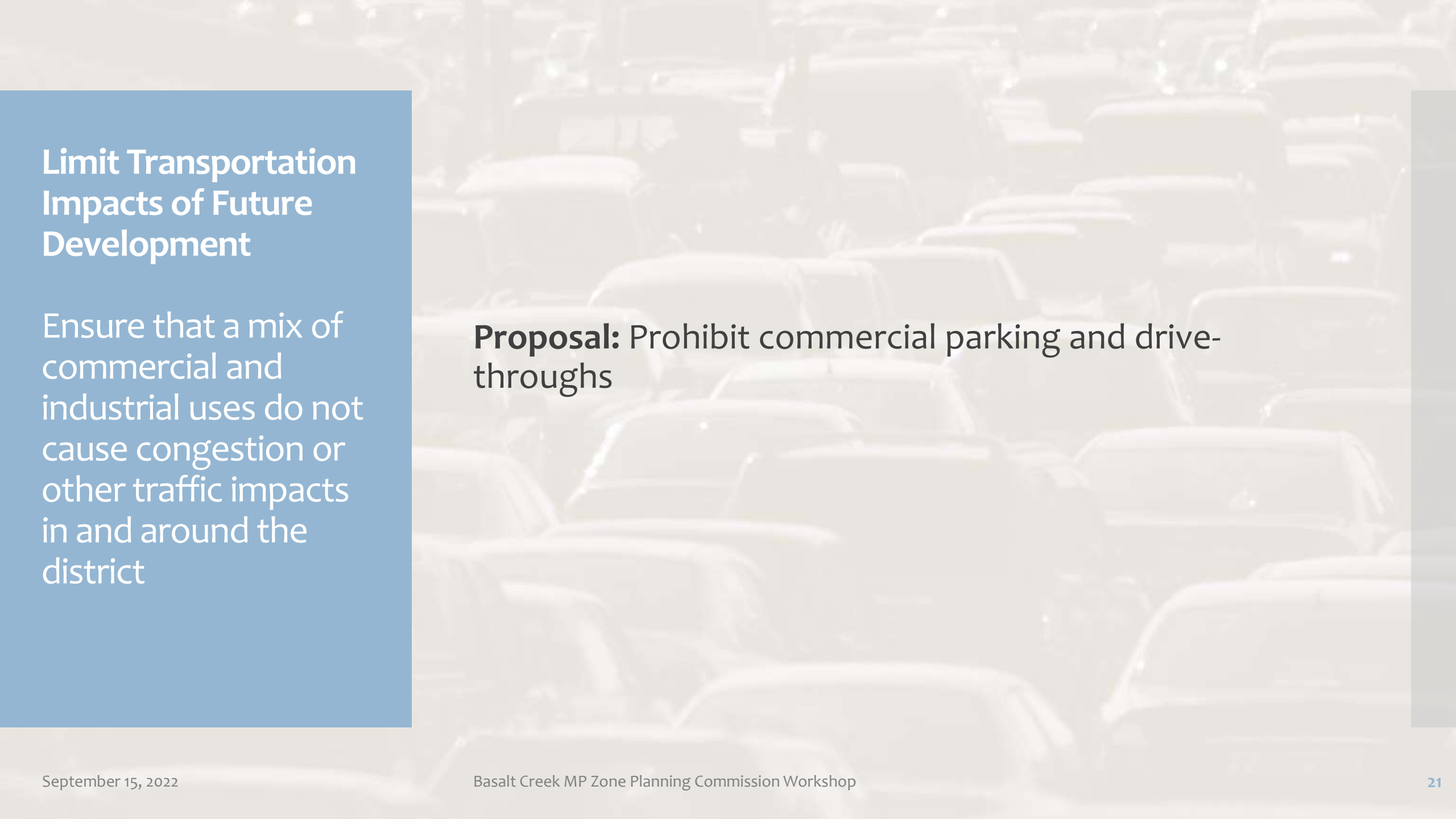
- Up to 5,000 square feet per outlet
- Up to 20,000 square feet total per site

A background image showing a group of children sitting on the floor and clapping their hands. The image is faded and serves as a backdrop for the text.

Allowing Commercial and Mixed-Use to Support the District

Standalone child day care centers are currently limited to 5,000 square feet

Proposal: Allow child day care centers as a permitted use, with no limit on size



Limit Transportation Impacts of Future Development

Ensure that a mix of commercial and industrial uses do not cause congestion or other traffic impacts in and around the district

Proposal: Prohibit commercial parking and drive-throughs

Encourage 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

Proposal: Allow for more flexible, land-efficient development patterns by:

- Increasing maximum height from 70' to 85'
- Reducing setbacks (but maintaining landscape buffers)
- Encouraging building orientation to the street
- Reducing the minimum site landscape percentage from 25% to 15%

Encourage different scales of development

Minimum lot size is currently 5 acres, larger than some of the existing parcels in the Basalt Creek district

Proposal: Reduce the minimum lot size to 2 acres, to allow for smaller building footprints and development of smaller sites.

Reduce the minimum lot size for standalone commercial to 10,000 square feet, to match the limited scale of commercial allowed.

Maintain compatibility between industrial, commercial, and residential uses

Balance flexibility in site standards with enhanced buffering between zones

Proposal: Require a 10' Type D standard landscaped area along the boundaries of residential zones

- Within the first 100' from a residential zone, building height is limited to the maximum in the neighboring zone
- Require sound barrier construction to mitigate noise from overhead doors and exterior equipment