



PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 11, 2024

INFORMATIONAL

3. Wilsonville Industrial Land Readiness (Basalt Creek) (Luxhoj)(30 Minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: September 11, 2024		Subject: Wilsonville Industrial Land Readiness – Basalt Creek	
		Staff Member: Cindy Luxhoj AICP, Associate Planner, and Dan Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Staff recommends Planning Commission provide requested input in response to information provided about the Wilsonville Industrial Land Readiness project.			
Recommended Language for Motion: N/A			
Project / Issue Relates To: Basalt Creek Concept Plan area			
<input checked="" type="checkbox"/> Council Goals/Priorities: Attract high-quality industry and support economic opportunity for all in Wilsonville	<input checked="" type="checkbox"/> Adopted Master Plan(s): Basalt Creek Concept Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION

Staff has initiated the first phase of the Wilsonville Industrial Land Readiness (WILR) project, focused on the Basalt Creek Concept Plan area. Staff is providing an update on progress to date and upcoming milestones in this planning process.

EXECUTIVE SUMMARY:

The Wilsonville Industrial Land Readiness (WILR) project has two phases, which together will support attracting high-quality industry and economic opportunity to Wilsonville.

The first phase of the project, currently underway, is focused on the Basalt Creek and West Railroad planning areas in northwest Wilsonville (Attachment 1). These two future industrial areas are the subject of the Basalt Creek Concept Plan, jointly prepared with the City of Tualatin and adopted by Wilsonville in 2018. Comprising the City's newest industrial planning area, Basalt Creek and West Railroad are located north and west of the Coffee Creek Industrial area and adjacent to the Tualatin city limits. This first phase of the WILR project lays the foundation for moving Concept Plan area to a development ready status, thus enabling the City to accept development applications for industrial projects and realizing the area's economic development potential.

Two key elements of the Implementation and Phasing Strategy in the Basalt Creek Concept Plan are to "assure zoning is compatible with future land use" and to "consider capital improvements to spur development". Consistent with these objectives, the first phase of the WILR project will help prepare the land in the Basalt Creek and West Railroad planning areas for industrial development. The first phase includes conducting a focused economic inventory and market analysis to inform the drafting of zoning standards and creating an infrastructure funding plan. Zoning Code amendments will focus on refinements to the City's Planned Development Industrial (PDI) zone, as well as evaluate whether to extend the Coffee Creek Industrial Design Overlay District (form-based code) and, if so, how it could best be applied to the area, to enable implementation of the High Tech Employment, Light Industrial, and Craft Industrial land use categories envisioned in the Concept Plan (Attachment 2).

ECONorthwest is preparing an updated Buildable Lands Inventory (BLI) and site suitability analysis for the planning areas and has provided a draft economic inventory/market analysis to staff for review. The BLI reviews all land within the planning area to screen out parcels where there is limited or no development potential and identify the places where development is most suitable given environmental and regulatory constraints. The site suitability analysis looks in more detail at specific parcels or groups of parcels in the planning area to determine site suitability for the land use categories envisioned in the Concept Plan. The economic inventory/market analysis will provide area-specific foundational information about economic activities in the Concept Plan area in the context of local and regional markets and what industries may be expected to locate in the planning area in the future. In addition, ECONorthwest will prepare an analysis of land currently occupied by contractor's establishments, which have proliferated in recent years throughout this future industrial area and often include small office uses, storage buildings, and gravel or paved storage or laydown yards with few employees. This analysis will help inform expected redevelopment potential and potential impacts to the City's goals for employment in the Concept Plan area.

DKS Associates, the City's transportation consultant, is revising a conceptual, multi-modal access plan map included in the Basalt Creek Concept Plan and Transportation Refinement Plan to ensure that the land use assumptions and identified transportation projects are still applicable, as well as to review the local street and access plan to determine whether any changes are needed to support future development. Pacific Habitat Services is assessing natural resources in the planning area to determine which of the resources are significant and will be protected by the Significant Resource Overlay Zone (SROZ) and will be providing a report for review by mid-September to inform the BLI and site suitability and zoning analyses.

This first phase of the project is anticipated to extend into mid-2025. The Planning Commission will hold a work session in October to review preliminary findings of the economic inventory/market analysis, BLI, access plan, and resource assessment, followed by review of the analysis of contractor's establishments, preliminary concepts for zoning amendments, and potential economic development strategies at the November work session.

The second phase of the WILR project is an update to the City's Economic Opportunities Analysis, which will expand the project's scope citywide to include such actions as reviewing market trends, inventorying and developing an economic strategy for all of Wilsonville's industrial lands over a 20-year planning horizon, and recommending citywide Development Code refinements to support anticipated economic activity in industrial areas throughout the City. This will serve as the companion to the City's Housing Capacity Analysis to help inform both future residential and job growth decisions. A Request for Proposals for the second phase of the project was issued in early September and work is expected to begin this fall, continuing to the end of 2025.

Following presentation of the project by staff, the following input is requested from the Planning Commission:

- What questions or comments does Planning Commission have about the first phase of the WILR project?

EXPECTED RESULTS:

Feedback from Planning Commission about this first phase of the WILR project will guide completion of the implementation items in the Concept Plan for the Basalt Creek and West Railroad planning areas, including drafting a package of proposed Code amendments, developing economic development strategies, and preparing an infrastructure funding plan. In addition, work products from this first phase of the project will help inform the citywide EOA and economic development strategy in the second project phase.

TIMELINE:

Work sessions with the Planning Commission and City Council for the first phase of the WILR project are anticipated in October through December this year. Planning Commission and City Council public hearings on Code amendments are expected in early to mid-2025 with the infrastructure funding plan work occurring throughout 2025. Work on the second citywide phase of the WILR project is expected to begin this fall and continue to the end of 2025.

CURRENT YEAR BUDGET IMPACTS:

Funding for the first phase of the WILR project is allocated in the FY2024-25 and for the second phase will be allocated in the FY2025-26 Planning Division budget. The project is funded by a \$100,000 grant from Business Oregon and a \$290,000 grant from Metro, for a total of \$390,000 in grant funding.

COMMUNITY INVOLVEMENT PROCESS:

The Basalt Creek Concept Plan review process included comprehensive community involvement to gather input. For the first phase of the WILR project, ECONorthwest has focused on gathering input from Business Oregon, Greater Portland Inc., property owners, and developers, to understand demand for industrial land in Wilsonville as well as property owners’ current and future plans for their property, to inform the market and site suitability analyses. This information also will be considered in determining appropriate zoning standards to apply and preparing needed Code amendments. The second phase of the WILR project will engage similar stakeholders, but will extend the information gathering citywide.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Adoption of appropriate zoning standards, creating an infrastructure funding plan, and identifying and pursuing economic development strategies will remove barriers to development and enable implementation of the Basalt Creek Concept Plan. When developed, the Basalt Creek and West Railroad areas will create jobs, thus contributing to the income and property tax base, support economic mobility for residents through family-wage employment in a highly livable, full-service City, and enable this industrial area to reach its full economic potential, resulting in positive impacts on the greater Wilsonville community.

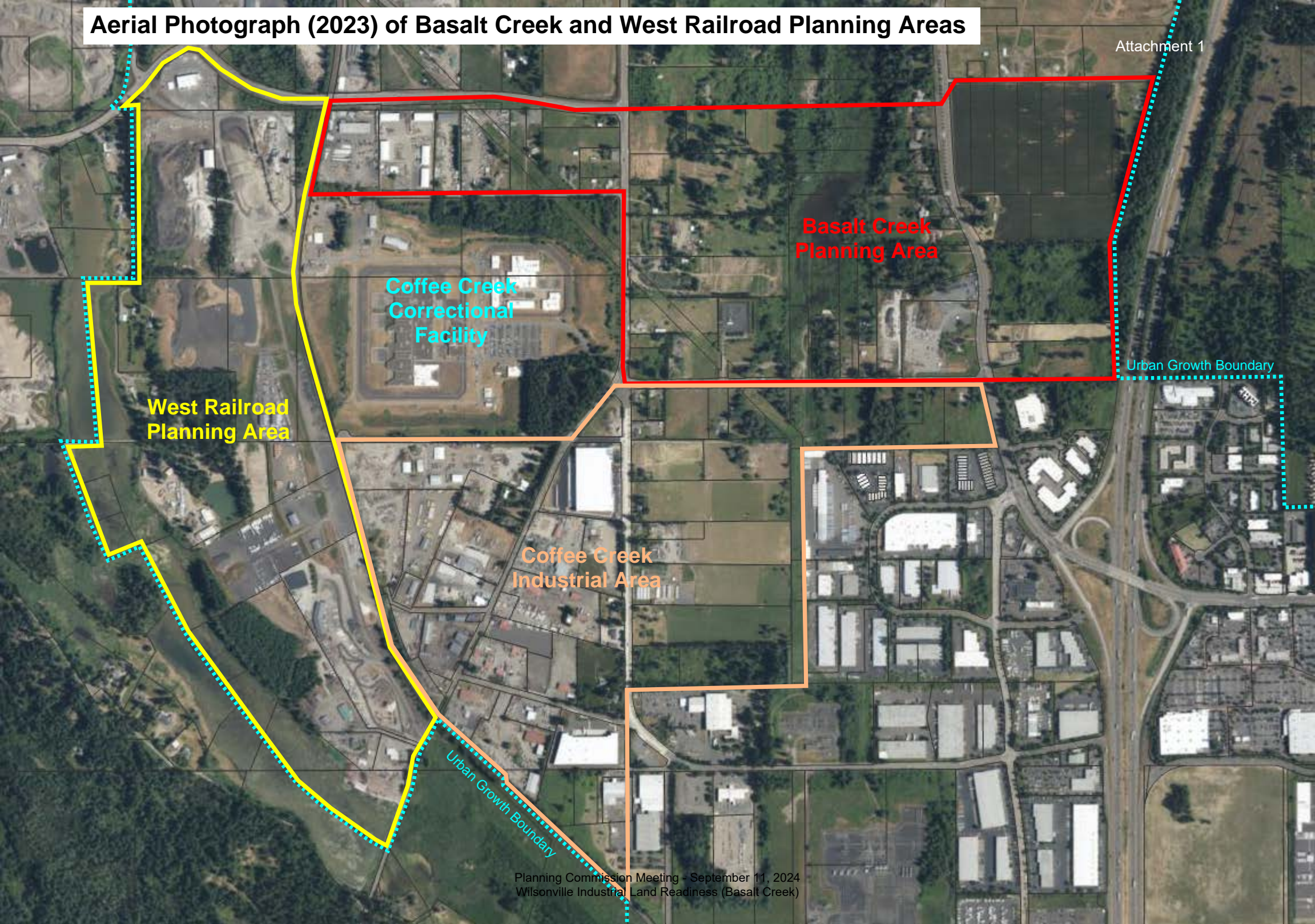
ALTERNATIVES:

As zoning standards and an infrastructure funding plan are developed, a number of alternatives will be explored and developed with the Planning Commission.

ATTACHMENTS:

1. Aerial Photograph (2023) of Basalt Creek and West Railroad Planning Areas
2. Basalt Creek Concept Plan Area Map

Aerial Photograph (2023) of Basalt Creek and West Railroad Planning Areas



Basalt Creek
Planning Area

Coffee Creek
Correctional
Facility

West Railroad
Planning Area

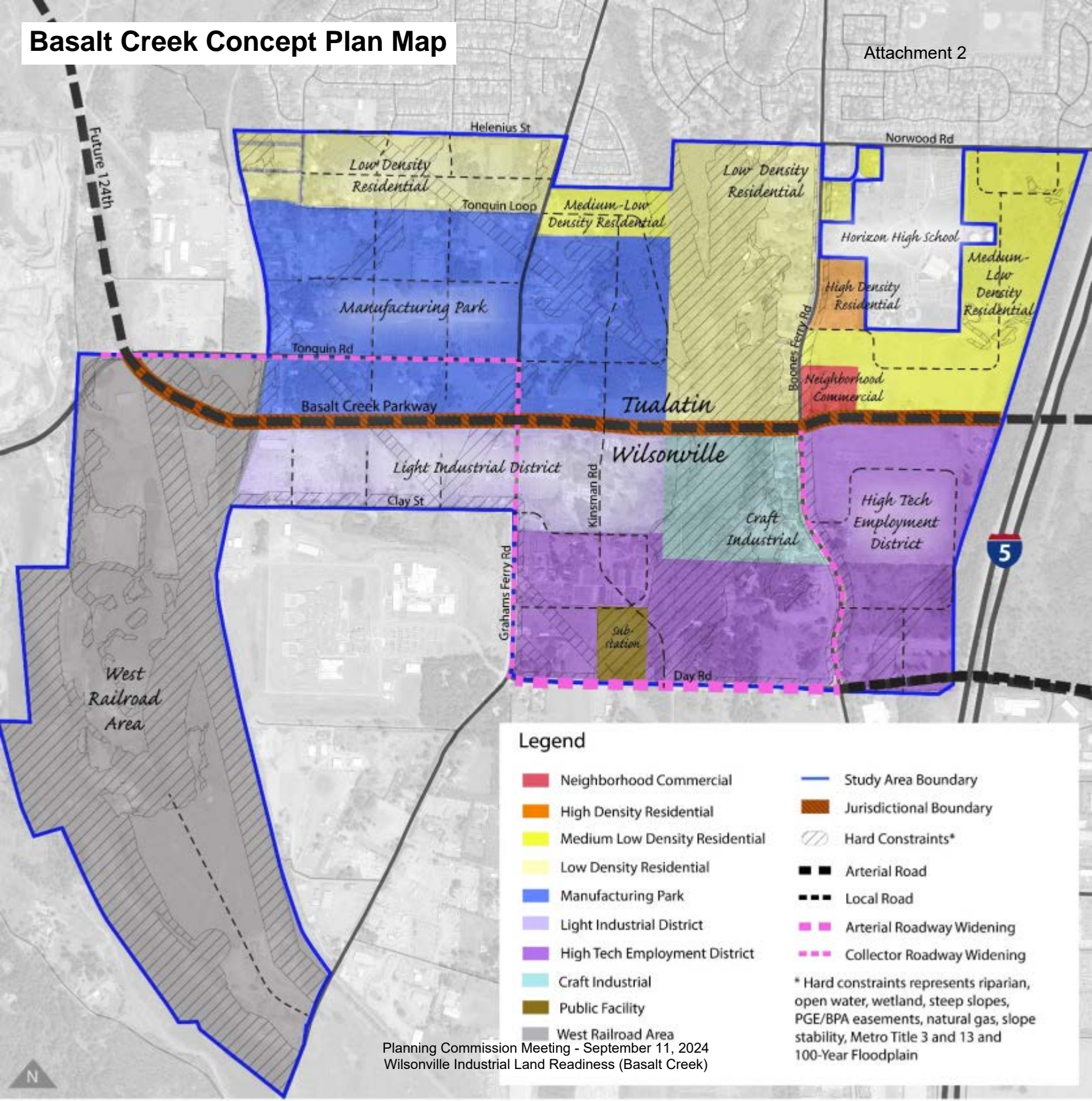
Coffee Creek
Industrial Area

Urban Growth Boundary

Urban Growth Boundary

Basalt Creek Concept Plan Map

Attachment 2



Legend

- | | |
|--|--|
| Neighborhood Commercial | Study Area Boundary |
| High Density Residential | Jurisdictional Boundary |
| Medium Low Density Residential | Hard Constraints* |
| Low Density Residential | West Railroad Area |
| Manufacturing Park | Arterial Road |
| Light Industrial District | Local Road |
| High Tech Employment District | Arterial Roadway Widening |
| Craft Industrial | Collector Roadway Widening |
| Public Facility | |
| West Railroad Area | |
- * Hard constraints represents riparian, open water, wetland, steep slopes, PGE/BPA easements, natural gas, slope stability, Metro Title 3 and 13 and 100-Year Floodplain