

# Wilsonville Industrial Land Readiness: West Railroad

Planning Commission Work Session

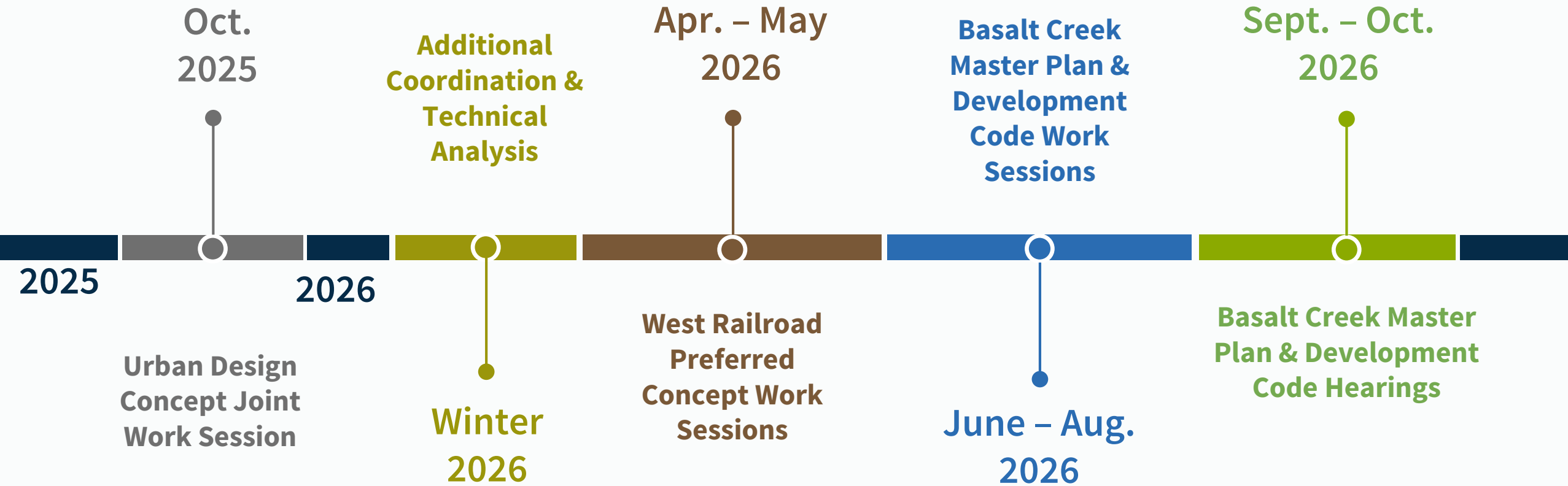
April 8, 2026



# Tonight's Meeting

1. Recap of previous joint session
2. Discuss preliminary preferred concept and identify any further clarifications
3. Review transportation analysis work
4. Share next steps and schedule

# Project Process



# Preferred Elements and Approach

## PREFERRED ELEMENTS



*What are the pieces/elements we want in a preferred concept?*

*Is there a starting point?*



## DEFINING PHRASES



## HOW DO WE GET THERE?

*What do we need to make this happen?*

*What is the City's role?*

*What tools, incentives, and strategies should be considered?*

FORM BASED  
REGULATION

INCENTIVES

PARTNERSHIPS OR  
LEGISLATIVE  
SUPPORT

# Urban Design Concepts Takeaways

C1: TONQUIN ENVIRONMENT

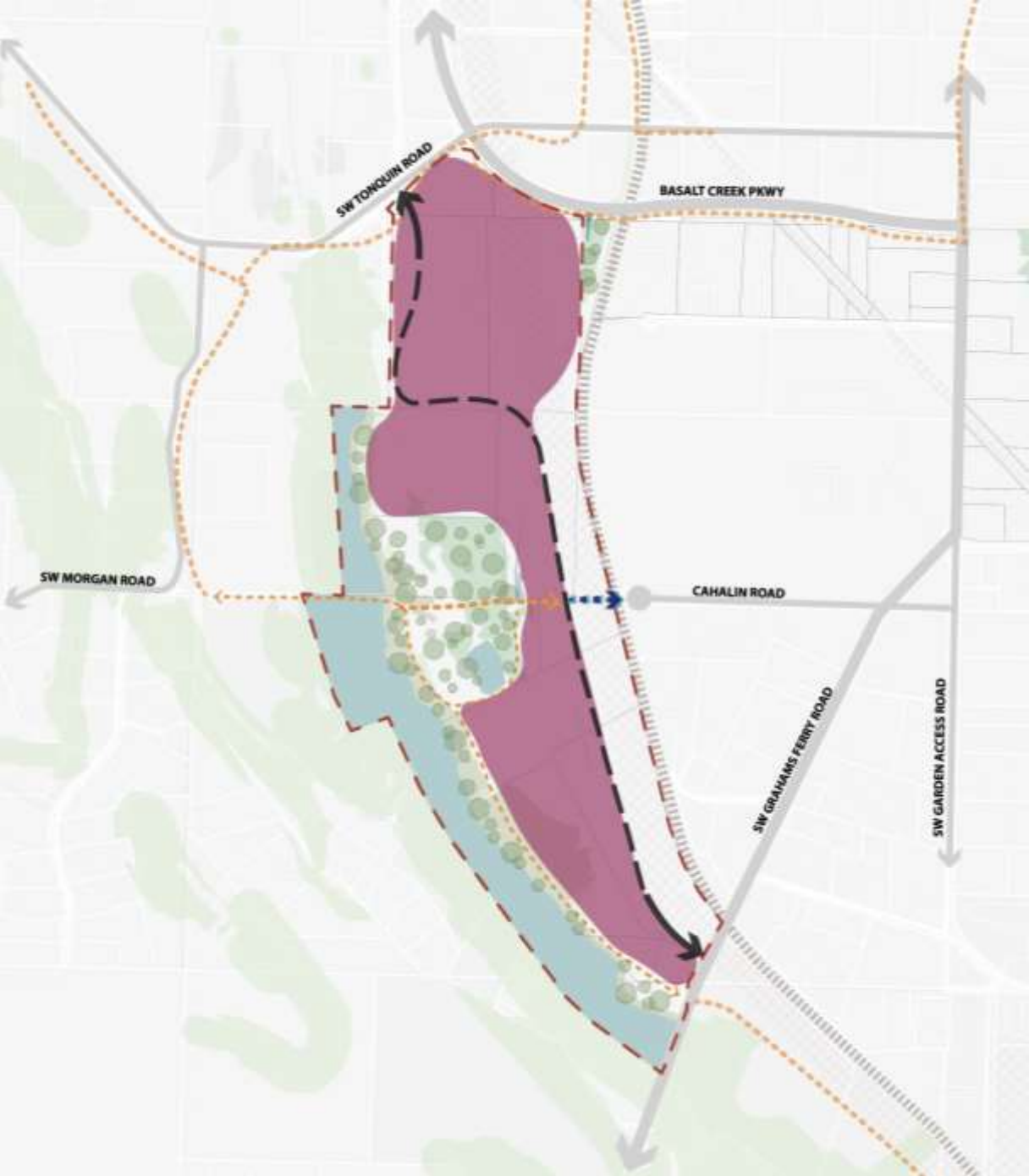


C2: MANUFACTURING & INDUSTRY



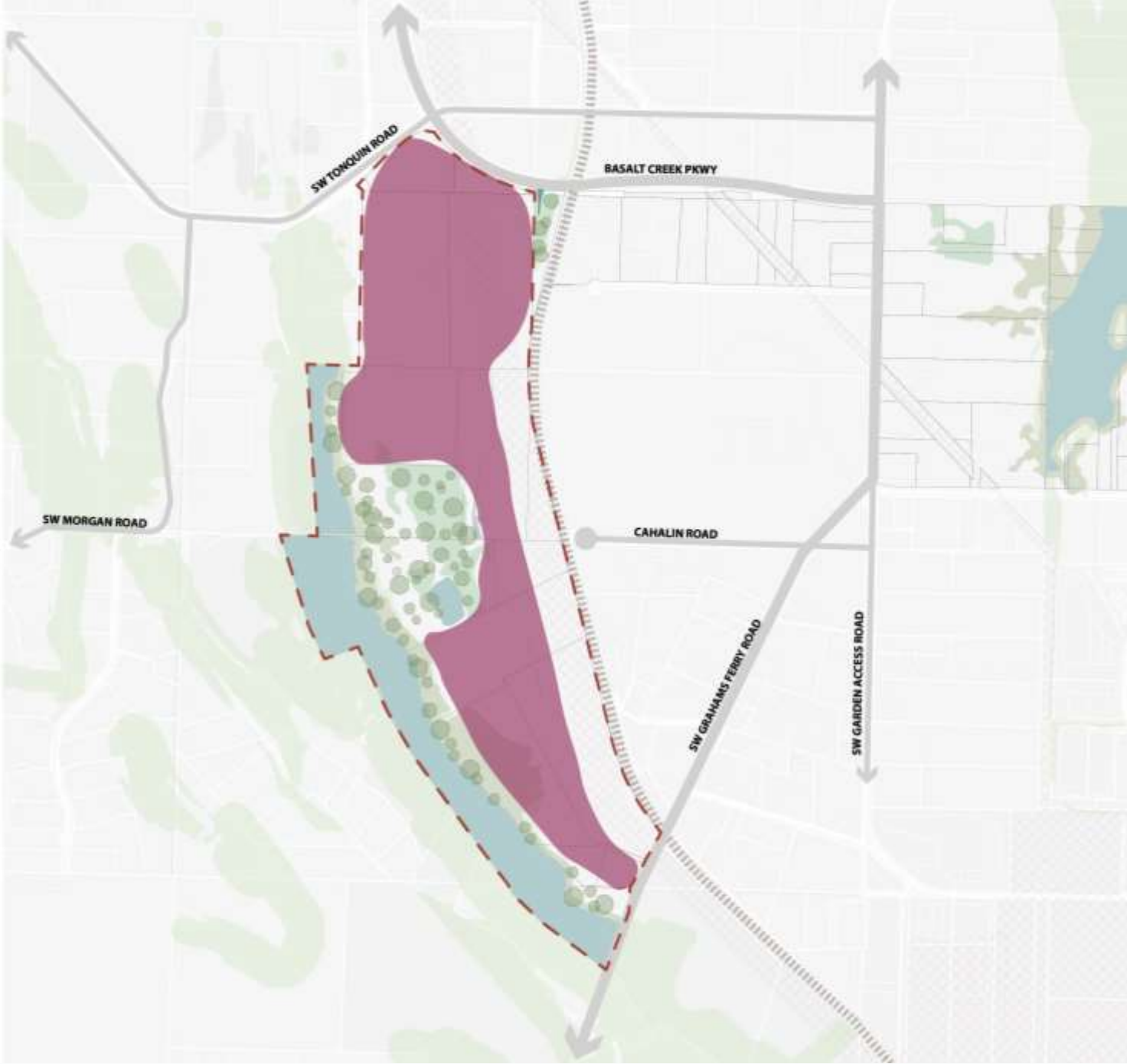


# **Preliminary Preferred Concept**



- **Maximizes developable land**
- **Preserves remaining habitat, and restores creek edge**
- Considers **additional road connections**
- **Links Ice Age Tonquin Trail** with internal circulation

**Preferred Concept**



# Land Use

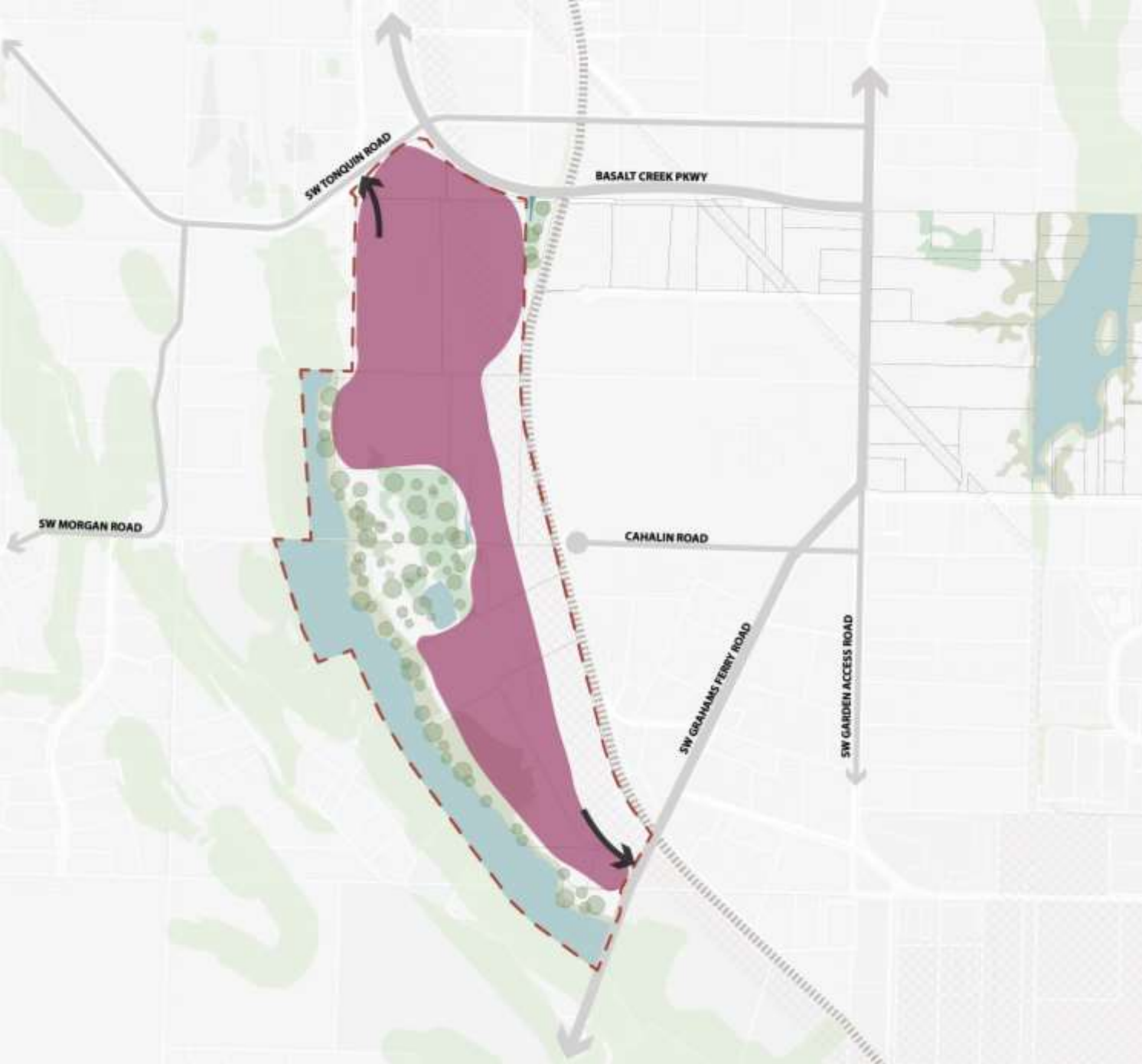
# TRANSPORTATION ANALYSIS

# Methodology & Approach

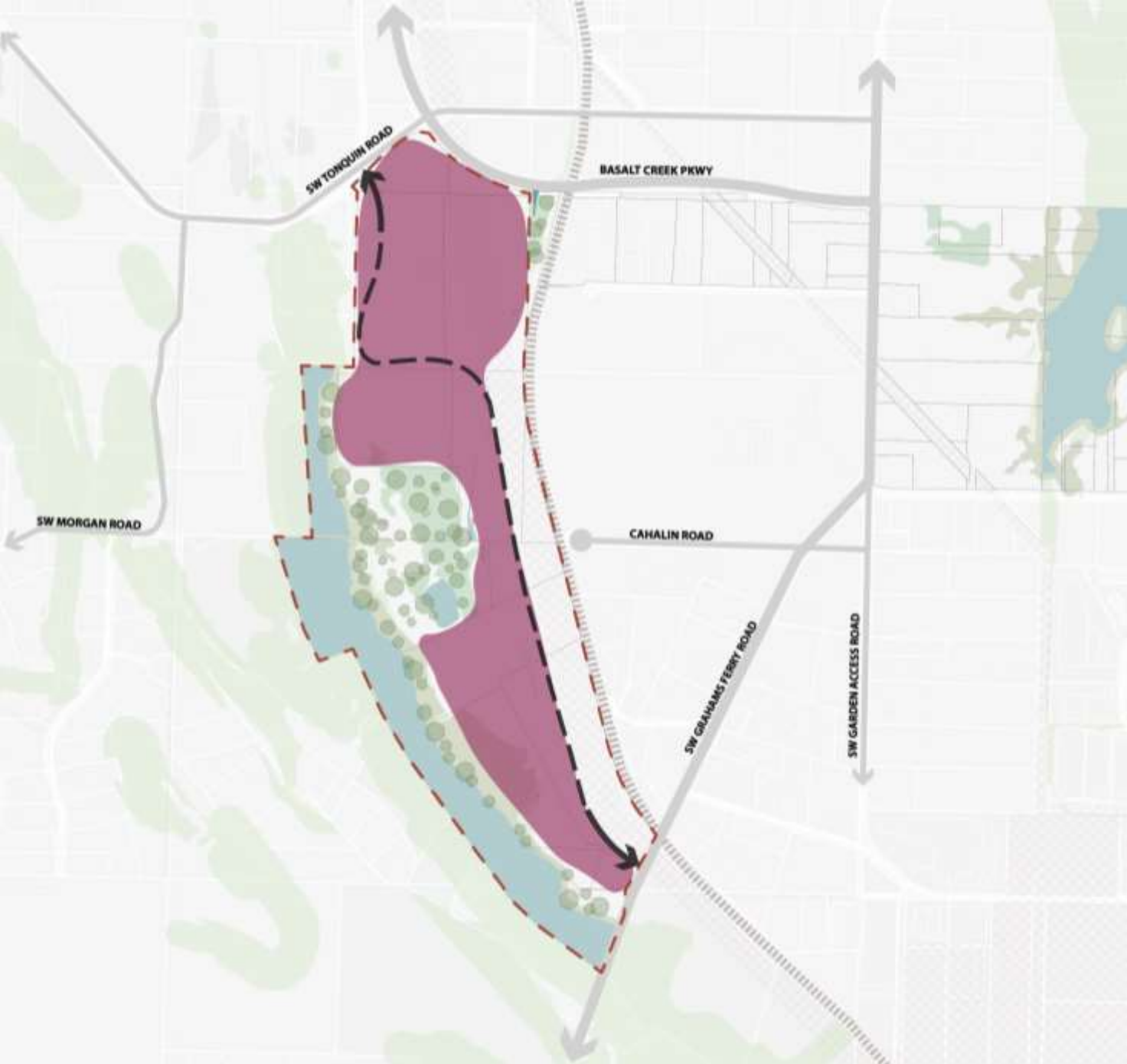
- Evaluated a 20-year horizon based on planned network improvements
- Applied preferred land use scenario for development intensity
- Assessed multimodal access at a planning level
- Coordinated with jurisdictional partners and railroad operator

# Key Assumptions

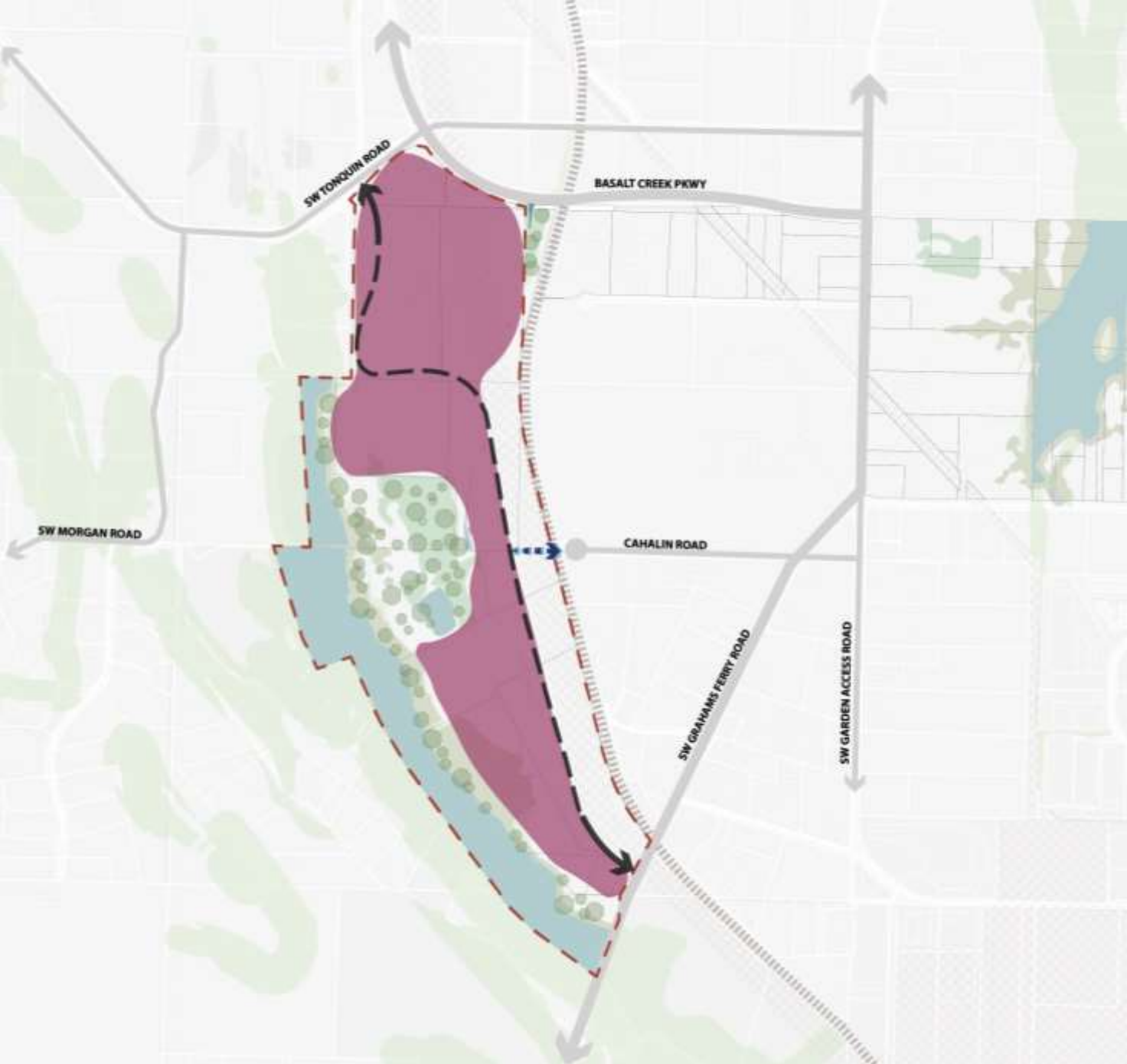
- Land use mix of a typical Industrial Park
- Previously identified projects move forward
- No I-5 overcrossings or rail crossing
- Internal circulation via north-south street



# Transportation



# Transportation



# Transportation

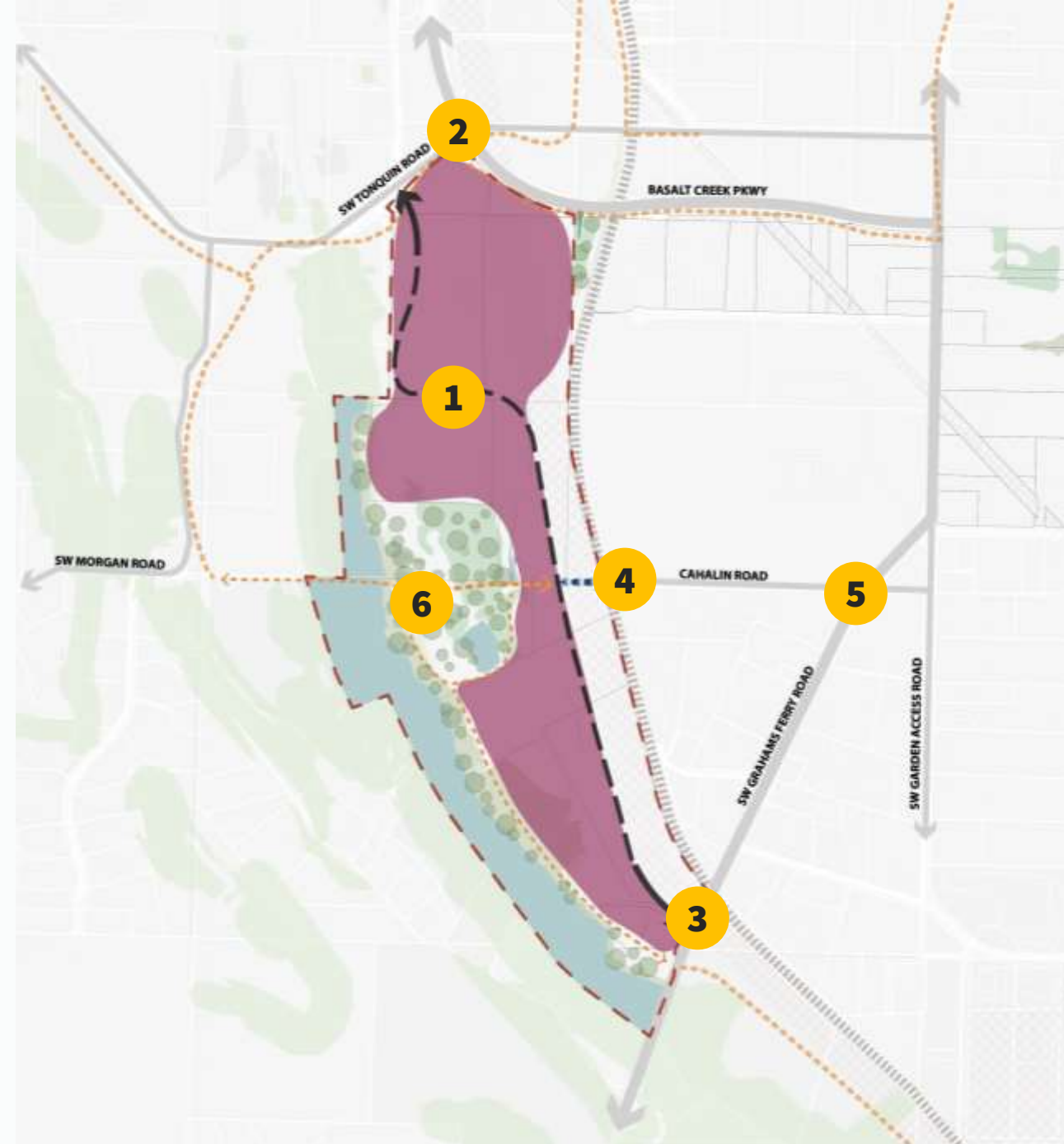
# Key Findings

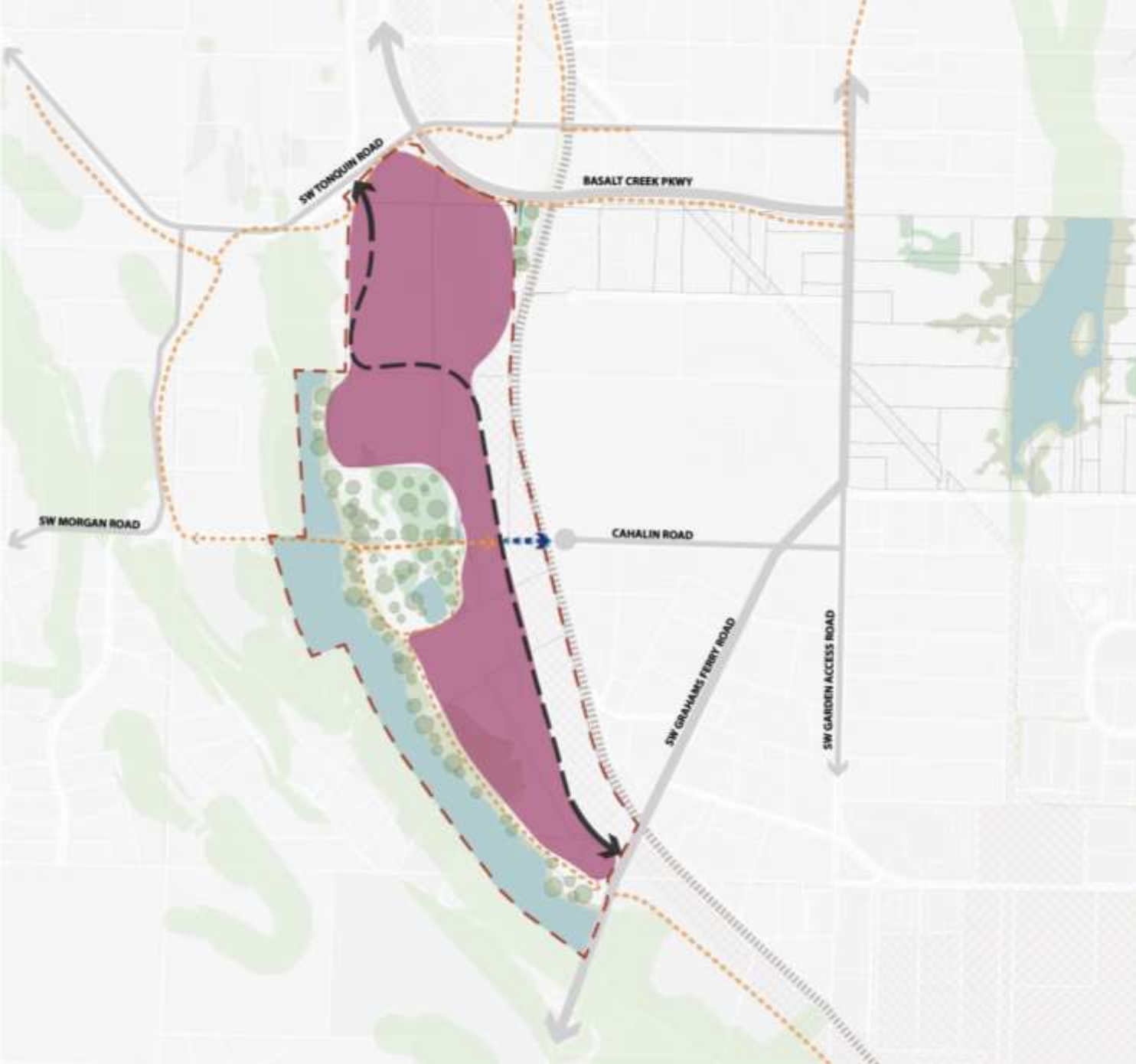
- **No major off-site upgrades needed beyond adopted TSP projects**
- Ice Age Tonquin Trail alignment can be accommodated as currently proposed



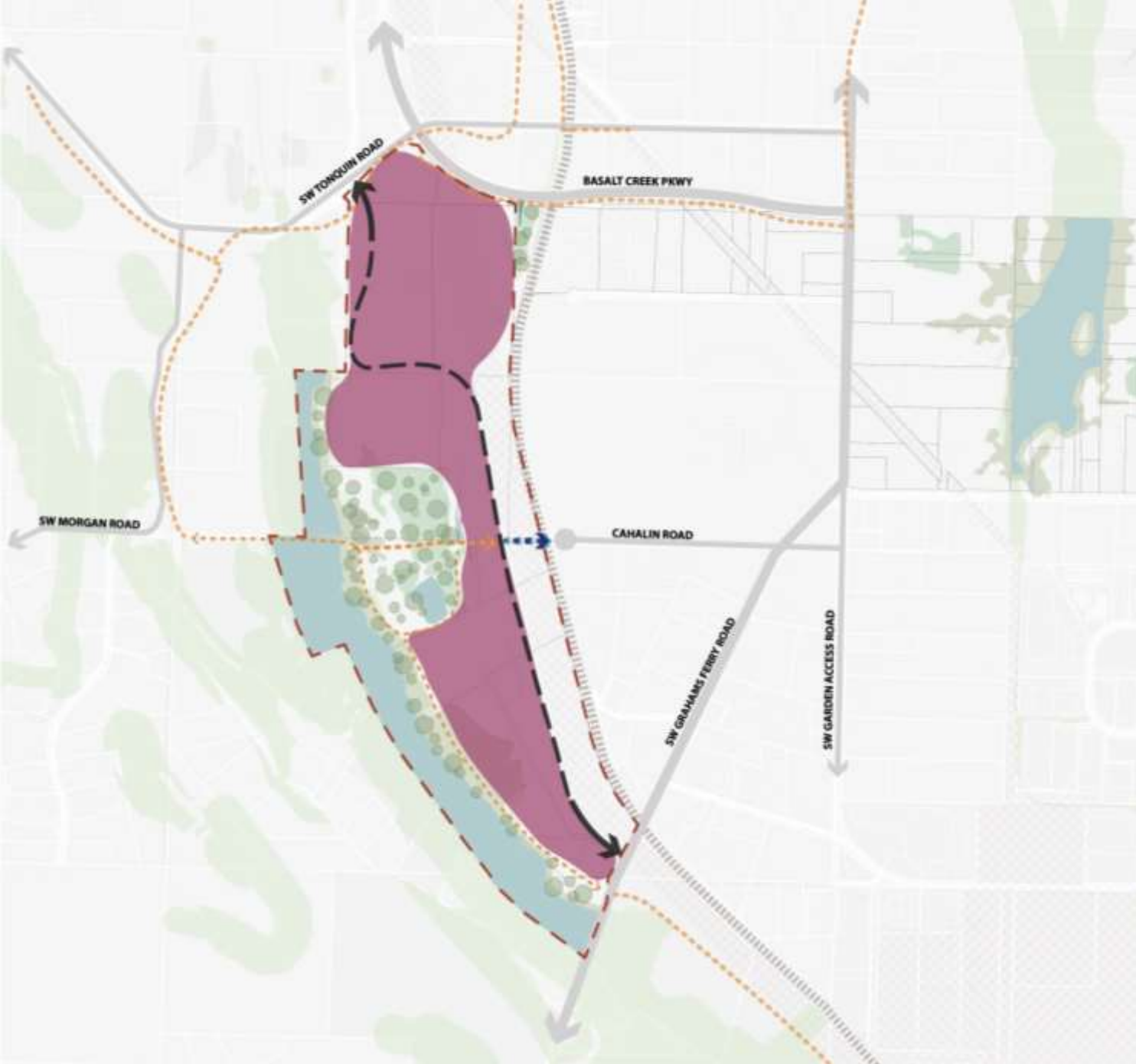
# Identified Transportation Projects

- 1 New local industrial street
- 2 Tonquin Rd upgrades for truck access + safety improvements
- 3 Grahams Ferry Rd access improvements
- 4 Cahalin Rd rail crossing (optional)
- 5 Cahalin/Grahams Ferry Rd intersection upgrades (optional)
- 6 Pedestrian & bicycle trails through site

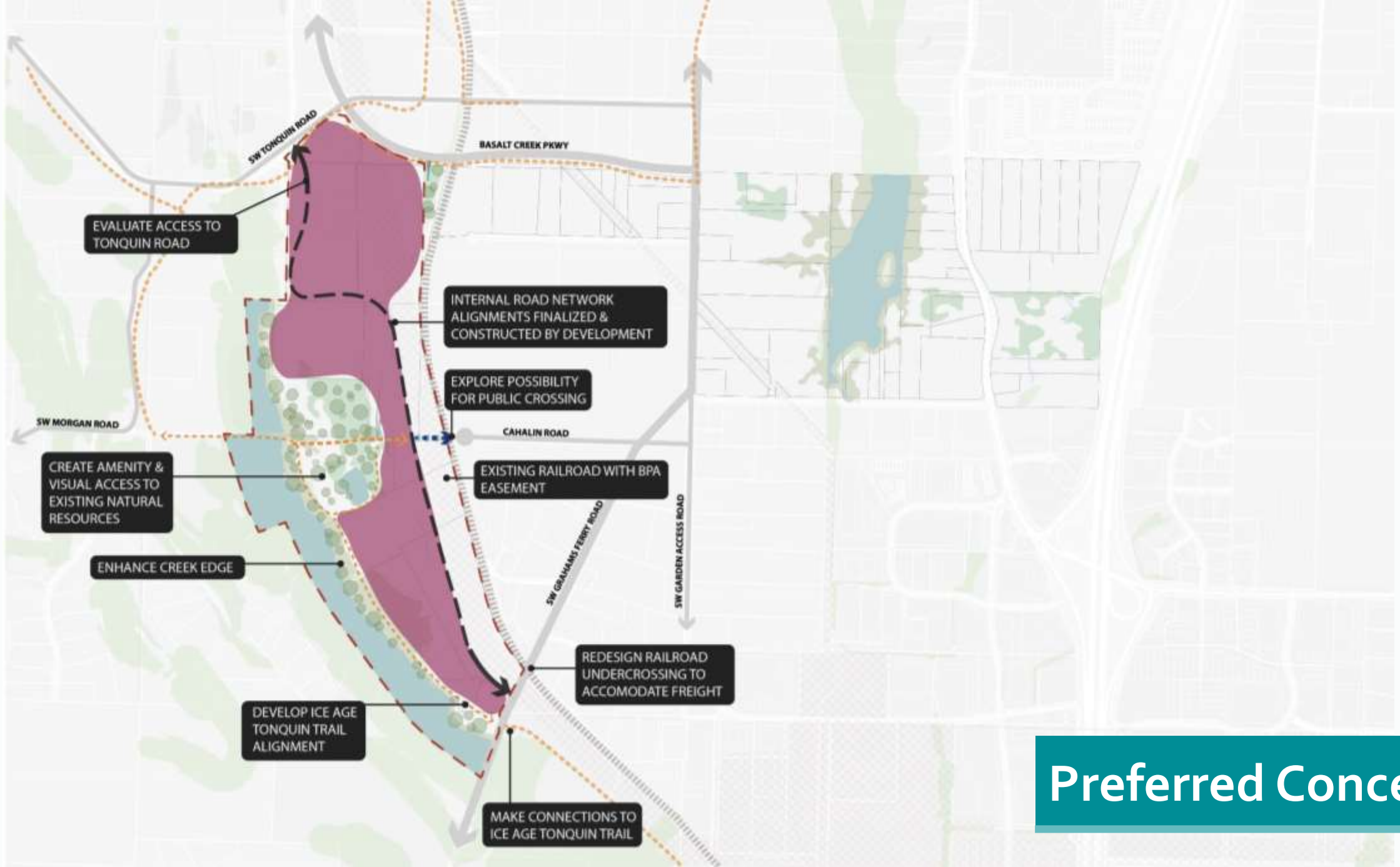




# Trails & Natural Resources



**Other Elements**



# Preferred Concept

**Is the Preliminary Preferred Concept consistent with the guidance and direction provided by the Planning Commission and City Council?**

**Are there aspects of the Preliminary Preferred Concept that need clarification?**

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# Next Steps

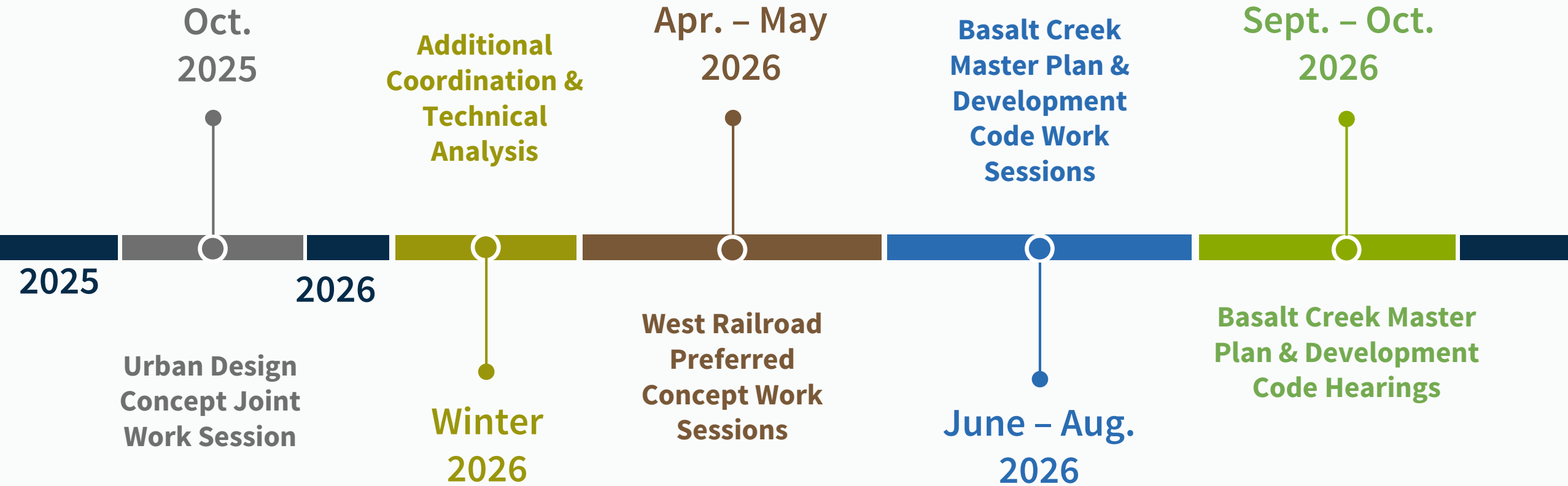
# Policies, Standards, and Plans

- Comprehensive Plan Elements
- Zoning, Development Code, and Design Standards
- Transportation System Plan (TSP) and Bicycle and Pedestrian Master Plan
- Identity with Citywide Signage and Wayfinding Plan
- Infrastructure Master Plans
- Economic Development Strategy



# Schedule

# Next Steps

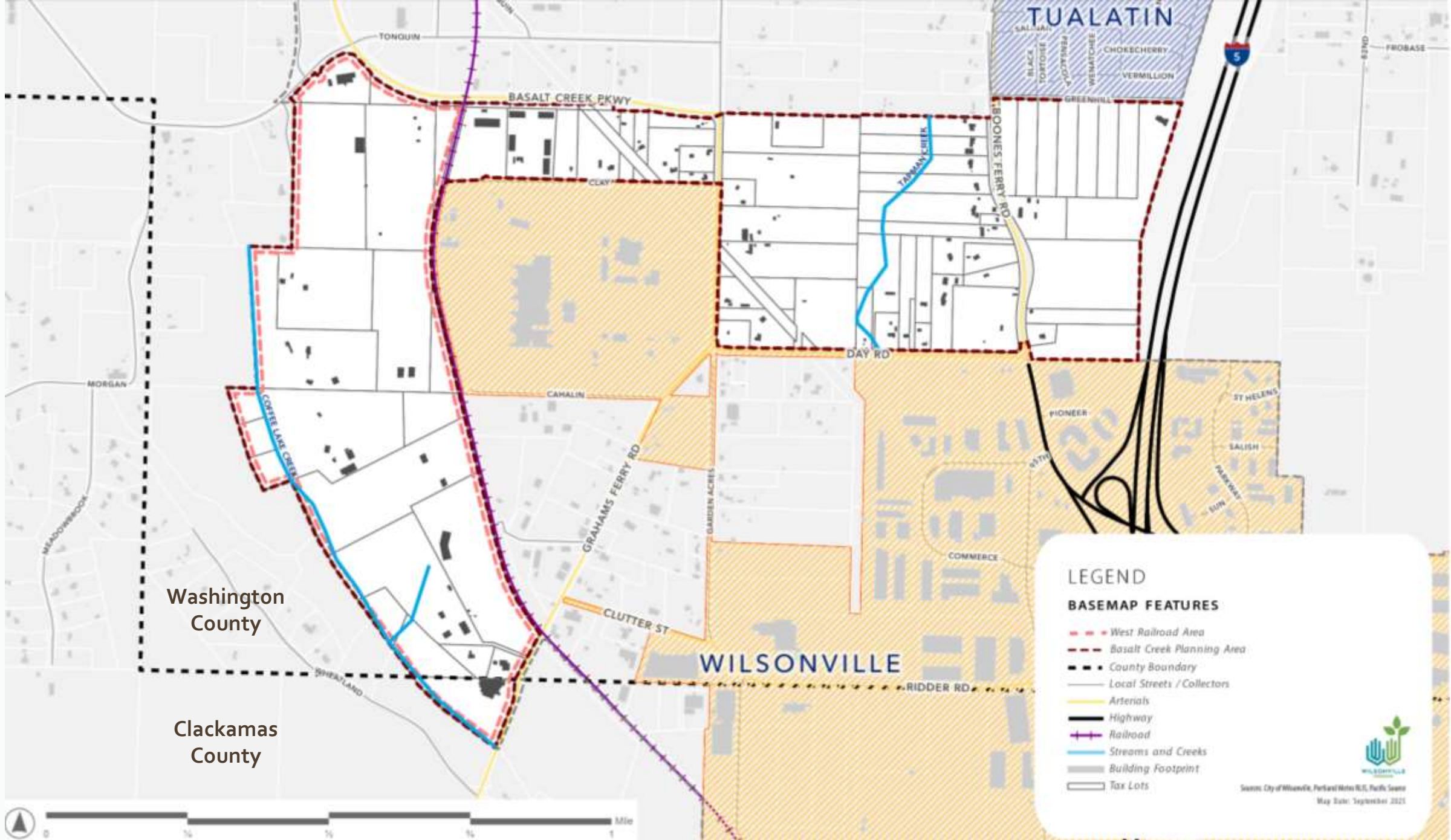


A faint, light blue background logo is centered on the page. It depicts a stylized plant with three leaves growing upwards from a base that resembles an open book with two pages. The entire scene is set against a solid dark blue background.

**Questions?**



# **October 2025 Work Session Recap**



Washington  
County

Clackamas  
County

**LEGEND**

- BASEMAP FEATURES**
- - - West Railroad Area
  - - - Basalt Creek Planning Area
  - - - County Boundary
  - Local Streets / Collectors
  - Arterials
  - Highway
  - Railroad
  - Streams and Creeks
  - Building Footprint
  - Tax Lots



Source: City of Wilsonville, Portland Metro RLS, Pacific Sevens  
Map Date: September 2021

# THE GUIDING PRINCIPLES

# Basalt Creek Concept Plan Guiding Principles

## Market-driven

- *Meet regional responsibility for jobs and housing*
- *Maximize assessed property value*

## Balanced

- *Capitalize on the area's unique assets and natural location*
- *Explore creative approaches to integrate jobs and housing in the Craft Industrial land use type*
- *Ensure appropriate transitions between land uses*
- *Design cohesive and efficient transportation and utility systems*

# Basalt Creek Concept Plan Guiding Principles

## Aspirational

- *Maintain and complement Wilsonville's unique identity*
- *Create a uniquely attractive business community unmatched in the metropolitan region*
- *Incorporate natural resource areas and provide recreational opportunities as community amenities and assets*

# THE DRAFT CONCEPTS



District centered on **natural resources and trails**

Strong **connections to Basalt Creek Parkway**

Positioned as a **unique employment & innovation district**

## C1: Tonquin Environment

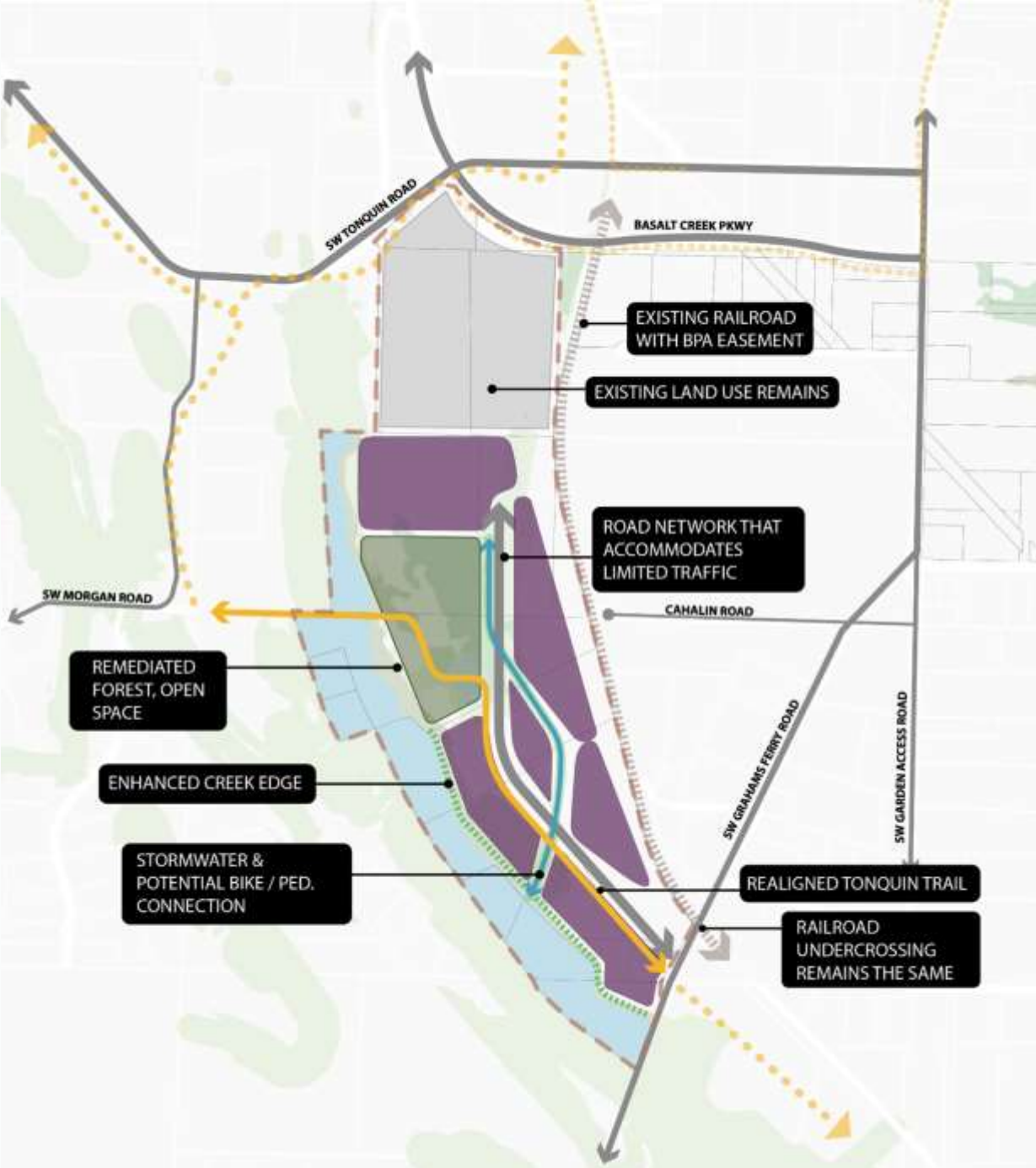


**Maximizes employment potential** through full access to transportation network

Encourages **high-density employment development**

City strategies would include **incentives for parcel assembly** and **targeted infrastructure investments**

## C2: Manufacturing & Industry



**Incremental, market-driven approach** with limited City intervention

**No freight upgrade** to the railroad undercrossing

**Street network largely as built today** with some internal connections

**C3: Limited Connectivity with Flexible Land Use**

# WHAT WE HEARD

# Guiding Principles Takeaways

## BALANCED:

- CAPITALIZE ON THE AREA'S UNIQUE ASSETS AND NATURAL LOCATION.
- EXPLORE CREATIVE APPROACHES TO INTEGRATE JOBS AND HOUSING IN THE CRAFT INDUSTRIAL LAND USE TYPE.
- ENSURE APPROPRIATE TRANSITIONS BETWEEN LAND USES.
- DESIGN COHESIVE AND EFFICIENT TRANSPORTATION AND UTILITY SYSTEMS.

## ASPIRATIONAL:

- MAINTAIN AND COMPLEMENT WILSONVILLE'S UNIQUE IDENTITY.
- CREATE A UNIQUELY ATTRACTIVE BUSINESS COMMUNITY UNMATCHED IN THE METROPOLITAN REGION.
- INCORPORATE NATURAL RESOURCE AREAS AND PROVIDE RECREATIONAL OPPORTUNITIES AS COMMUNITY AMENITIES AND ASSETS.

Intervention vs Coffee Creek/Bosall Creek      West Railroad

## THE CHALLENGES



## WILSONVILLE FACTOR / UNIQUE IDENTITY

