



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: April 20, 2026		Subject: Wilsonville Industrial Land Readiness – West Railroad Area – Basalt Creek Master Plan	
		Staff Members: Chris Myers, Senior Planner; and Matt Lorenzen, Economic Development 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: N/A	
Staff Recommendation: Provide feedback on the Preliminary Preferred Concept for the West Railroad Area and provide directions on potential policy considerations.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<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): Wilsonville Economic Development Strategy; Wilsonville Comprehensive Plan; Basalt Creek Concept Plan	
		<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Staff seeks feedback from City Council regarding the Preliminary Preferred Concept for the West Railroad Planning Area, including land use, transportation access, natural resource integration, and potential zoning approaches. This discussion will help guide further refinement of the concept for the Basalt Creek Master Plan and Development Code updates.

EXECUTIVE SUMMARY:

The West Railroad Area represents a key opportunity within the Basalt Creek planning area to support employment growth and economic development while integrating natural resources and transportation infrastructure. Following the joint work session and additional technical analysis, staff and the consultant team developed a Preliminary Preferred Concept that combines elements of the previously presented concepts to balance economic development potential with environmental preservation and infrastructure feasibility.

The preferred concept focuses on maximizing developable employment land while preserving key natural resource areas and integrating recreational amenities such as the Ice Age Tonquin Trail. The concept also identifies transportation improvements needed to support long-term employment development and freight access in the area.

BACKGROUND

The West Railroad Area lies within the broader Basalt Creek planning area, which was originally identified as a strategic employment area to accommodate long-term regional job growth. The Basalt Creek Concept Plan established a series of guiding principles intended to shape future development of the area. These guiding principles emphasize:

- Market-driven development
- Meeting regional responsibilities for employment growth
- Maximizing assessed property value
- Creating balanced development that integrates jobs, housing, and natural resources
- Designing cohesive transportation and utility systems
- Maintaining Wilsonville's identity as an attractive and innovative employment center

In October 2025, the Planning Commission and City Council participated in a [joint work session](#) to review existing conditions and evaluate three potential development concepts for the West Railroad Area. These concepts explored different approaches to development intensity, transportation connectivity, and environmental integration:

Concept 1 – Tonquin Environment

Focused on leveraging natural resources and trail connectivity to create an employment and innovation district.

Concept 2 – Manufacturing & Industry

Maximized employment potential through improved transportation access and higher intensity industrial development.

Concept 3 – Limited Connectivity / Market Driven Development

Relied largely on existing infrastructure and incremental development with minimal City intervention.

Feedback from the [joint work session](#) emphasized the importance of balancing economic development opportunities with environmental stewardship while ensuring the area remains accessible for employment uses.

Staff is seeking City Council feedback on the preferred concept and related policy considerations.

Discussion Questions

Staff is seeking feedback on the following questions:

1. Is the Preliminary Preferred Concept consistent with the previously provided feedback?
2. Are there elements of the Concept that require additional refinement or clarification?

EXPECTED RESULTS:

Feedback from City Council during this work session will help guide refinement of the preferred concept, the draft Basalt Creek Master Plan, and Development Code updates.

TIMELINE:

Next steps in the project include sessions with the Planning Commission and City Council during spring and summer 2026 to review the draft Basalt Creek Master Plan and related Development Code amendments, followed by formal hearings for adoption of the Basalt Creek Master Plan and related Development Code amendments in fall 2026.

CURRENT YEAR BUDGET IMPACTS:

Work on the Basalt Creek Master Plan is funded through a Community Planning and Development Grant from Metro and the Planning Division budget's previously authorized project funding. Additional analysis related to water and stormwater infrastructure will be conducted using the City's on-call consultants.

COMMUNITY INVOLVEMENT PROCESS:

City staff mailed notification letters to the eleven (11) property owners within the Basalt Creek Planning Area to inform them of the ongoing planning process. At the time this staff report was prepared, staff had received one comment from a property owner expressing support for the planning effort and one request for a site visit with City staff. Matt Lorenzen, Economic Development Manager for the City of Wilsonville, met with the property owner to discuss the project. The property owner's feedback was generally positive and supportive of the Basalt Creek Master Plan.

Feedback received through these engagement activities has helped inform refinement of the preferred concept and will continue to guide the development of future policies and code amendments associated with the Basalt Creek planning effort.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Planning for the West Railroad Area supports Wilsonville's long-term economic development strategy by creating opportunities for employment growth while preserving natural resources and improving transportation connectivity. Successful implementation of the preferred concept will support family-wage job creation, strengthen Wilsonville's economic base, and reinforce the City's reputation as a forward-thinking employment center.

ALTERNATIVES:

As the concept is refined, alternative approaches to land use configuration, transportation access, zoning, and infrastructure planning may be considered in collaboration with the Planning Commission and City Council.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Preliminary Preferred Concept Map (March 2026)
2. Preliminary WRR Preferred Concept and Policy Considerations (April 2026)
3. Joint Work Session Summary (October 2025)
4. Joint Work Session Mural Board Notes (October 2025)