



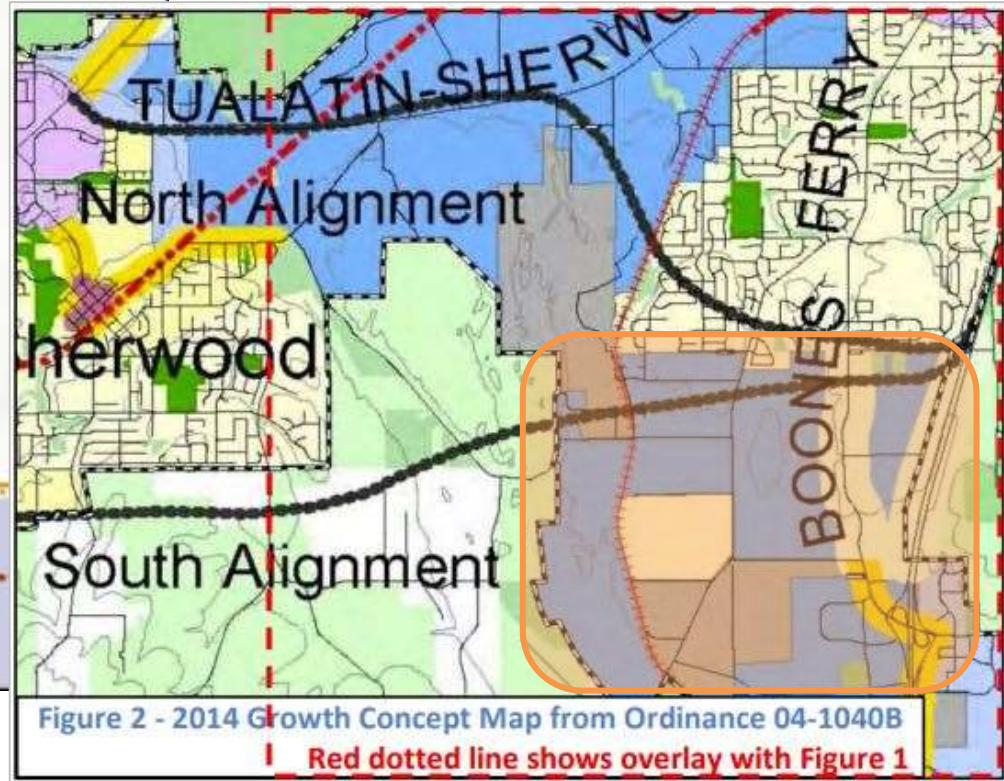
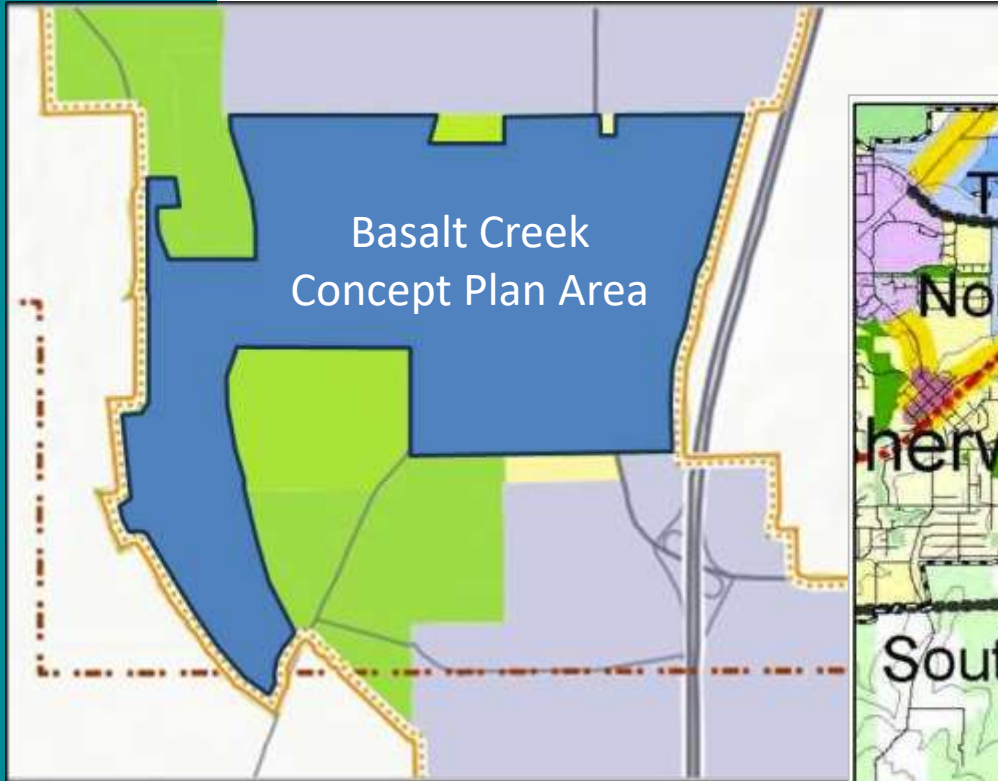
# Wilsonville Industrial Land Readiness – Basalt Creek

City Council Work Session

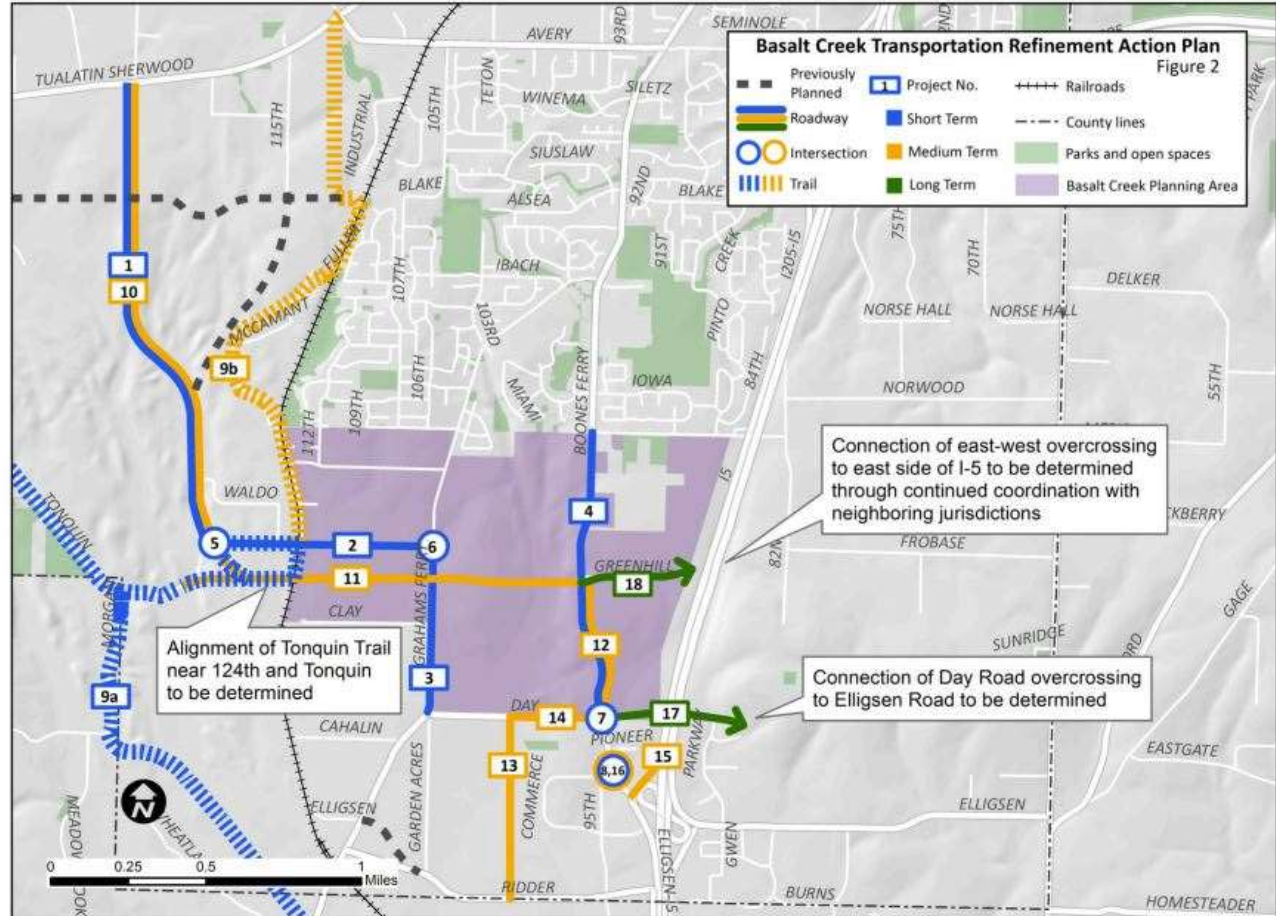
May 19, 2025

Presented by: Cindy Luxhoj AICP, Associate Planner  
Dan Pauly AICP, Planning Manager

# Metro Ordinance No. 04-1040B

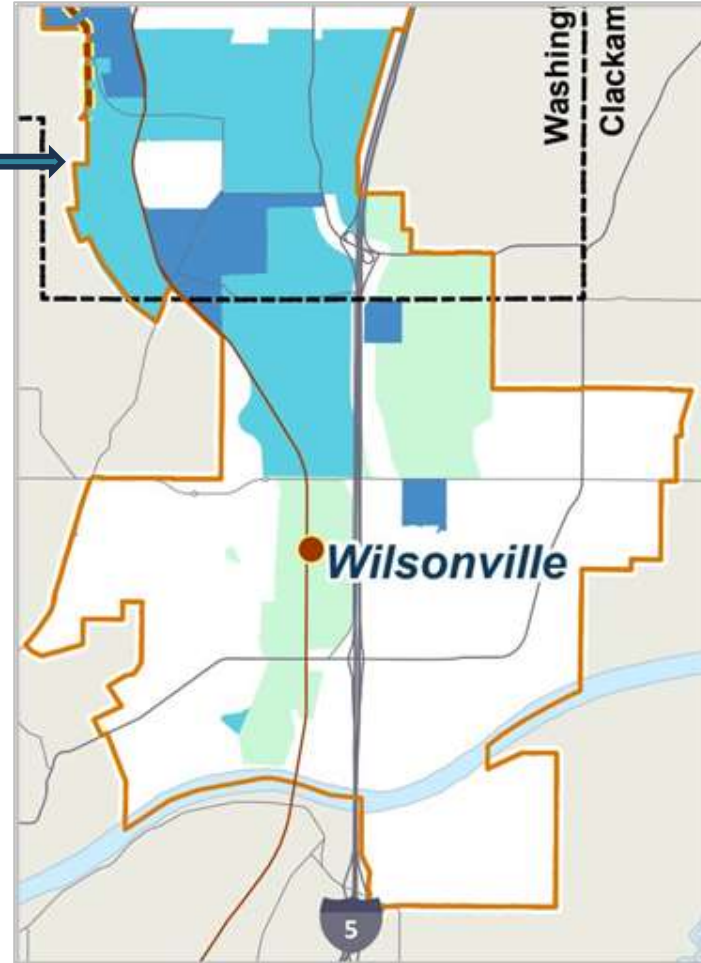
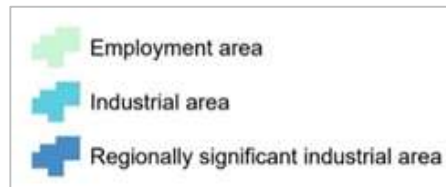


# Transportation Refinement Plan



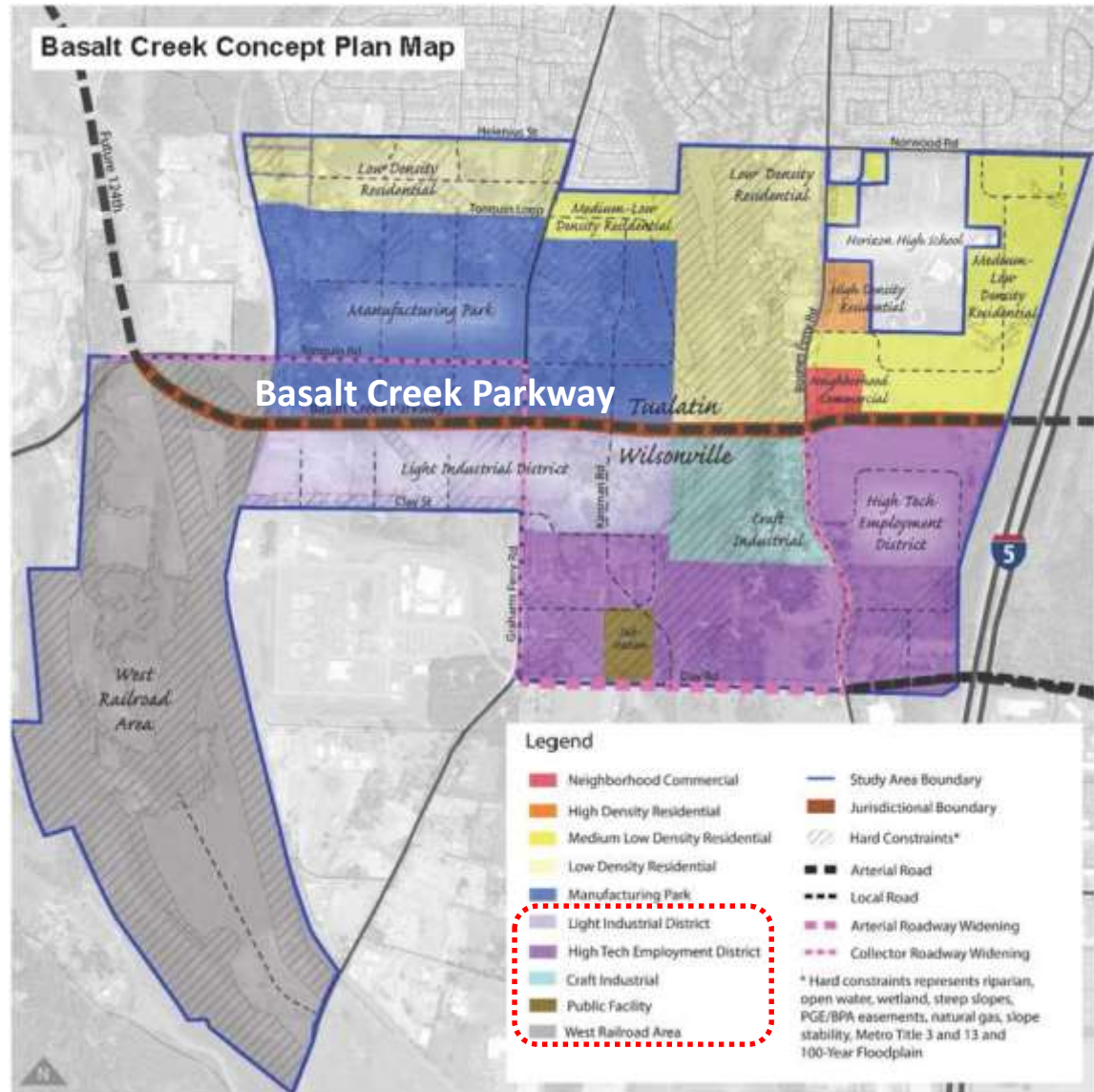
# Title 4 Employment and Industrial Areas Map

Basalt Creek –  
Industrial Area





# Basalt Creek Concept Plan



# High-Tech Employment

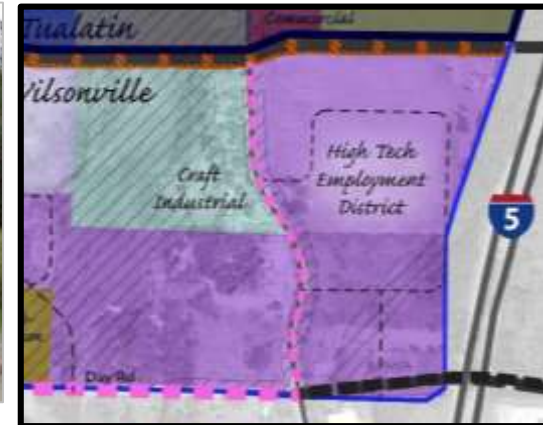


# Light Industrial





# Craft Industrial





# Synopsis of Land Use Districts

Land Use District	Use/Share %				Jobs	
	Office	Industrial	Warehousing	Retail	Total	Per Gross Acre
High-Tech Employment	45%	38%	15%	1%	1916	20.28
Light Industrial	19%	69%	11%	1%	581	16.46
Craft Industrial	31%	44%	1%	24%	27	21.70

# Concept Plan Guiding Principles

## Market-driven:

- Meet regional responsibility for jobs.
- 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.

## 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.



# Next Steps