



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 19, 2025		Subject: Wilsonville Industrial Land Readiness – Basalt Creek Staff Members: Cindy Luxhoj AICP, Associate Planner, and Dan Pauly AICP, 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: N/A	
Staff Recommendation: Review the Basalt Creek industrial area background information in preparation for upcoming work sessions.			
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): Basalt Creek Concept Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Review the background information and regulatory context of the Basalt Creek industrial area to prepare for upcoming work sessions regarding the City's vision and planned land uses for the area, which will shape the Master Plan expected to be adopted at the end of the year.

EXECUTIVE SUMMARY:

Since the adoption of the Basalt Creek Concept Plan in 2018, prepared jointly with the City of Tualatin, several years have passed. During this period, both Cities have individually advanced implementation efforts. However, Wilsonville has yet to complete certain steps, including master planning, amending the Development Code for appropriate zoning, and preparing an infrastructure funding plan. Consequently, it was necessary to review the Concept Plan, update specific components, and address these unfinished tasks to facilitate future urban industrial development in Basalt Creek.

This informational item provides background and context on three key topics in preparation for the upcoming work sessions on Basalt Creek, including one scheduled for June 2:

- **Regulatory Context:** The rationale for including Basalt Creek in the urban growth boundary and the regulatory framework guiding industrial land planning for the area.
- **Land Use Types:** Designated land use types in the Basalt Creek Concept Plan and the envisioned development for these areas.
- **Guiding Principles:** How the Concept Plan's Guiding Principles reflect Wilsonville's aspirations for the area.

Regulatory Context

Metro added the Basalt Creek Planning Area to the urban growth boundary in 2004 through Ordinance No. 04-1040B to address regional employment land needs (Attachment 1). Consistent with the Metro Ordinance, the Basalt Creek Concept Plan (BCCP) designated Wilsonville's portion of the plan area for a range of industrial uses. The BCCP is unique, because it was a collaborative project between Tualatin and Wilsonville as the cities expand to share a future boundary. The planning also included extensive coordination with Washington County and Metro.

Basalt Creek Concept Plan Land Use Types

The BCCP designates properties for High-Tech Employment, Light Industrial, and Craft Industrial (Attachment 2):

- **High-Tech Employment:** Located with high visibility from Interstate-5 and along SW Boones Ferry and Day Roads, this land use type is intended for high-tech single-users, manufacturing, and some warehouse space in one- to five-story buildings, with roughly half office and half other industrial use.
- **Light Industrial:** Situated in the central part of the Planning Area, this land use type is expected to include primarily manufacturing and warehouse uses in single- or multi-tenant buildings, with some office and commercial activities, assumed to be roughly two-thirds industrial and one-third split between office and warehousing uses.
- **Craft Industrial:** Located immediately west of SW Boones Ferry Road, this area responds to existing single-family residential development and natural resource constraints. Initially, it is envisioned to include home businesses and cottage industries in garages, converted portions of homes, and accessory buildings. Over time, redevelopment could incorporate a variety of craft industries, maker spaces, and other complementary employment uses.

Over the last year the City has worked with consultants to prepare studies that reevaluate these land use types under current market and other conditions. This work aims to inform refinement of the land uses during Master Plan development and drafting implementing Development Code language. At the June 2 City Council Work Session, staff will present information from recent studies, along with input from the Planning Commission, and seek Council's guidance on implementing these land uses.

None of the three land use types above were applied to an area of the 2004 urban growth boundary (UGB) addition referred to as West Railroad. This area is west of Portland and Western Railroad along the Coffee Lake wetlands extending from Grahams Ferry Road to Basalt Creek Parkway/Tonquin Road (see Attachment 2). Due to constraints such as natural resource limitations and inadequate infrastructure, planning for the West Railroad area was postponed during concept planning and it was not assigned a land use type. This postponed work is now part of the current project and will be presented to City Council when ready.

Basalt Creek Concept Plan Guiding Principles

The Guiding Principles established by the Joint Council of Tualatin and Wilsonville in the BCCP encapsulate the Cities' interests and goals for the area. Adapted for Wilsonville, these principles include:

- Maintain and complement Wilsonville's unique identity
- Capitalize on the area's unique assets and natural location
- Explore creative approaches to integrate jobs and housing in the Craft Industrial District
- Create a uniquely attractive business community unmatched in the metropolitan region
- Ensure appropriate transitions between land uses
- Meet regional responsibility for jobs
- Design cohesive and efficient transportation and utility systems
- Maximize assessed property value
- Incorporate natural resource areas and provide recreational opportunities as community amenities and assets

EXPECTED RESULTS:

With additional background and context City Council will be prepped to guide implementation for the Basalt Creek planning area over the coming months, including a master plan and Development Code amendments, economic development strategies, and an infrastructure funding plan.

TIMELINE:

Additional work sessions with the City Council and Planning Commission are planned for the coming months. Public hearings on related Development Code amendments are expected at the end of this year.

CURRENT YEAR BUDGET IMPACTS:

Funding for the first phase of the Wilsonville Industrial Land Readiness project is allocated in the fiscal year (FY) 2024-25 Planning Division budget and, for the second phase, will be allocated in the FY 2025-26 budget. The first phase was primarily funded by a \$100,000 grant from Business Oregon, with additional funding available, if needed, from a \$290,000 Metro grant, which also will fund the second project phase.

COMMUNITY INVOLVEMENT PROCESS:

The Basalt Creek Concept Plan review process included comprehensive community involvement. In the first phase of the Wilsonville Industrial Land Readiness (WILR) project, ECONorthwest gathered input from Business Oregon, Greater Portland Inc., property owners, and developers to understand the demand for industrial land in Wilsonville and property owners' current and future plans. This input informed the preparation of studies and reports and will guide the determination of appropriate zoning standards and necessary Code amendments.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Adopting appropriate zoning standards, creating an infrastructure funding plan, and pursuing economic development strategies will remove barriers to development and enable the implementation of the Basalt Creek Concept Plan. When developed, Basalt Creek will generate jobs, contributing to the income and property tax base, supporting economic mobility through family-wage employment, and enhancing Wilsonville's livability. This will allow the industrial area to reach its full economic potential, positively impacting the greater Wilsonville community.

ALTERNATIVES:

As zoning standards, economic strategies, and an infrastructure funding plan are developed, alternatives will be explored and developed with the City Council and Planning Commission.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Metro Ordinance No. 04-1040B (excerpts)
2. Basalt Creek Concept Plan Map
3. Basalt Creek Concept Plan-access at the following link to the City's website: [Basalt Creek Concept Plan](#)