



Wilsonville Industrial Land Readiness – Phase One/Basalt Creek

City Council Work Session

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Phase One Tasks

- EConorthwest
 - Economic Inventory / Land Use Analysis
 - Buildable Lands Inventory Update
 - Site Suitability Analysis
 - Redevelopment Feasibility of Contractor Establishments
- DKS Associates
 - Revised Conceptual Access Plan Map
- Pacific Habitat Services
 - Natural Resource Assessment
- Consor
 - Input to Infrastructure Funding Plan
- City Staff
 - Zoning Analysis
 - Code Amendments

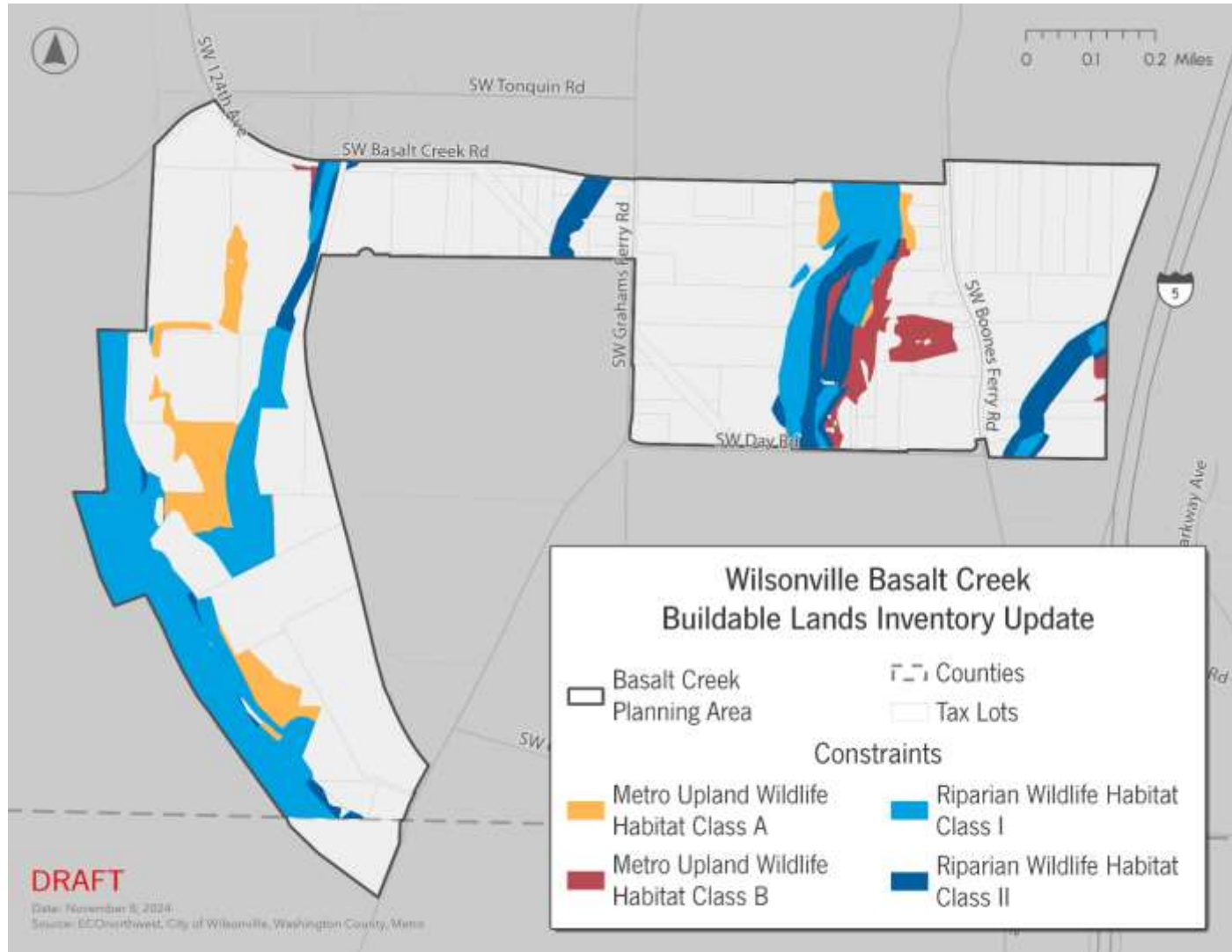
Buildable Lands Inventory (BLI)

Land Base

453 acres across 85 tax lots

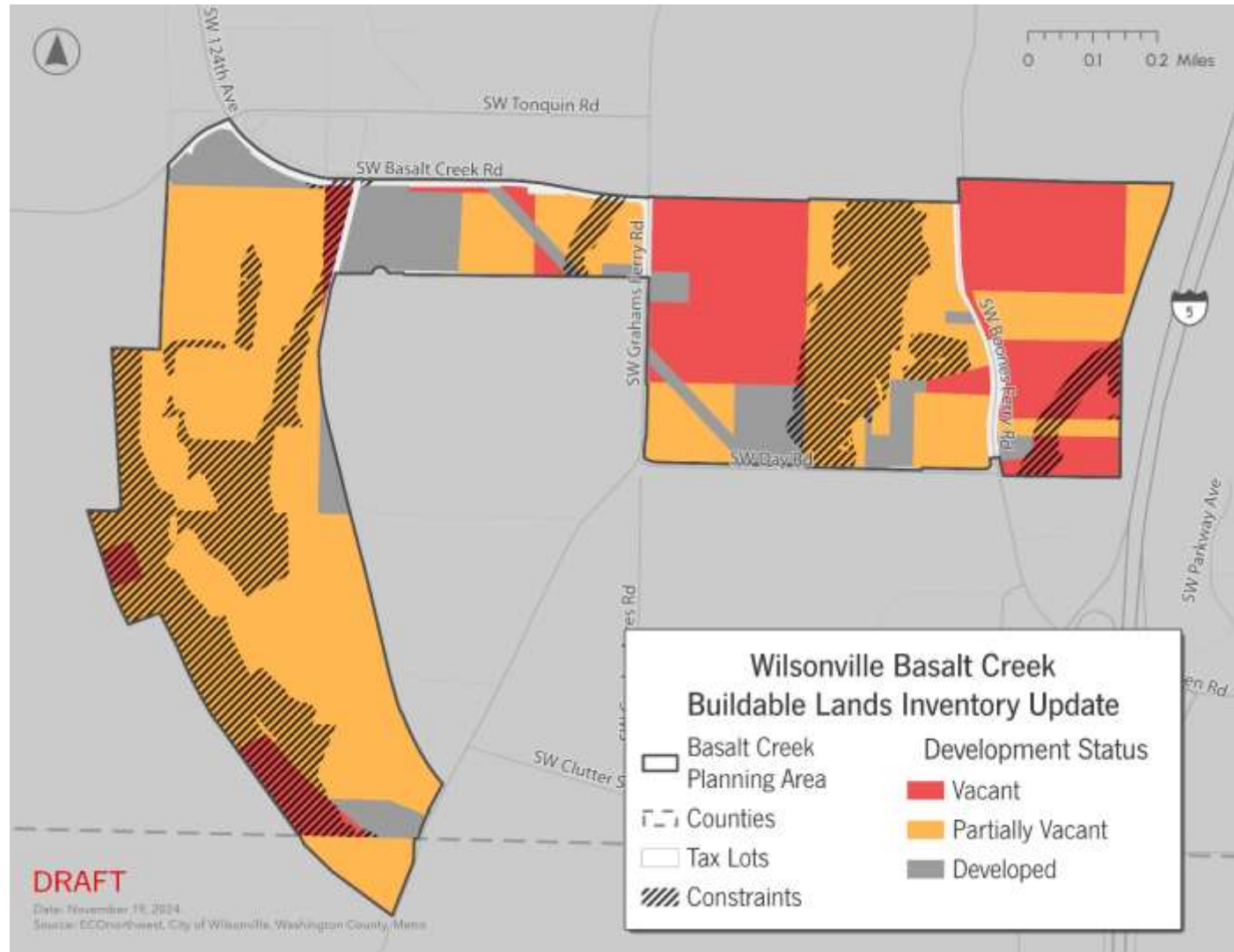
Development Constraints

127 acres considered undevelopable



Development Status

175 acres in active use and considered developed



Buildable Acres

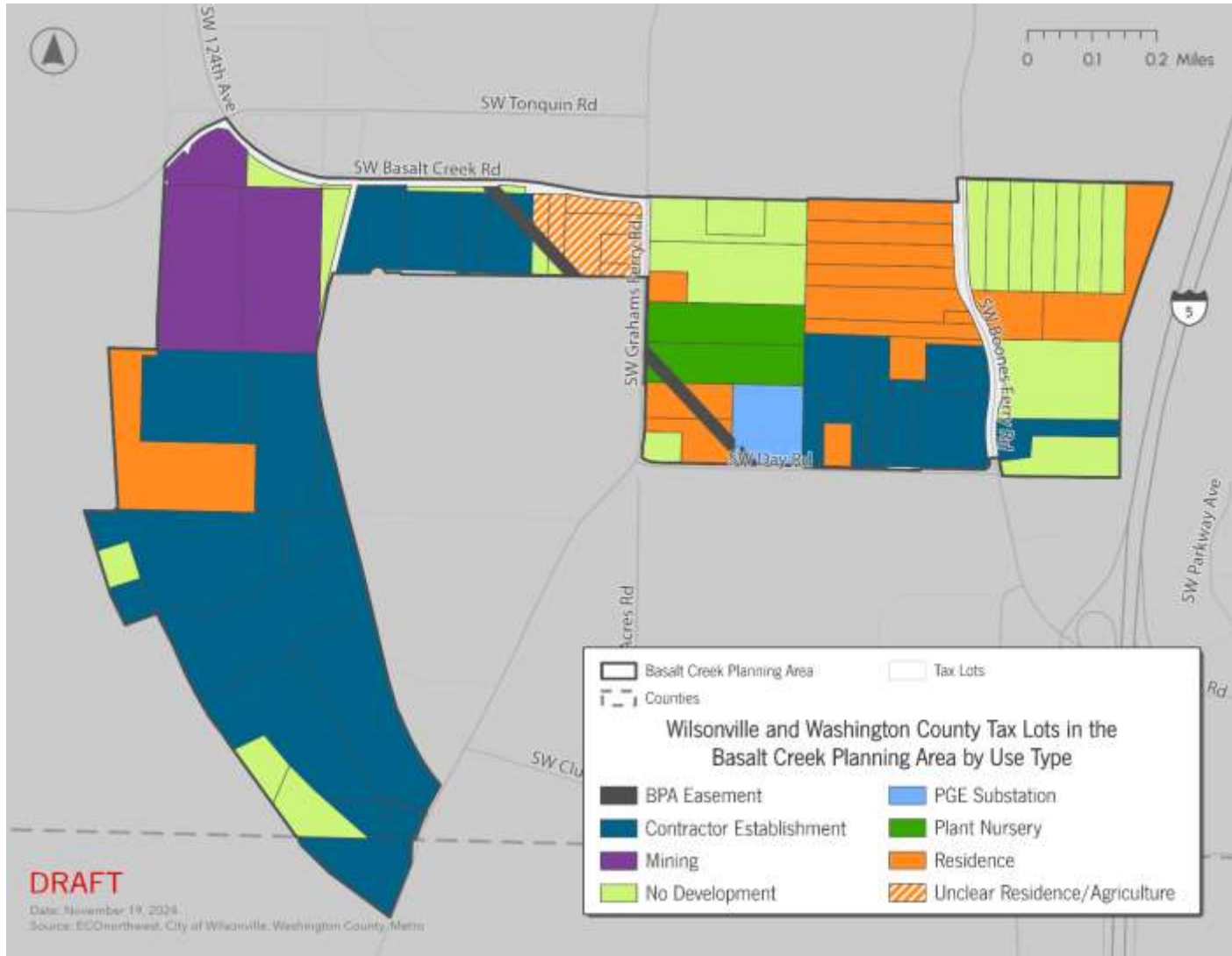
150 acres

considered buildable
and available for
development

Plan Designation	Total Buildable Acres	Buildable Acres on Vacant Lots	Buildable Acres on Partially Vacant Lots
Industrial	127	87	40
Undesignated	24	0.4	23
Total	150	87	63

Current Land Uses

Much of the land is used by contractor establishments



Site Suitability Analysis

Which industries may be attracted to Basalt Creek?

- ◆ Semiconductor sector supply chain
- ◆ Clean Tech, including battery technology
- ◆ Advanced Manufacturing
- ◆ Distribution and Logistics
- ◆ Data Centers



- ◆ **SW Greenhill Site:** Largely undeveloped with potential for near-term development
- ◆ **Craft Industrial Area:** Consider constraints and existing/neighborng uses
- ◆ **West Railroad Site:** Lacked a defined land use district in Concept Plan



Site Competitiveness Factors

- ◆ Site size and configuration
- ◆ Constraints
- ◆ Surrounding land uses
- ◆ Access to transportation and utility infrastructure
- ◆ Site-specific considerations



SW Greenhill Site

- ◆ Relatively flat, unconstrained site
- ◆ 57 total acres with 52 unconstrained (91% of area)
- ◆ 10 tax lots, 2 owners
- ◆ Largely undeveloped
- ◆ Proximity to existing infrastructure

Potential users:

- ◆ High-tech supply chain
- ◆ Cleantech industries
- ◆ Advanced manufacturing
- ◆ Food processing
- ◆ Small warehousing and distribution
- ◆ Business and admin services; industrial business parks; R&D campuses.

Potential users align with the High Tech Employment district envisioned in the BCCP

Craft Industrial Area

- ◆ Highly constrained site, with constraints running north to south through site
- ◆ 32 total acres, 14 unconstrained split to the east and west (91% of area)
- ◆ 7 tax lots, 7 owners
- ◆ Existing residences
- ◆ Proximity to existing infrastructure

Existing residences, some of which are high-value, likely to extend redevelopment timelines relative to other opportunity sites

Potential users:

- ◆ Micro-uses such as live-work or makerspaces (*aligns with BCCP*)
- ◆ With site aggregation southeastern portion may be able support small-scale industrial condos and/or office user requiring up to 5 acres

Example small-scale industrial user: Riverwood Business Center in Wilsonville



Evaluation of Uses: West Railroad Site

West Railroad Site

- ◆ Moderate constraints concentrated along western boundary and northern half
- ◆ 165 total acres with 90 unconstrained (55% of area)
- ◆ 15 tax lots, 8 owners (mix of land sizes)
- ◆ More challenging to serve with infrastructure
- ◆ Proximity to rail and mining

Potential users:

- ◆ General manufacturing
- ◆ Food processing
- ◆ Small warehousing and distribution
- ◆ Business and admin services
- ◆ Cleantech industries

The City is still exploring how infrastructure might influence industry suitability.

The project team is still assessing rail access and the potential impact of the railroad and nearby mining operations.

Redevelopment Feasibility of Existing Contractor Establishments

What conditions are needed to promote and incentivize urban industrial development as envisioned in the BCCP?



Site ownership and occupancy

- ◆ Owners of vacant or unused land
- ◆ Owners renting to contractor establishment tenants
- ◆ Owners using the land for their own contractor establishments

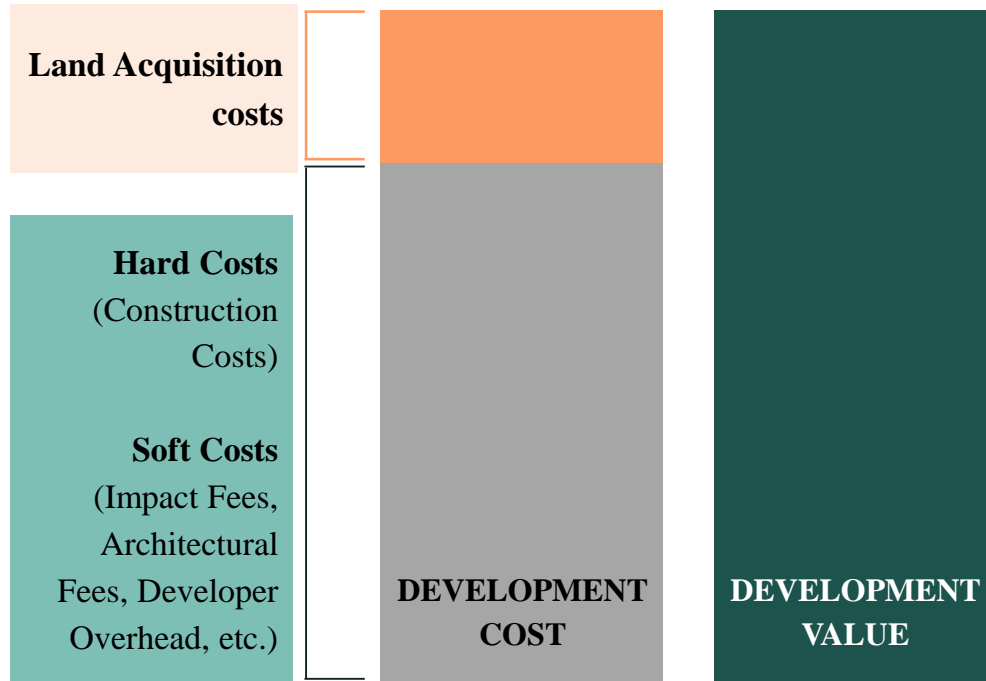
Site Utilization

- ◆ Low (20%)
- ◆ High (35%)
- ◆ Very high (45%)

Land and Construction Costs

- ◆ High
- ◆ Low

Pro Forma



If development cost is greater than development value than the project is not feasible

- ◆ Current contractor establishments generate substantial revenue with minimal effort or risk, reducing financial incentives for redevelopment
- ◆ Rents would need to increase by 60%, if not double, to fund construction and create incentive to flip existing contractor establishments
- ◆ Owner-occupied sites face greater feasibility challenges when landowners want to maintain their business operations

- ◆ **Challenges:** Limited infrastructure, fragmented ownership, constraints, and preexisting low-density uses pose barriers to implementing the BCCP
- ◆ **Opportunities:** Strong industrial demand combined with development-ready sites and engaged property owners could present catalytic opportunities to spur further investment

The City's approach to addressing the challenges and opportunities depends on its desired outcomes and risk tolerance

Questions for City Council

- What comments or direction does Council have in response to the Buildable Lands Inventory and Site Suitability Analysis Memo? Does this align with the vision for Basalt Creek? If surprising, what questions would help guide future decisions?
- What input does Council have on the Redevelopment Feasibility of Contractor Establishments Memo? Does Council want planning efforts to focus on accommodating and managing contractor establishments as industrial businesses or encouraging their relocation and redevelopment of the land?