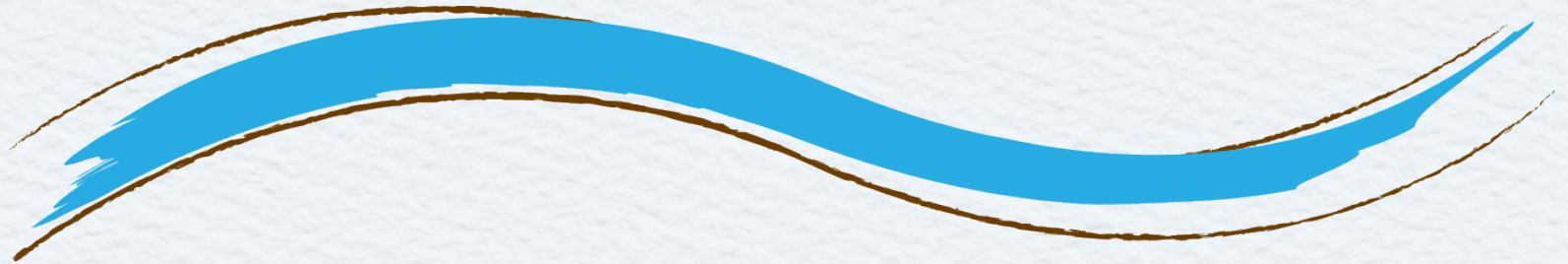




BASALT CREEK CONCEPT PLAN

Attachment 12: Basalt Creek Concept Plan
Planning Commission Hearing
Presentation 07.11.2018

Basalt Creek
Concept Plan



**Wilsonville Planning
Commission Hearing**

July 11, 2018

Tonight's Agenda

Staff Presentation

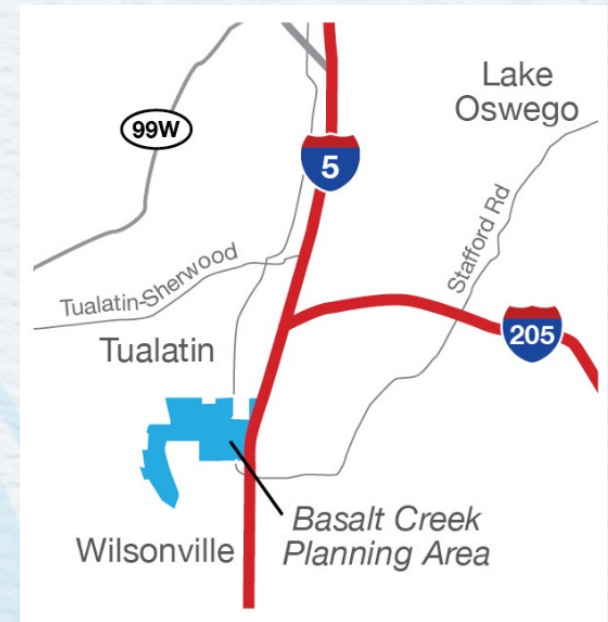
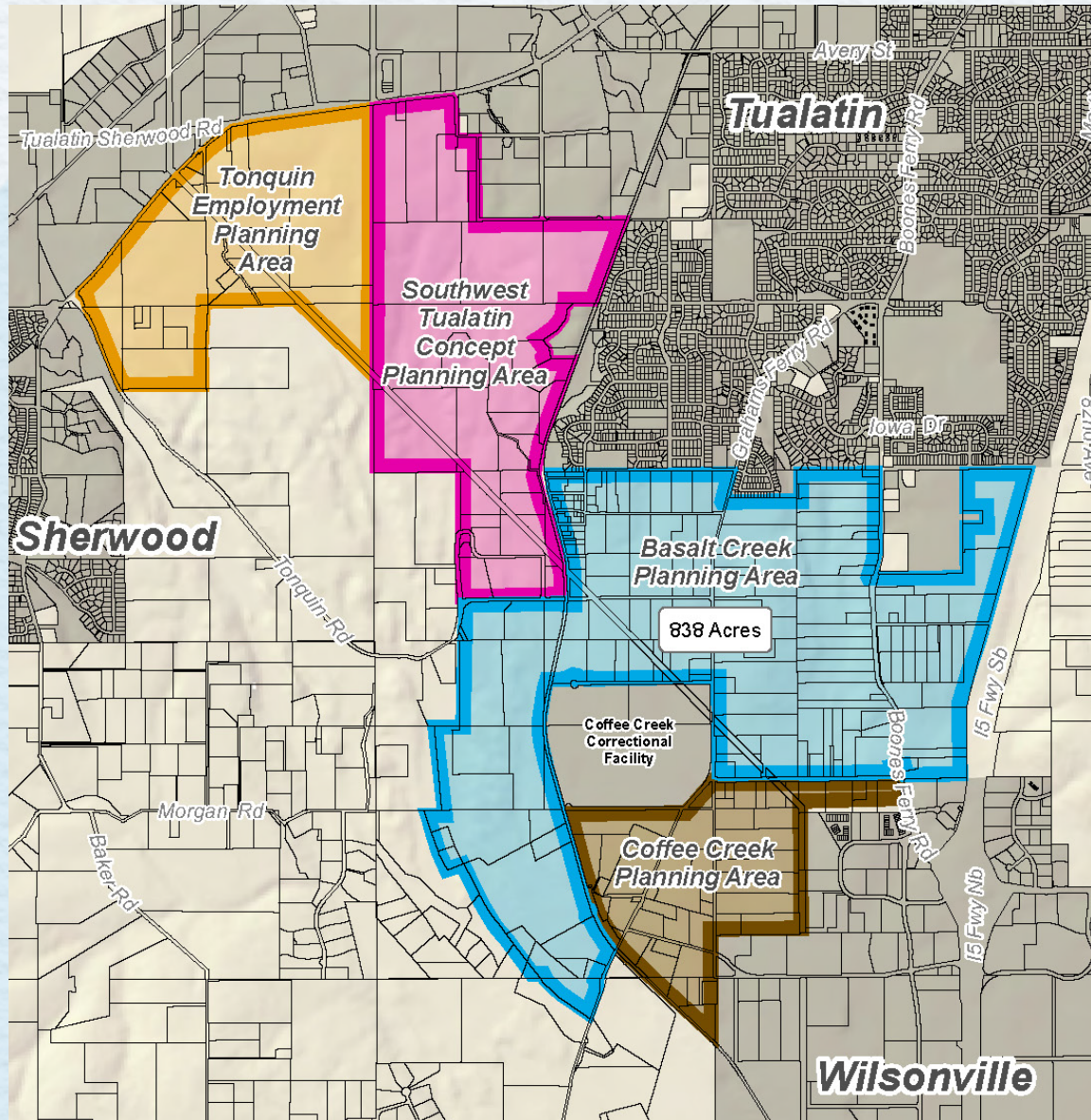
- Basalt Creek Planning Area
- Project History
- Basalt Creek Concept Plan
 - Process & Public Engagement
 - Key Elements in Plan
 - Implementation
- Next Steps

Public Comments

Discussion

Action

Basalt Creek Planning Area



Project History

- **2004:** Metro brought Basalt Creek Planning Area into UGB
- **2010:** Metro awarded CET Grant to fund Concept Planning
- **2011:** Concept Planning Inter-governmental Agreement
- **2011-2013:** Washington County, Metro, Tualatin, and Wilsonville with ODOT participating to define transportation spine
- **2013 Basalt Creek Transportation Refinement Plan adopted**
- **2014-2016:** Basalt Creek Concept Planning & Scenario Analysis
- **2017-2018:** Central Subarea studies
- **January 2018:** IGA executed to resolve the Central Subarea land use designation
- **May 2018:** Central Subarea arbitration complete, 120-day adoption period begins
- **July 2018:** Basalt Creek Concept Plan draft for review

What is a Concept Plan?

- **Identifies a vision and guides future** land use and transportation decisions for the planning area.
- **Ensures area has capacity** to contribute to local and regional land use and transportation goals.
- **Ensures compliance** with state land use goals, regional policies, and other plans, including existing transportation plans.
- **Sets the framework for future development and outlines implementation for future:**
 - **urban services** (transportation, water, sanitary sewer, and storm water systems)
 - **public services** (such as transit, parks, and open space), and
 - **natural and cultural resources protection**

Overview: Basalt Creek Concept Plan

- Establishes **vision** for **urbanization** of the Basalt Creek area
- Establishes new **jurisdictional boundary** between Cities of Tualatin and Wilsonville
- Identifies **future land uses** on Basalt Creek Land Use Concept Map
- Provides **conceptual level plan** for transportation and infrastructure
- Recommends **high-level designs** for transportation and infrastructure systems to support future development
- Includes **implementation measures and phasing options**

Guiding Principles

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

Decision Making Process

Joint Council

Agency Review Team

Project Management Team

Public Engagement



Focus
Groups
2014



Design
Workshop
2014

What is your primary connection to the Basalt Creek Planning Area?



Open
House
2016

2014

Regular Mailed / E-mailed Updates
Over 45 Public Meetings

2018

Public Input at Design Workshop



Community input helps guide scenario development and design process, April 2014

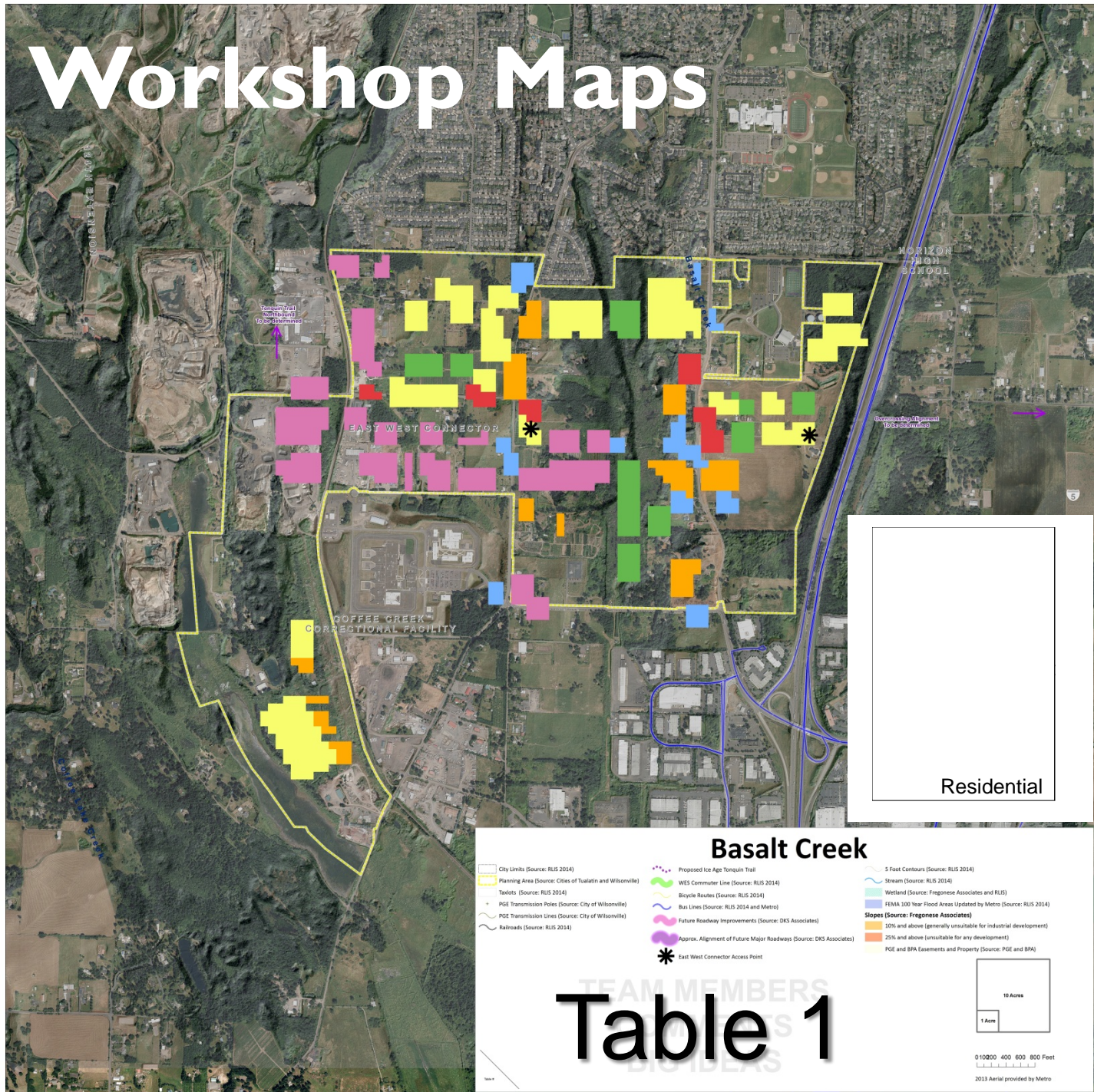
Workshop Maps

Goals

- Housing/schools close together
- Public amenities around wetlands
- Housing where there is transportation and other existing infrastructure
- Transit options that allow people to make trips without their cars
- Make the wetlands a source of pride and natural beauty (visual focal point/vistas)

Comments

- Civic entertainment use – public theater?
- Seems like E-W Connector will determine how land uses are arranged
- Couth the nursery along Graham's Ferry be encouraged to develop as a unique attraction?
- This is an opportunity do something different – provide public amenities that make the community proud.

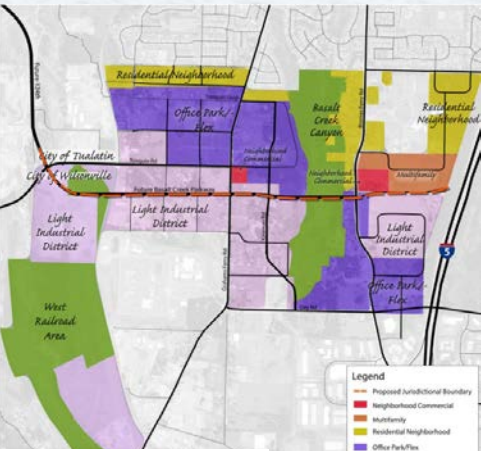


TEAM MEMBERS
Table 1
 CHAIRPERSONS
 MEMBERS

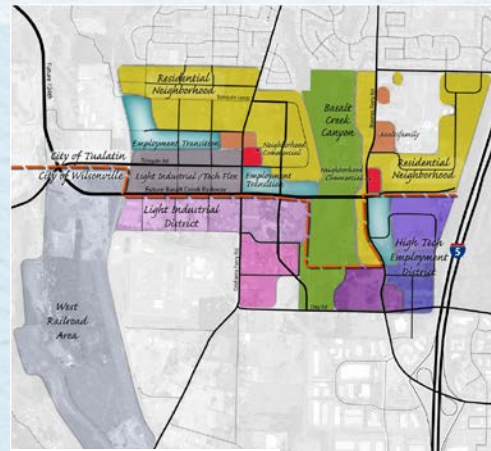
Scenario Iterations

Legend

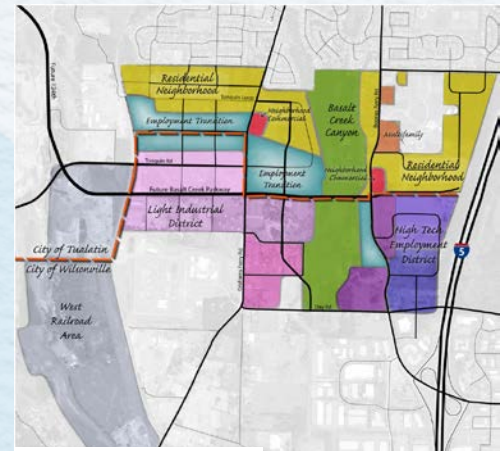
- Proposed Jurisdictional Boundary
- Neighborhood Commercial
- Multifamily
- Residential Neighborhood
- High Tech Employment District
- Light Industrial District
- Light Industrial/Tech Flex
- Employment Transition
- Basalt Creek Canyon
- West Railroad Area



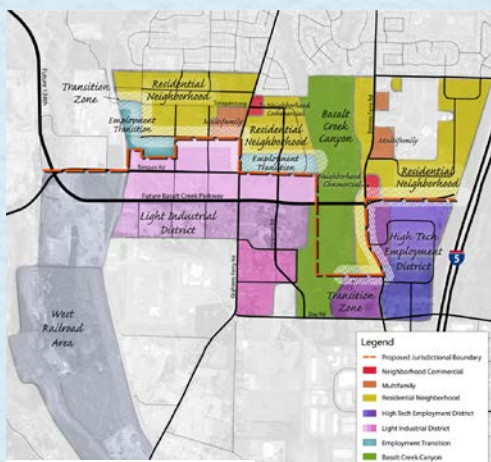
Base Case



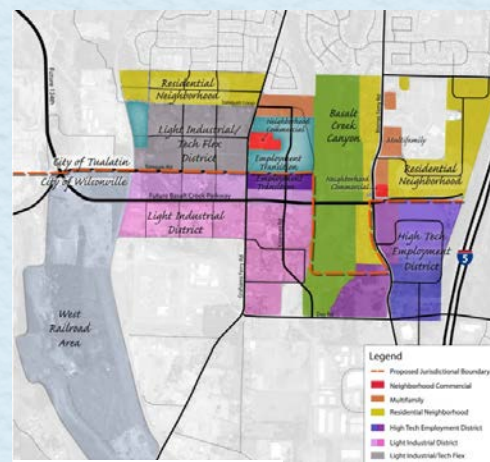
Option 1



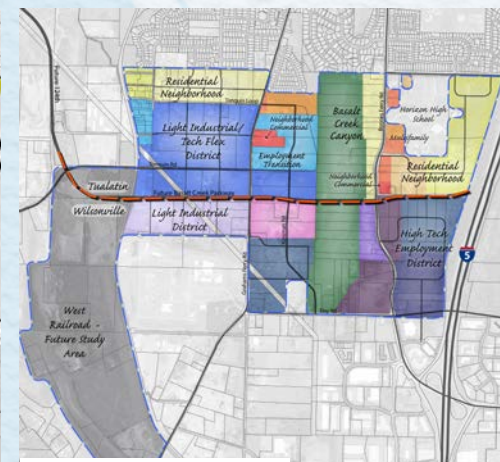
Option 2



Option 3

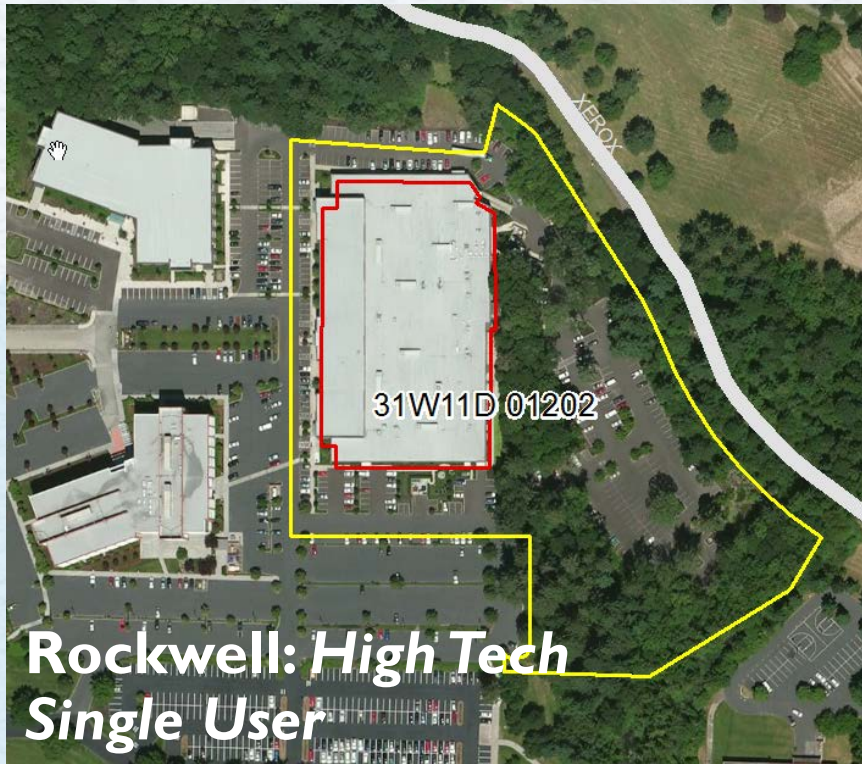


Option 4



Option 5

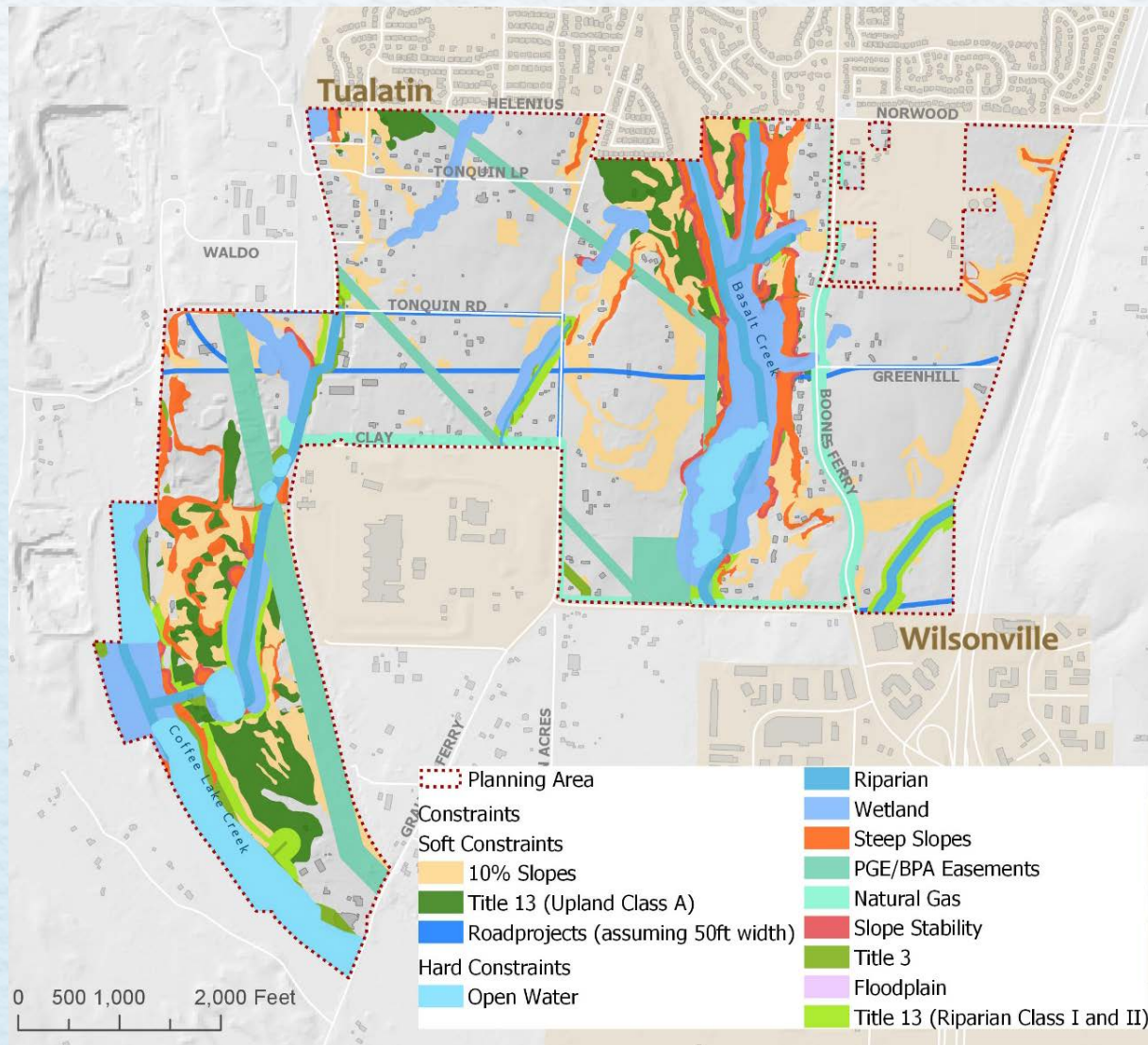
Real Buildings Informed the Scenarios



Gather Physical Info: Lot size, Building size, Parking, Landscaping

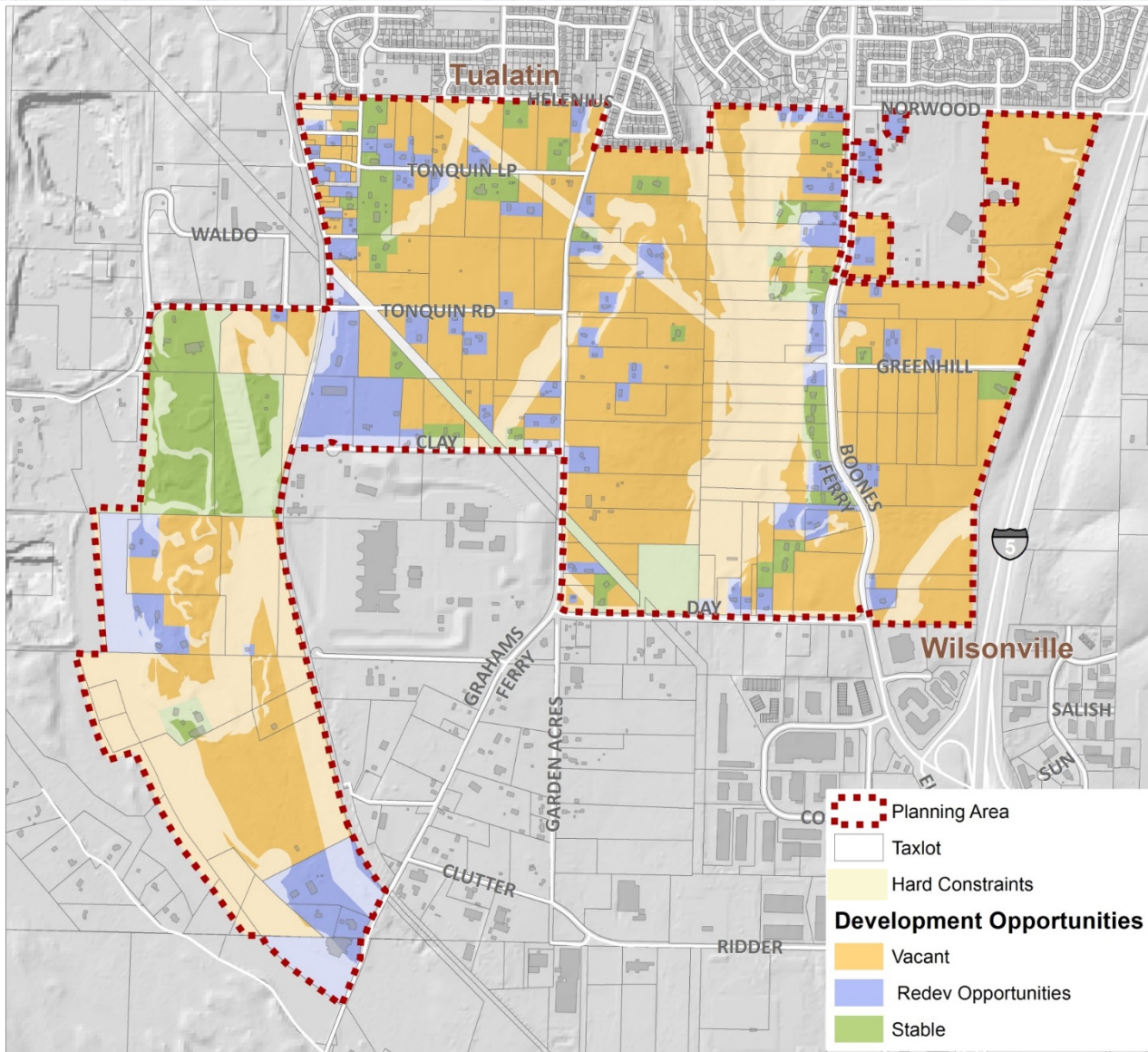
Gather Financial Info: Land value, Permits, SDCs, Construction cost, Taxes, Rent

Natural Resources Map



- Open Water
- Streams
- Wetlands
- Floodplains
(50% reduction of developable area)
- Title 3 Water Quality & Flood Management protections
- Title 13 Nature in Neighborhoods
(20% reduction of developable area in areas designated Riparian Habitat Classes I and II)
- Steep Slopes
(25% slopes and greater)

Suitable Sites (hard constraints removed)



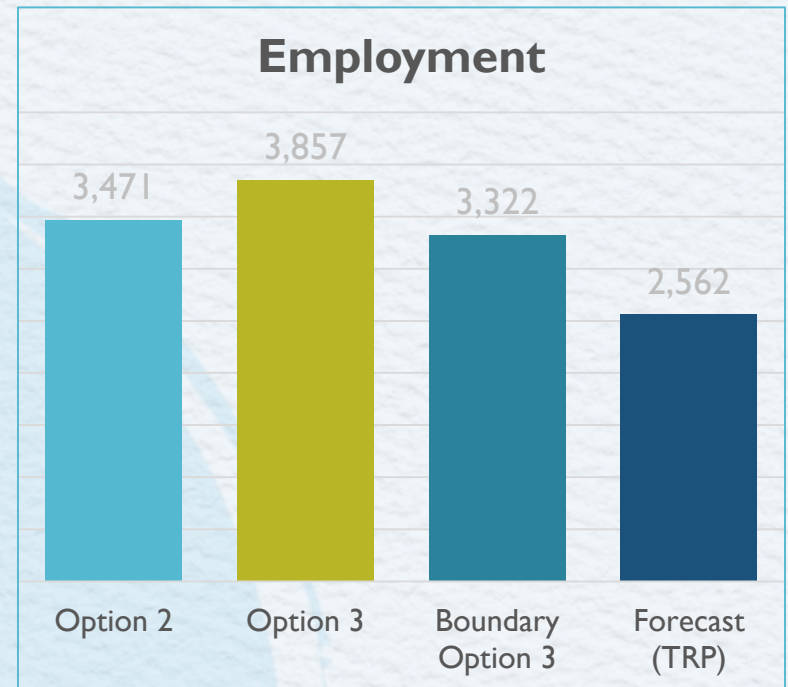
Indicators

Key Indicators

- Developable acres
- Housing units
- Jobs
- Trips

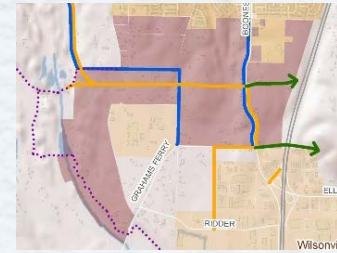
Other

- Housing Mix
- Job Mix
- Service Development Charges (SDCs) and Fees
- Estimated Tax Revenues

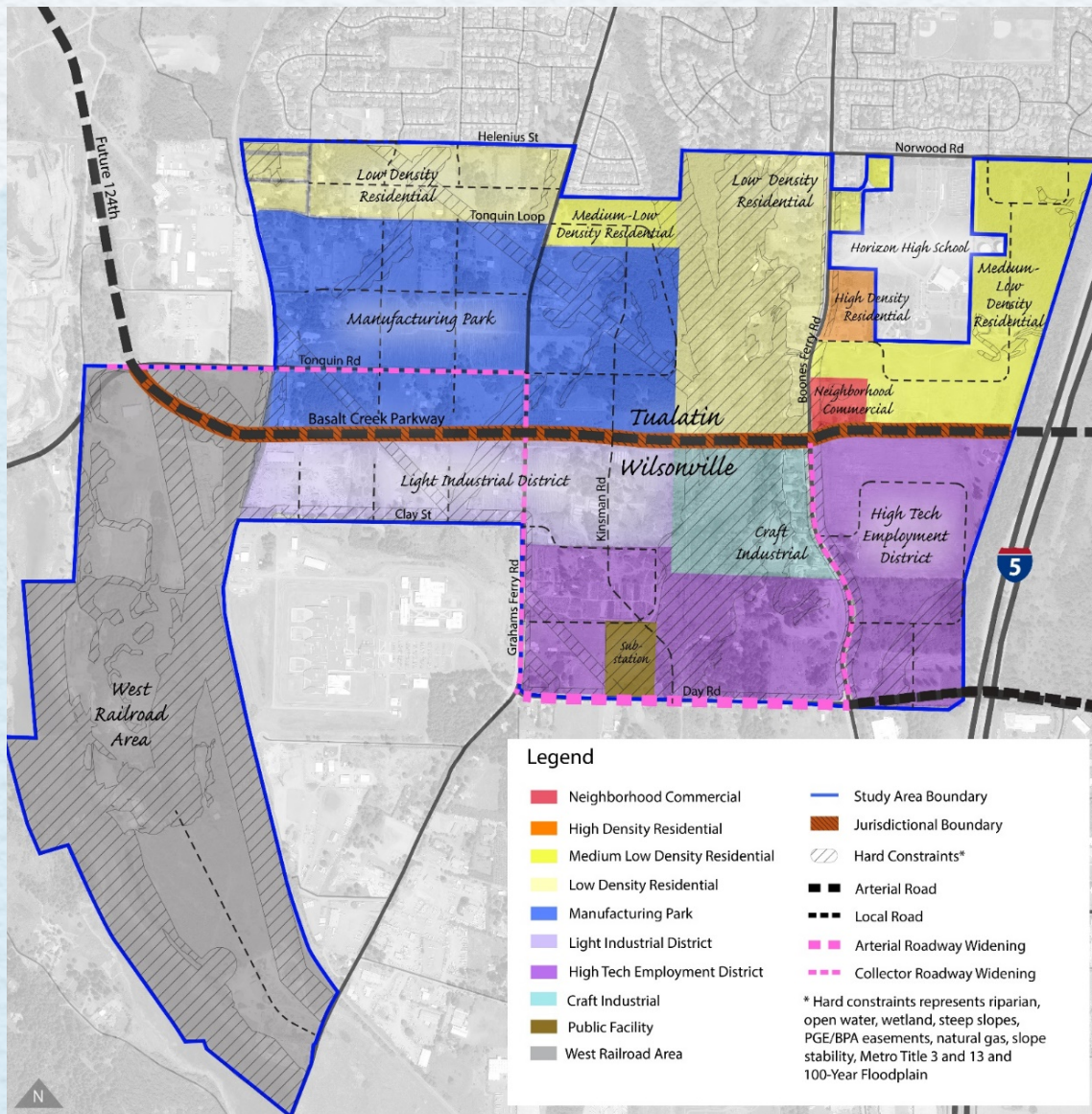


Key Elements: Basalt Creek Concept Plan

- Jurisdictional Boundary
- Land Use and Development
- Transportation
- Transit
- Bicycle, Pedestrian and Trail Network
- Natural Resources
- Parks and Open Space
- Utilities: Water, Sewer, Stormwater
- Implementation

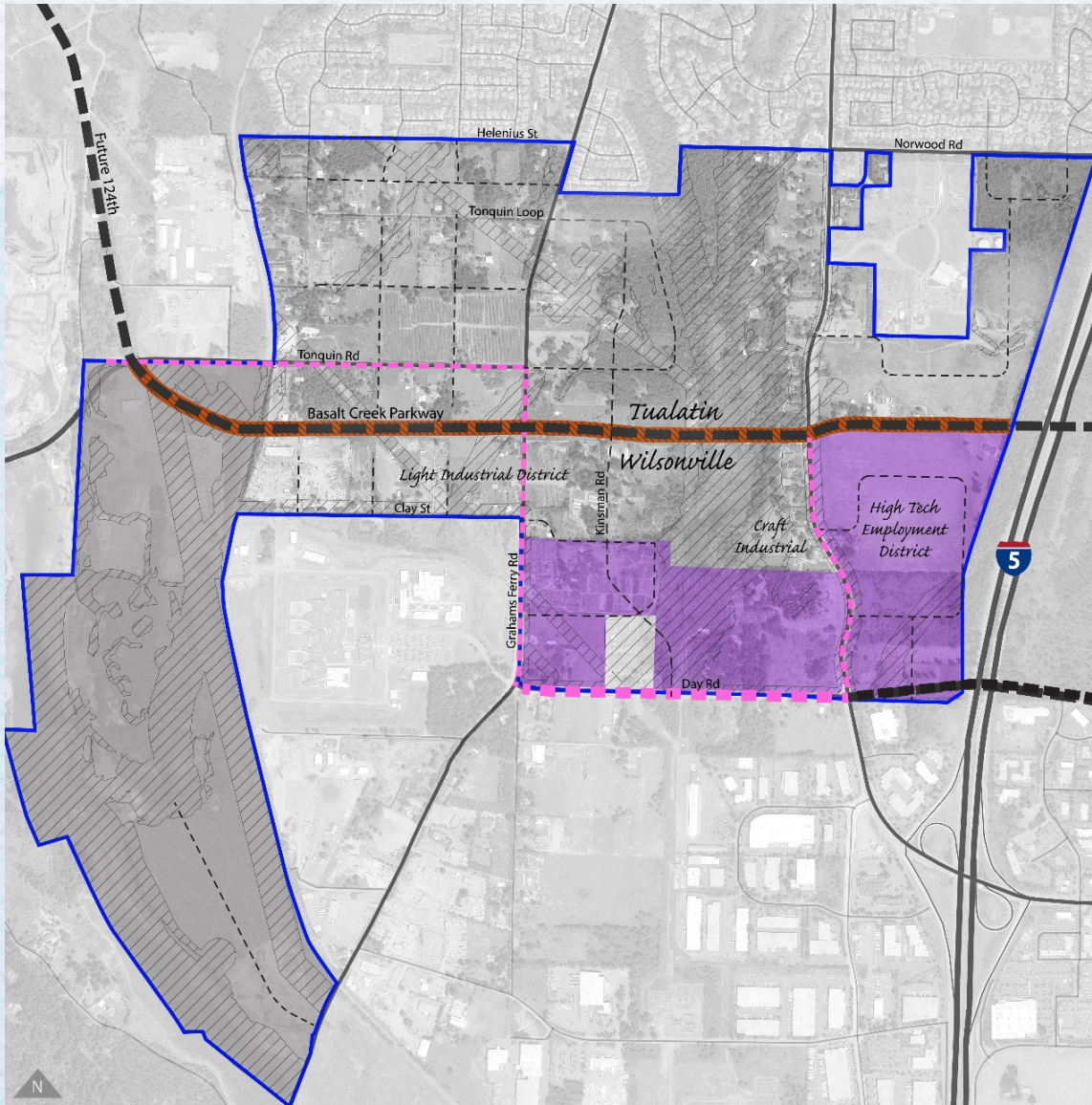


Land Use Plan/Jurisdictional Boundary

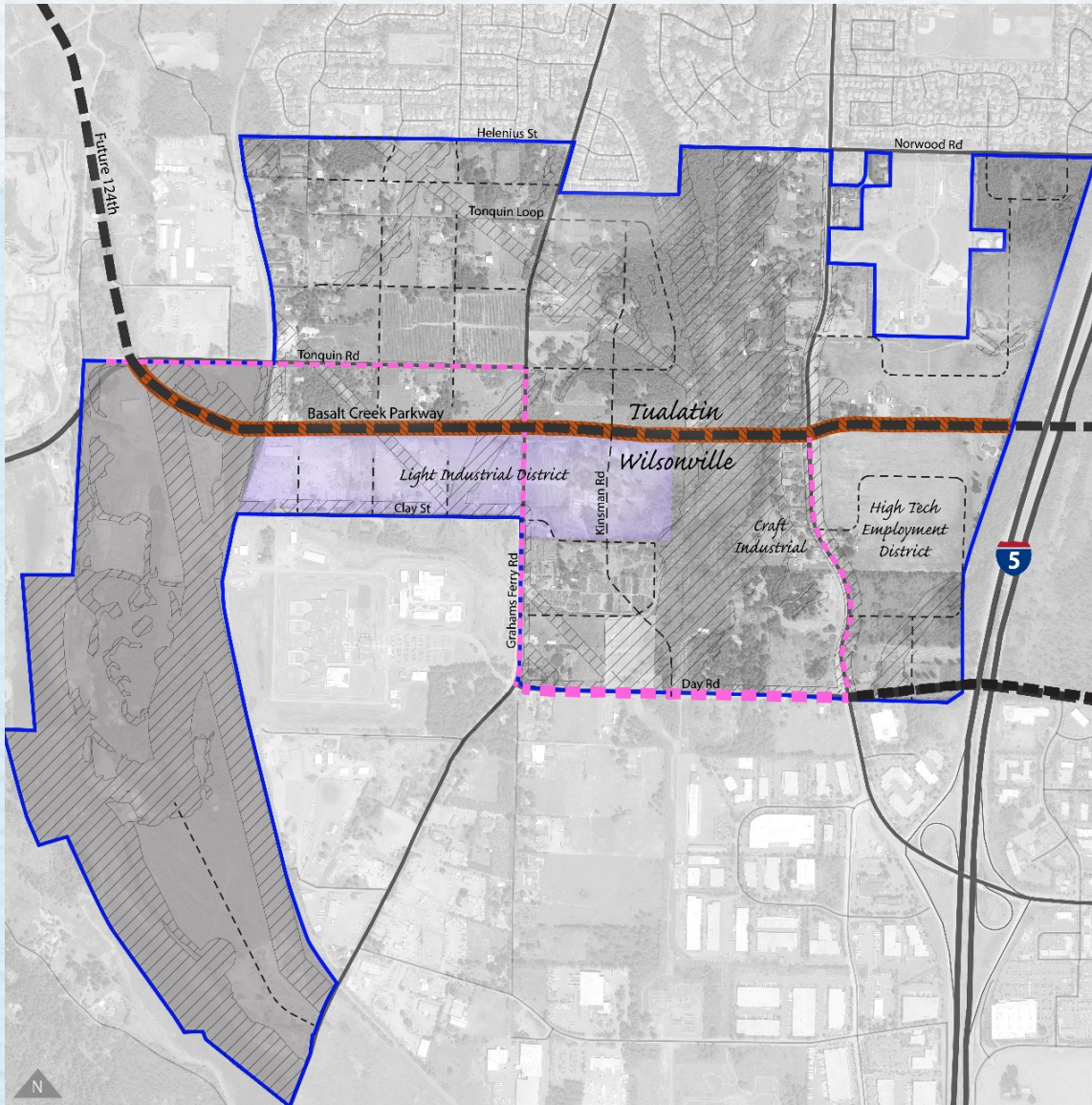


- Mix of employment and housing
- Buffer residential areas
- Provide regional employment capacity

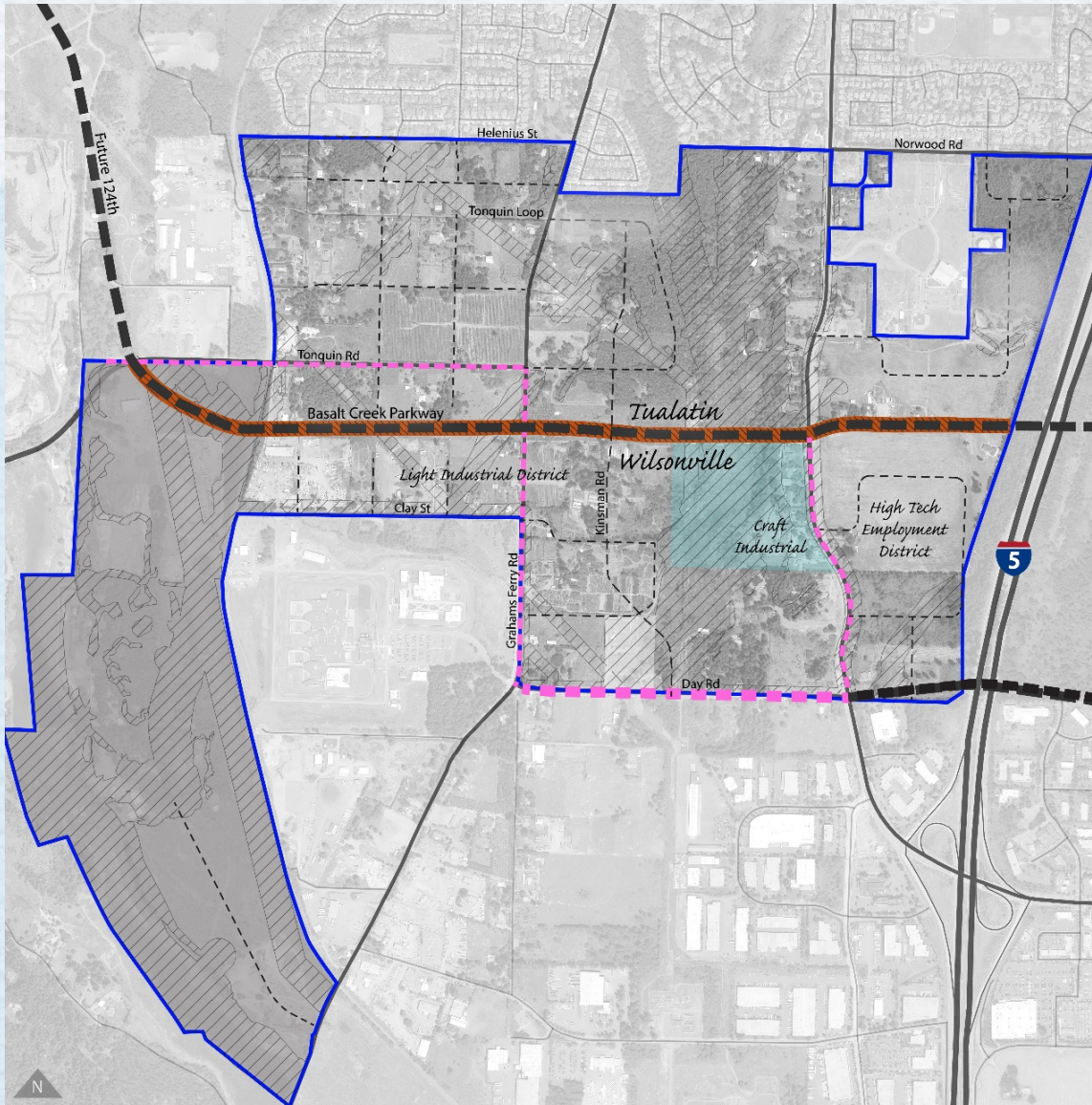
High Tech Employment District



Light Industrial District



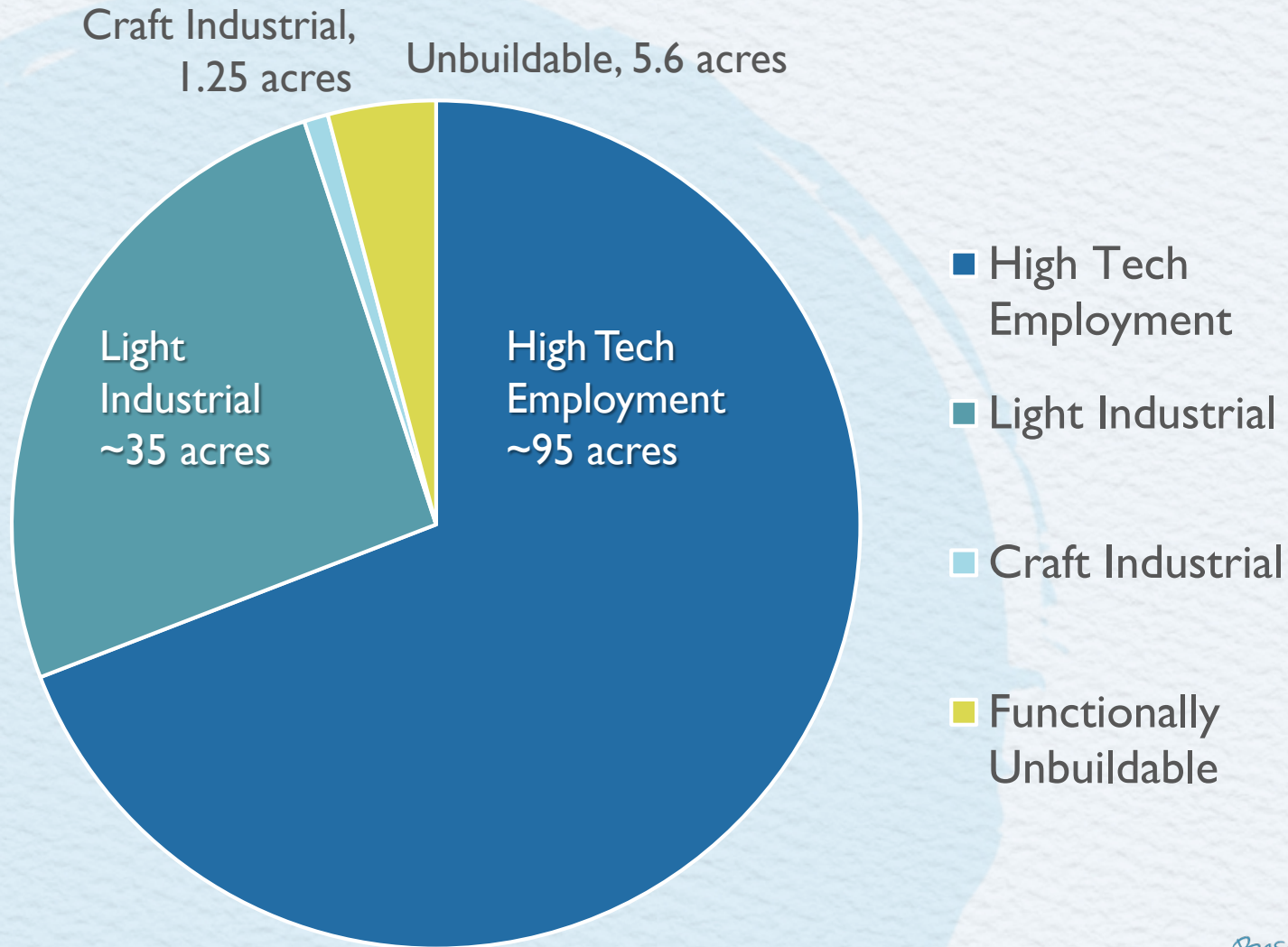
Craft Industrial



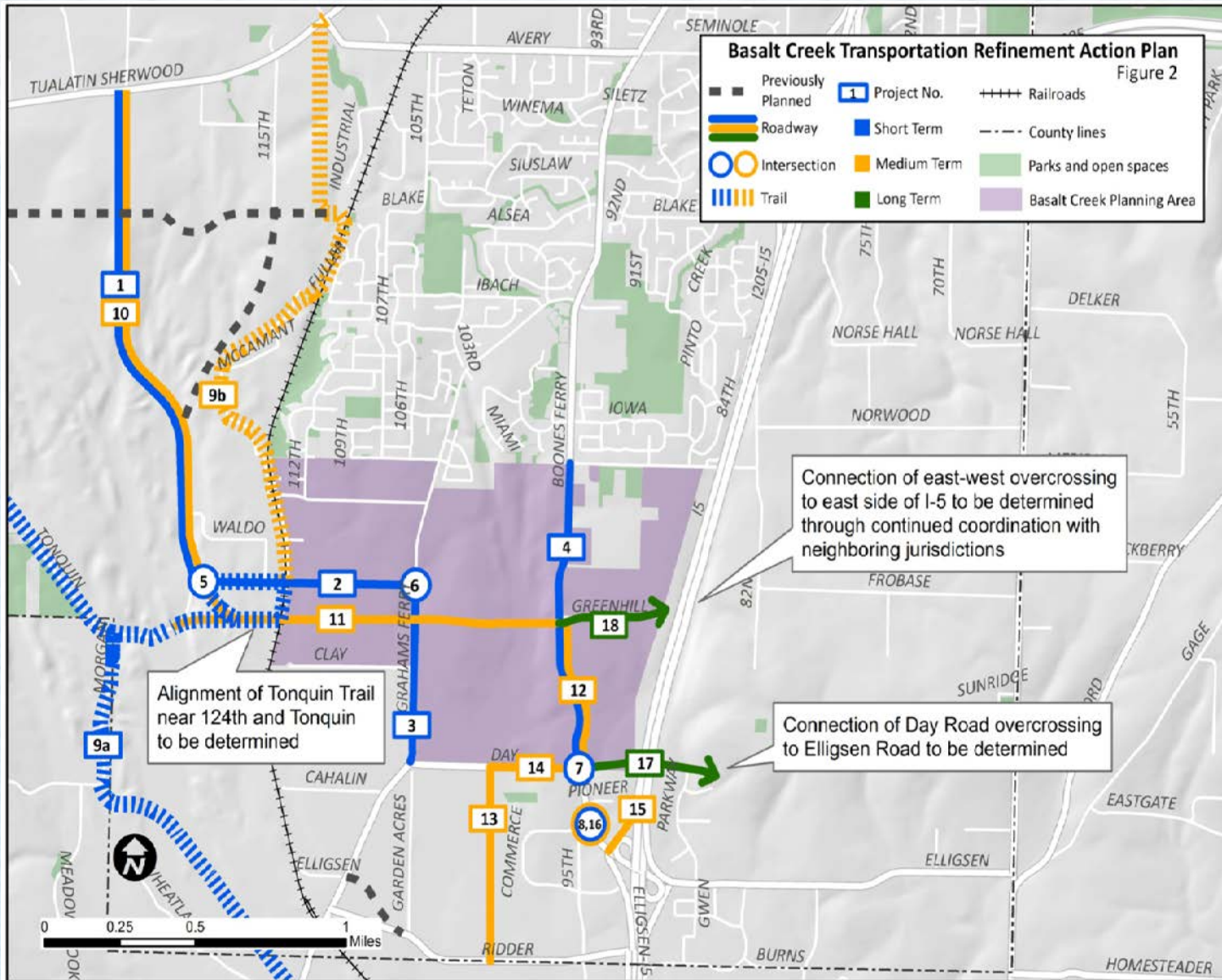
Snapshot: Land Use, Acreage, Trips

Indicator	Tualatin	Wilsonville
Employment Land Uses	96 ac (52%)	131 ac** (100%)
Residential Land Uses	88 ac (48%)	0 ac
Total Developable Acreage	184 ac*	131 ac*
Households	575	6
Jobs	1,929	2,524
Trips	1,111	951
*unconstrained developable acres ** with possibility of 6 live/work units		

Wilsonville Land Use Mix

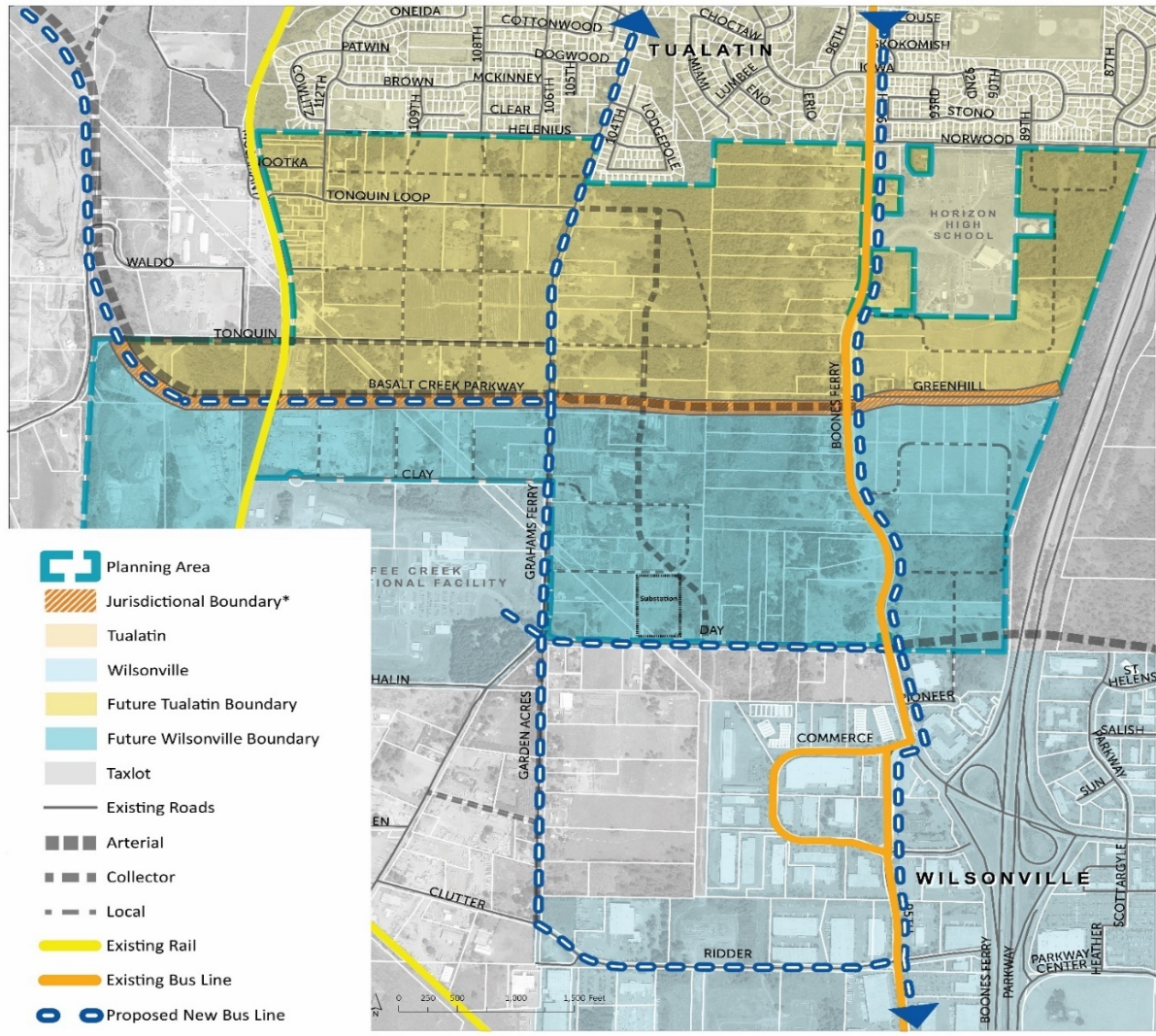


Transportation: Refinement Plan



Future Transit Framework

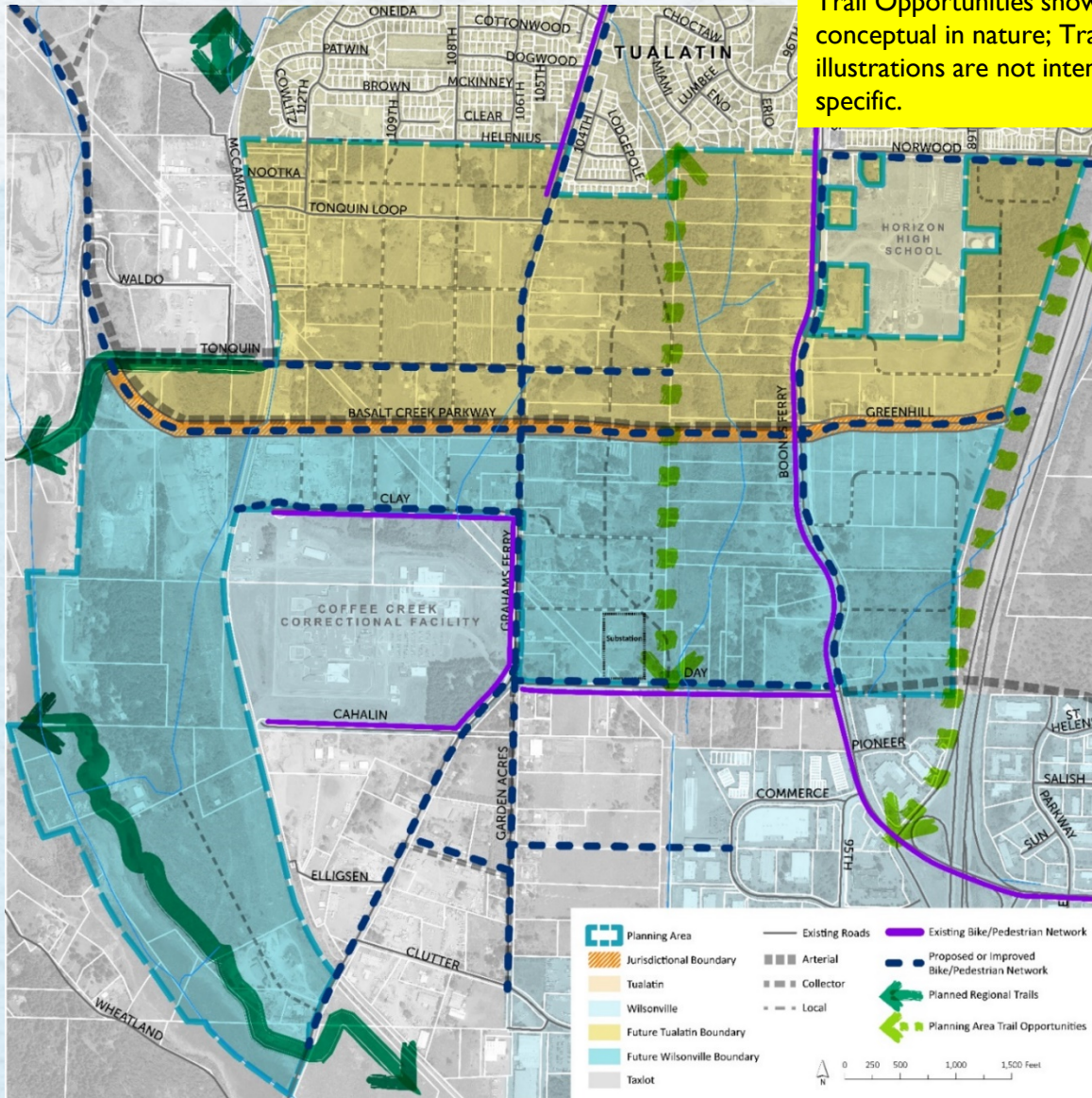
- TriMet & SMART
- Build on existing bus routes
- New north-south and east - west service
- WES opportunity



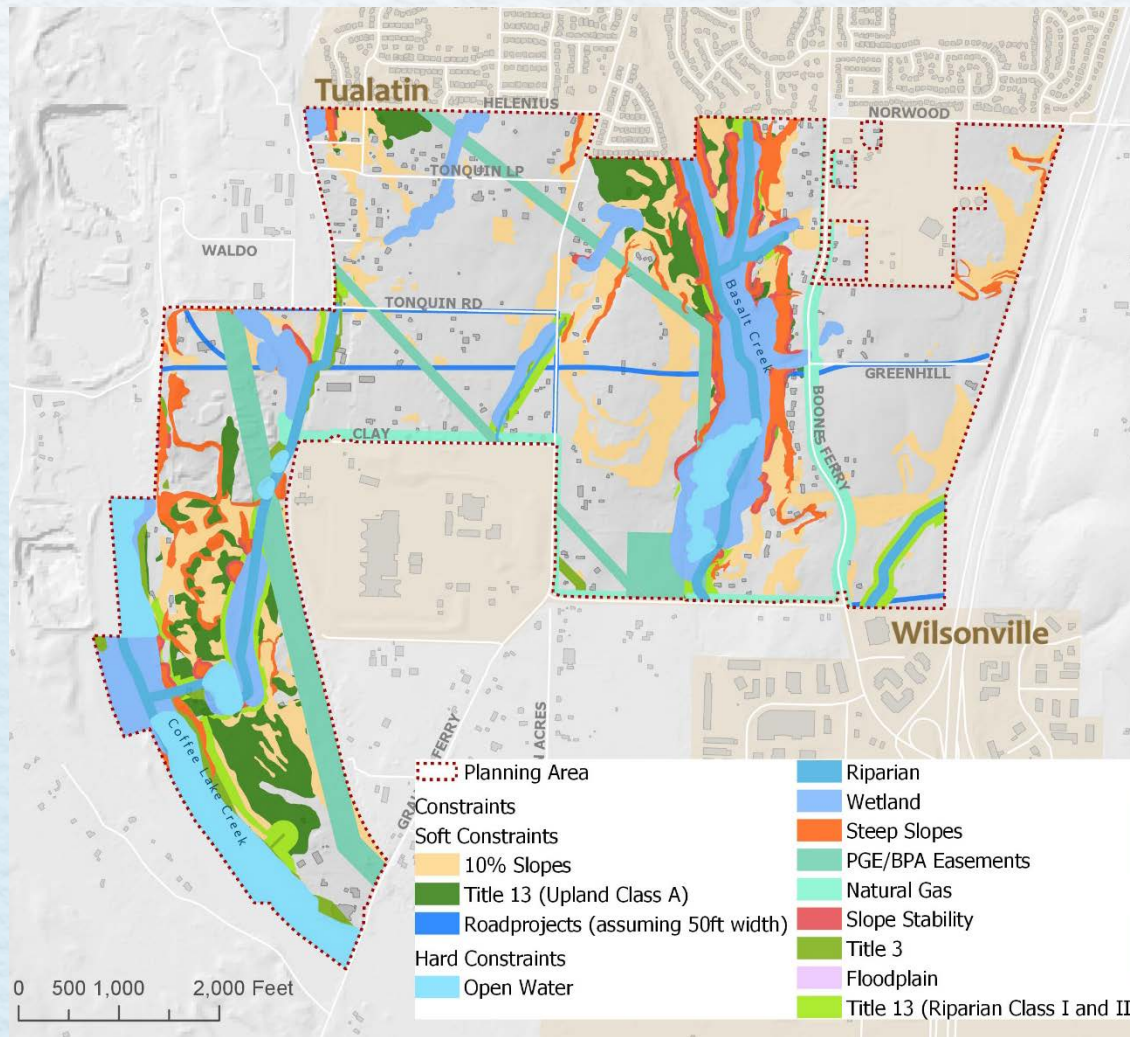
*Subject to Considerations for Success

Bikes, Trails, & Pedestrian Network

Trail Opportunities shown are conceptual in nature; Trail illustrations are not intended as site specific.

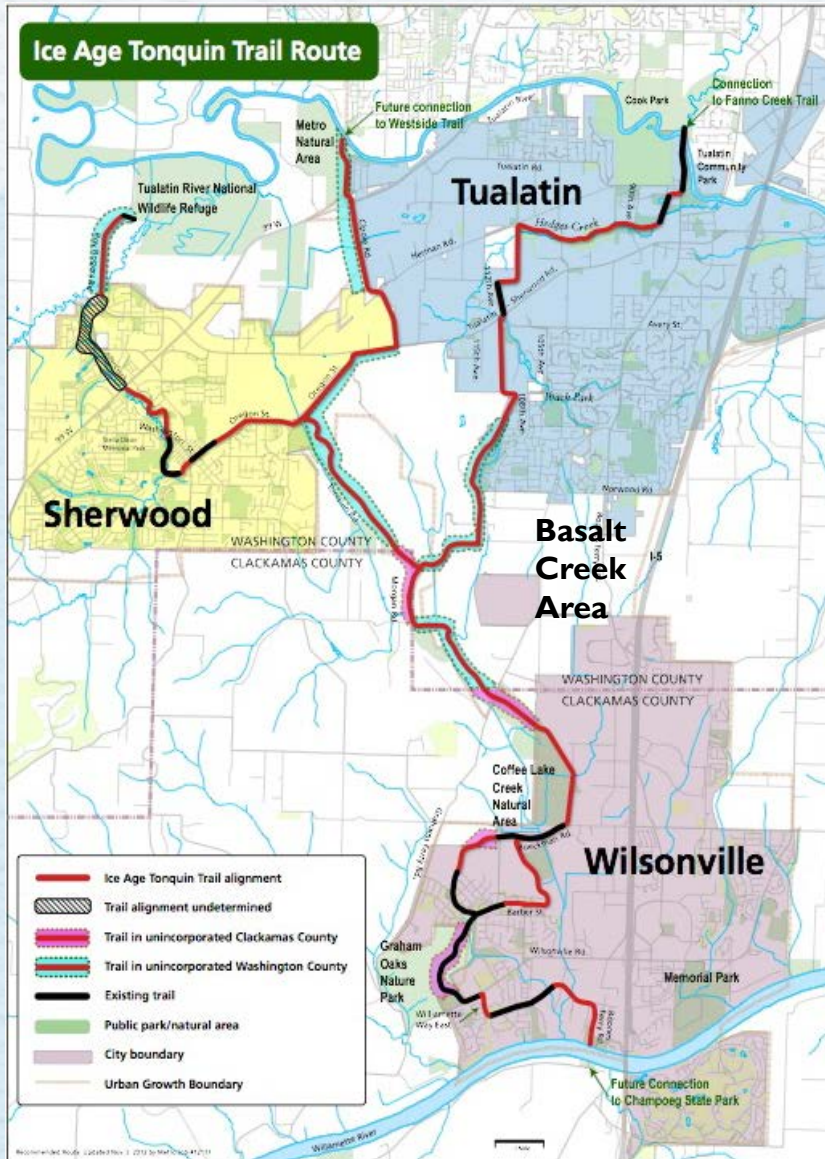


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Parks, Open Spaces & Trails



- The Basalt Creek Canyon natural area spans both Cities
- Opportunities for regionally-connected trails & open space
- Cities will incorporate Basalt Creek area into their respective Parks Master Plans
- Cities will coordinate on trail planning particularly as it relates to the Basalt Creek Canyon

Implementation Process

- Adopt Concept Plan
 - July 11, 2018 Wilsonville Planning Commission – Hearing
 - July 19, 2018 Tualatin Planning Commission – Informational
 - July 23, 2018 Tualatin City Council Meeting – Hearing/Adoption
 - Aug 6, 2018 Wilsonville City Council: Adoption
 - Aug 13, 2018 Tualatin City Council Meeting: Resolution
- Update Urban Planning Agreements (both cities, spring 2019)
- Update Comprehensive Plans (both cities by 5/2019)
- Review (update as needed) zoning/development code
- Annexation for Basalt Creek begins - at the option of property owner for both Tualatin and Wilsonville.

Questions,
Comments,
Discussion.