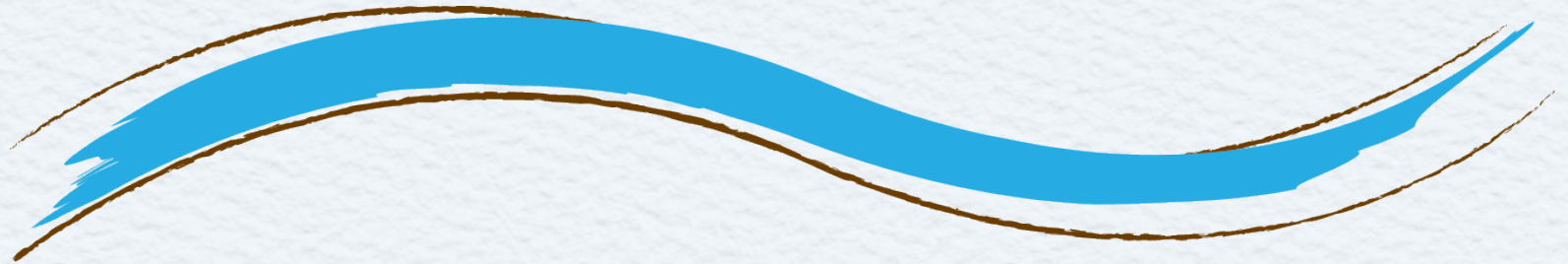


Basalt Creek
Concept Plan



**Tualatin City Council
Public Hearing**

July 23, 2018

Purpose Tonight

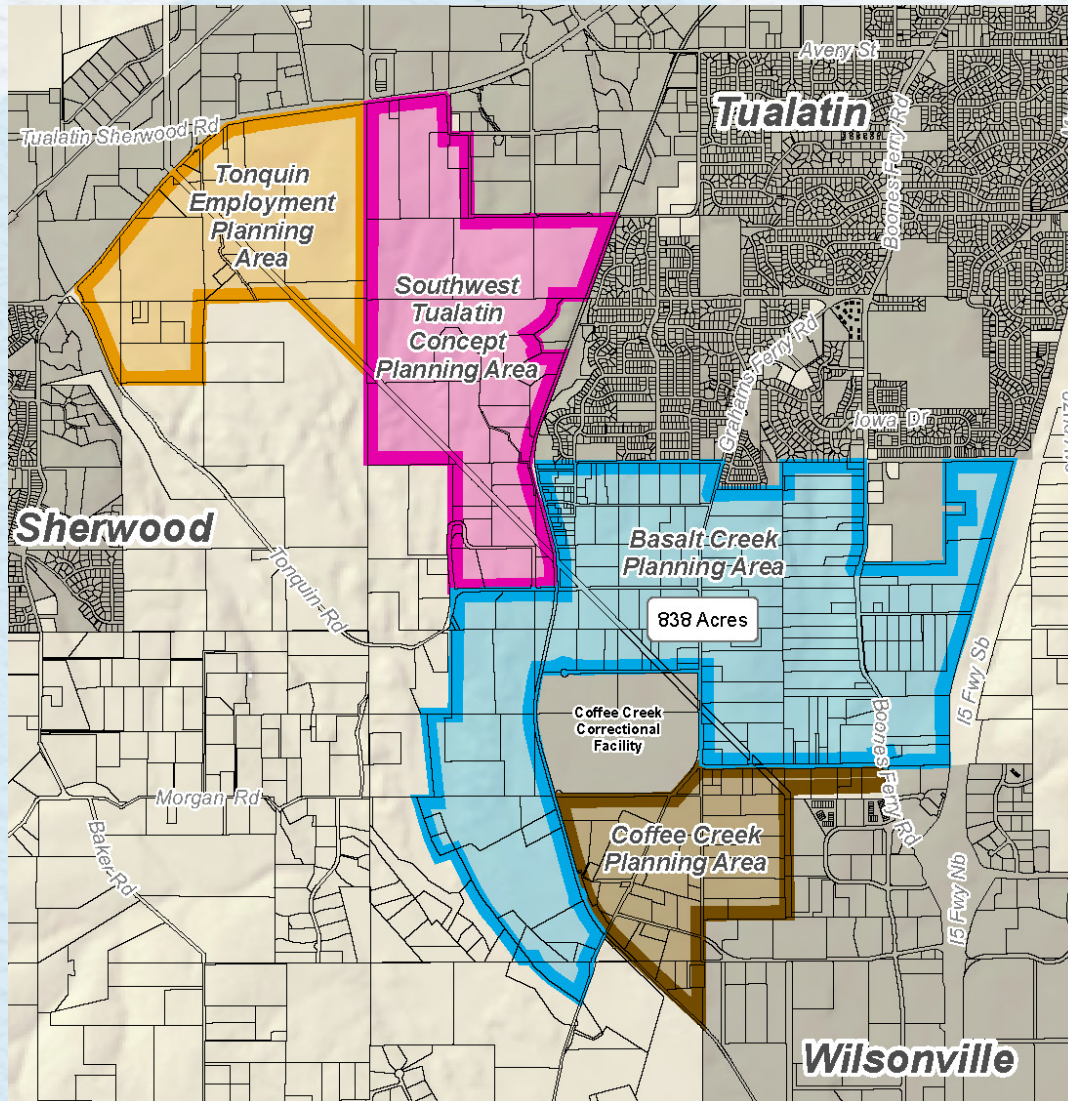
Public Hearing on Basalt Creek Concept Plan:

- Direct staff to bring back a resolution matching Council direction.
- Resolution to Adopt Basalt Creek Concept Plan scheduled for Aug 13, 2018.
- On target to meet 120 day schedule per 2018 IGA with Metro, Washington County and Cities.

Presentation includes:

- Project History
- Basalt Creek Concept Plan (final draft)
 - Overview
 - Key Elements in Plan
 - Implementation
- Recommendation on Adoption

Basalt Creek Planning Area in County / Regional Context



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

Project History

- **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 - final 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**

Decision Making Process

Joint Council

Agency Review Team

Project Management Team

Public Engagement



Focus
Groups
2014



Design
Workshop
2014



Open
House
2016

Public Input at Design Workshop

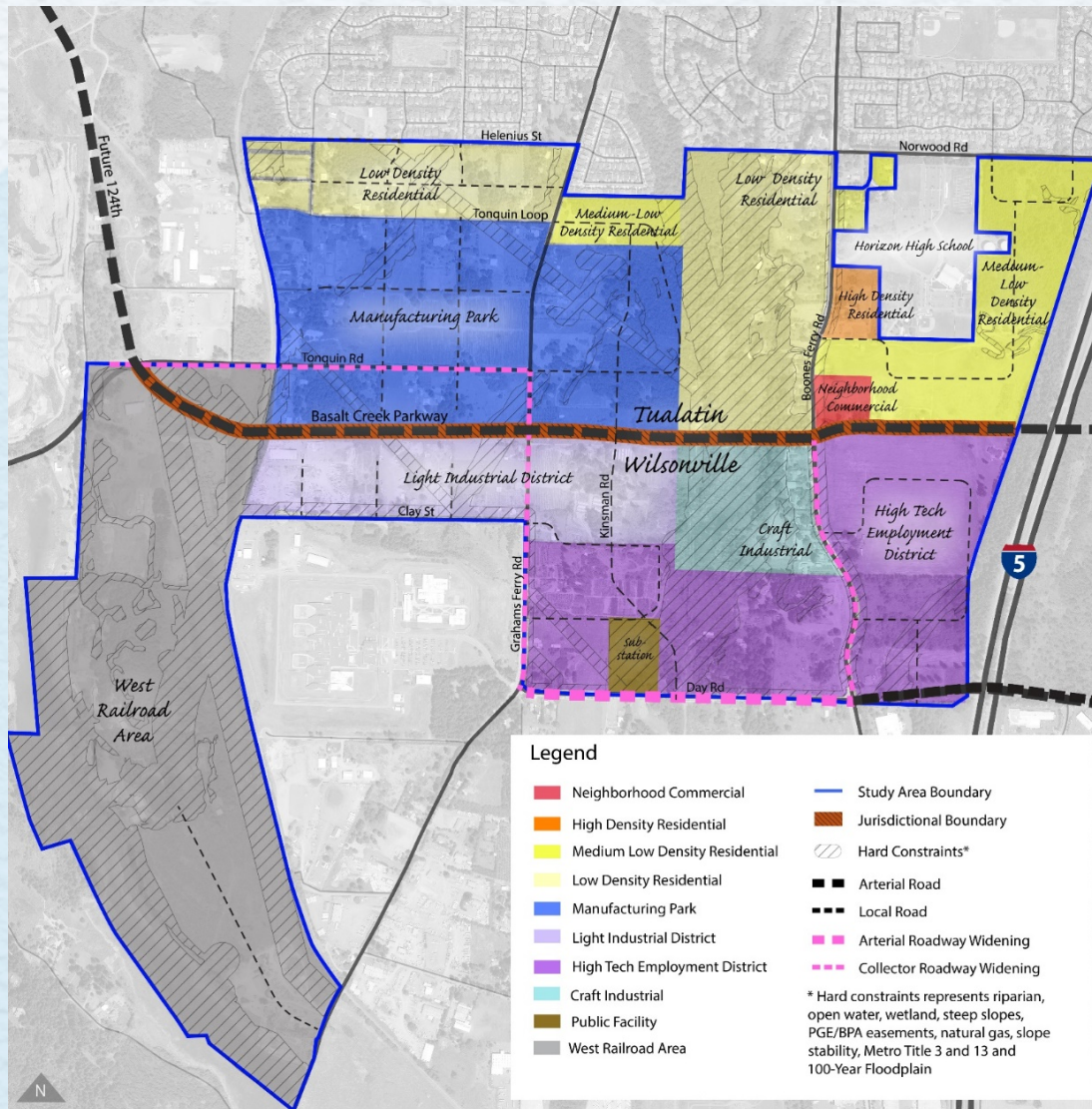


Key Elements: Basalt Creek Concept Plan

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

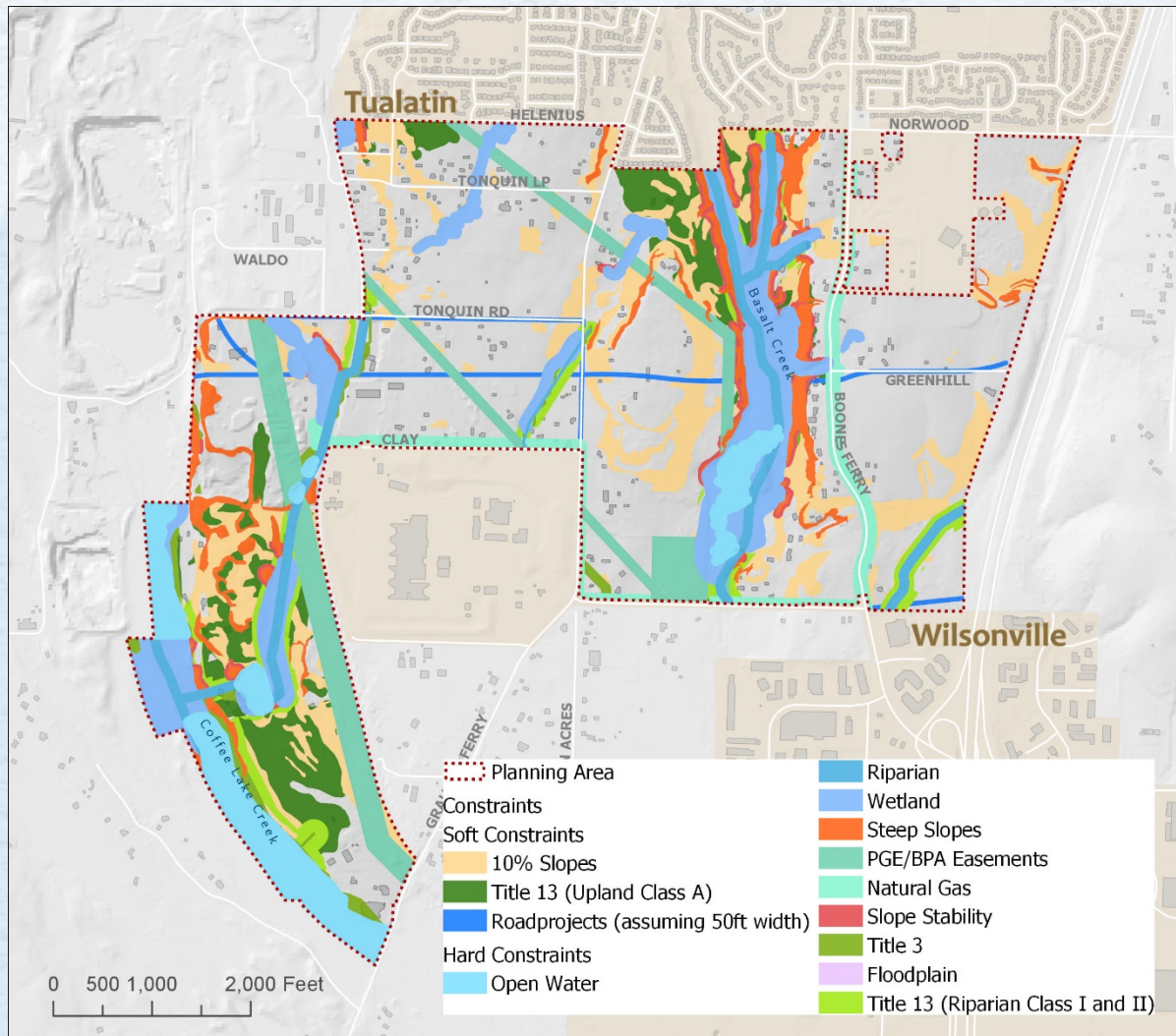


Land Use Plan/Jurisdictional Boundary



- **Tualatin:** Land Uses are mix of employment and housing.
- **Housing in northern part of Planning Area** meant to buffer existing residential neighborhoods from non-residential.
- **Wilsonville:** Land uses focus on employment.
- **Land use types and densities** were balanced to provide for regional employment capacity, buffering for residential and to limit negative impacts from congestion and traffic levels.

Natural Resources Map



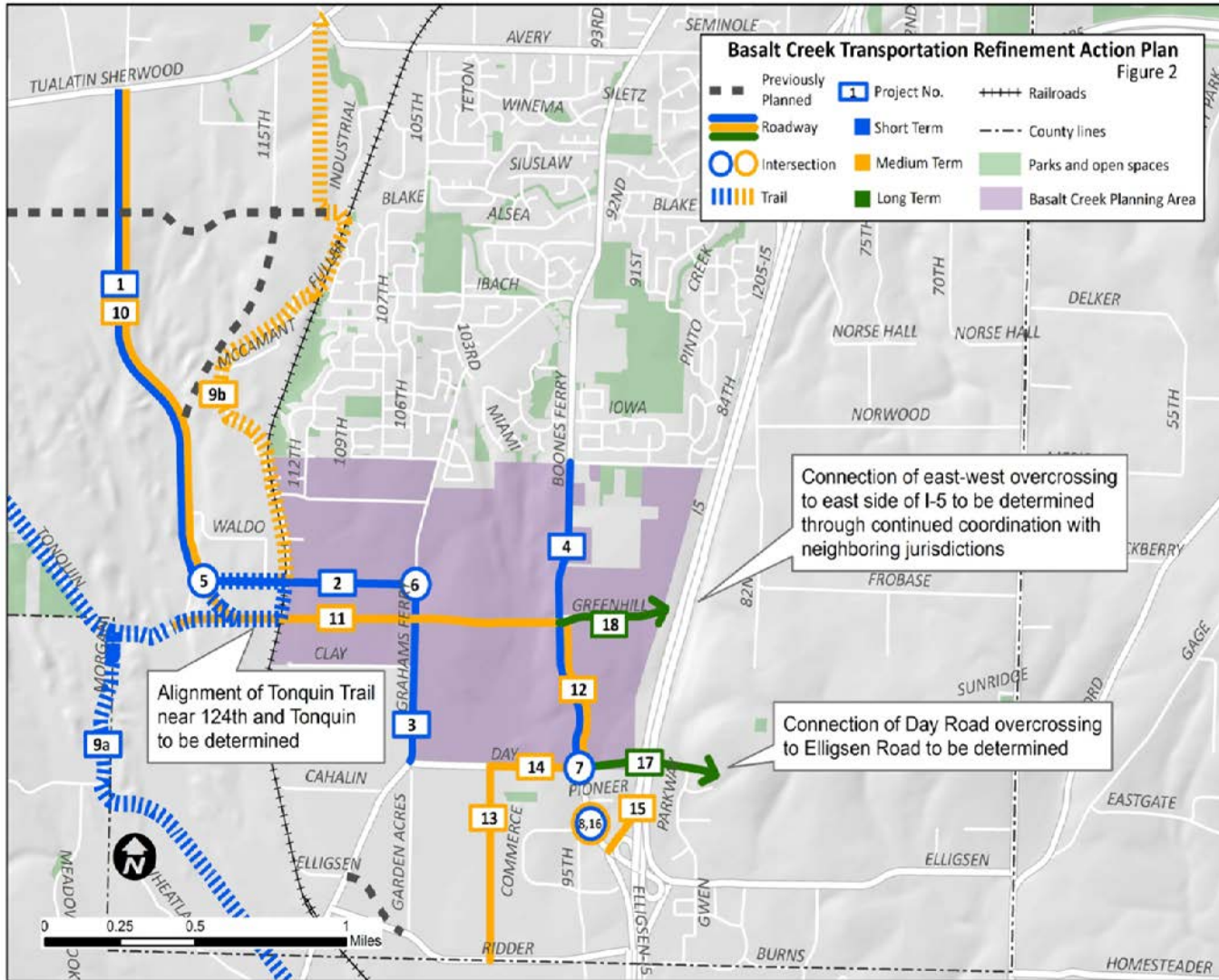
The Cities recognize that Basalt Creek Canyon is a significant natural resource and have agreed to coordinate on a joint approach to natural resource management practices.

- Open Water
- Streams
- Wetlands
- Floodplains (50% reduction of developable area)
- Title 3 Water Quality and 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)

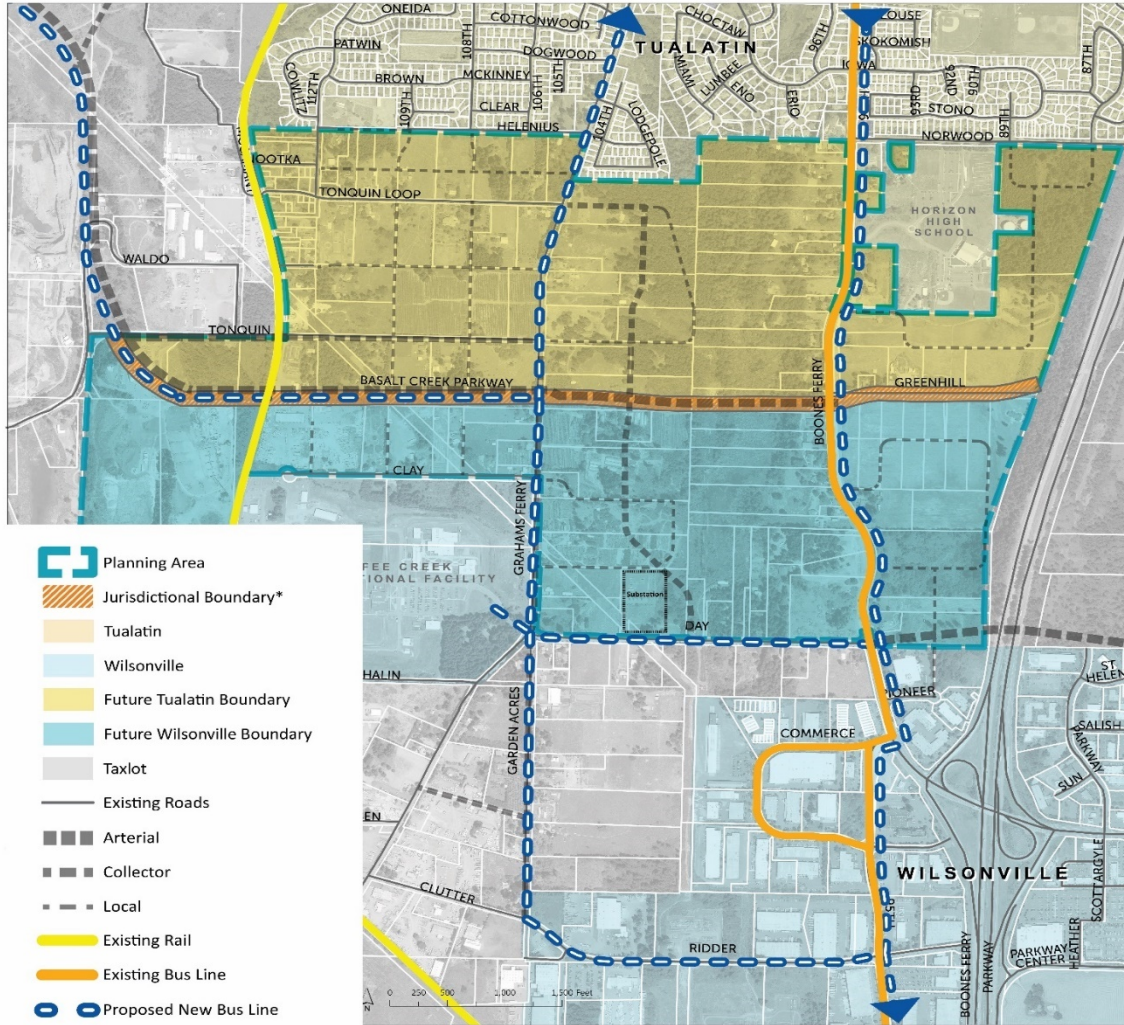
Snapshot: Land Use, Acreage, Trips

Broad Development Types in Acres	Tualatin	Wilsonville
Employment	96 ac (52%)	131 ac** (100%)
Residential	88 ac (48%)	0 ac
Total	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		

Transportation: Refinement Plan



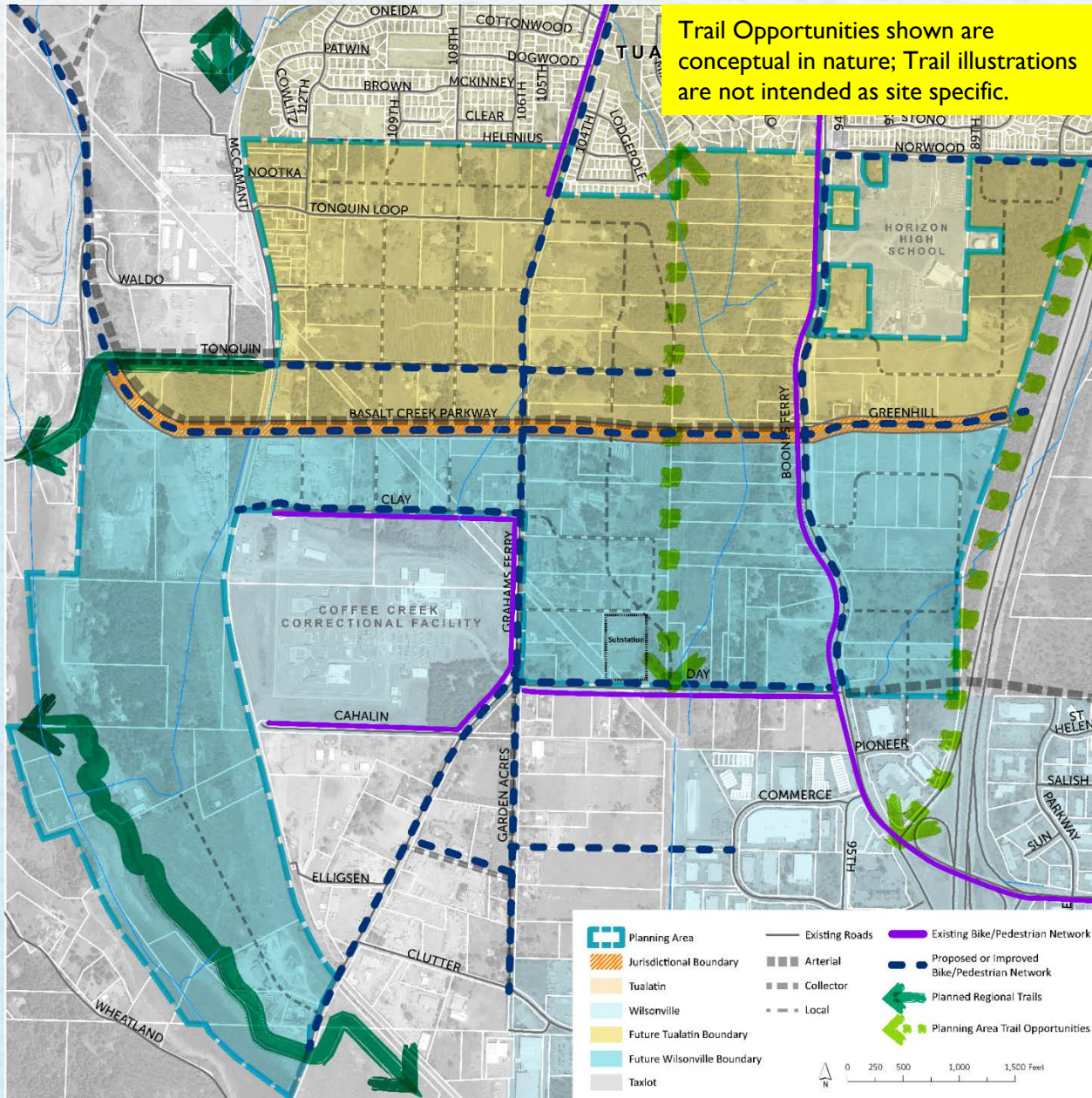
Future Transit Framework



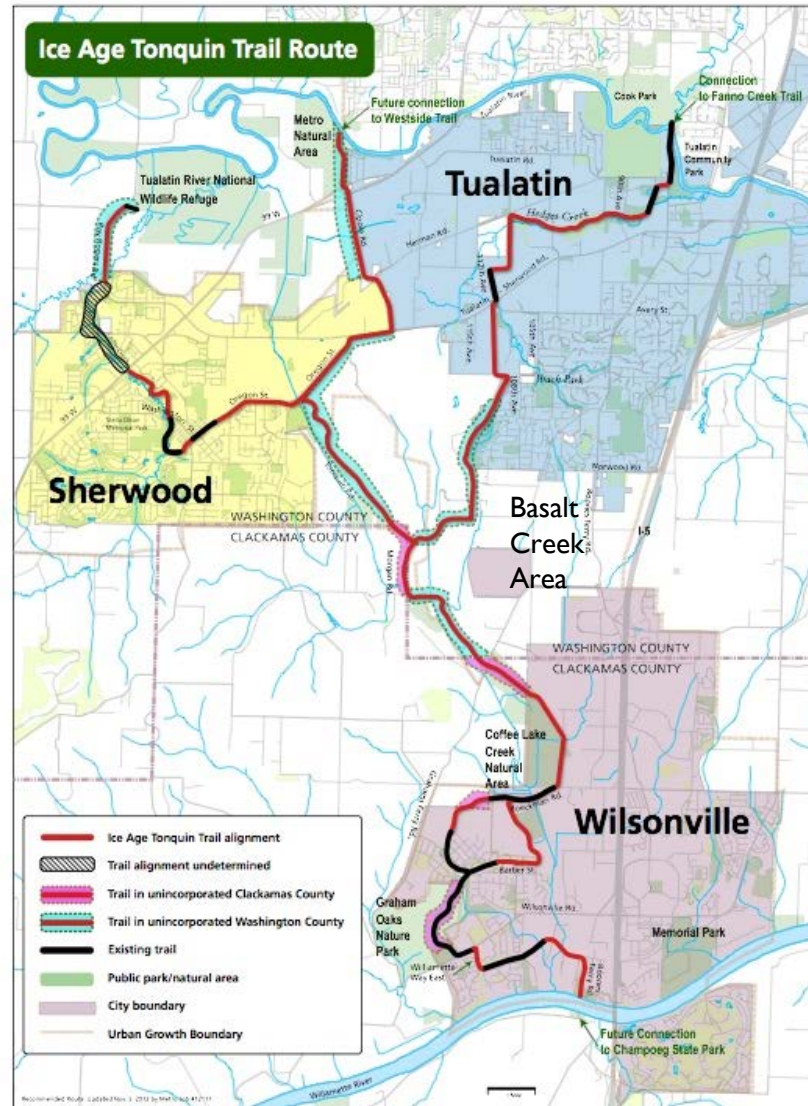
- TriMet & SMART
- Build on existing bus routes
- New north-south and east – west service
- WES opportunity

Bikes, Trails, & Pedestrian Network

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



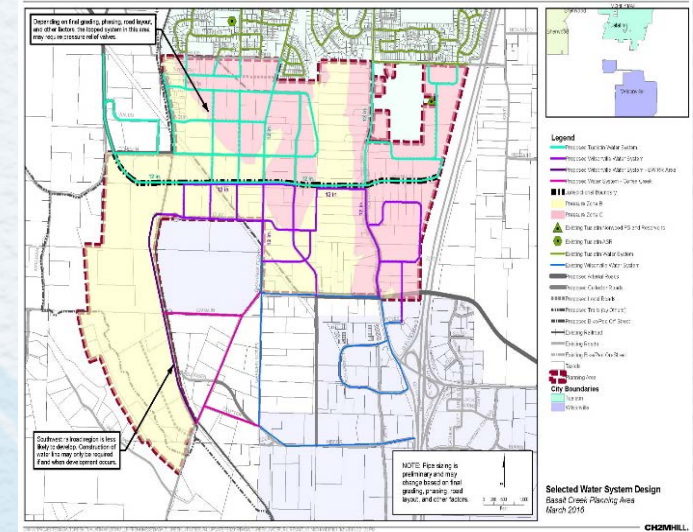
Parks, Open Spaces & Trails



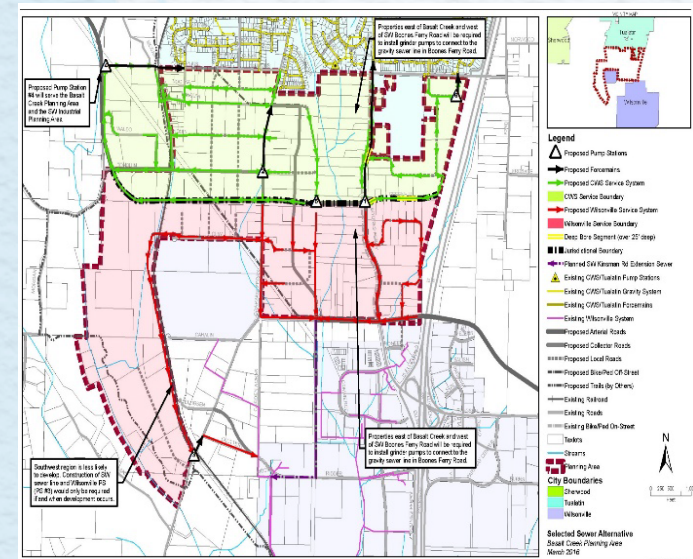
- The Basalt Creek Canyon natural area spans both Cities
- Opportunities for regionally-connected trails & open space
- Cities will incorporate Basalt Creek area into their respective Parks Master Plans
- Cities will coordinate on trail planning particularly as it relates to the Basalt Creek Canyon

Utility Summary

- Water, Sanitary Sewer and Stormwater infrastructure
- Each City will serve its own jurisdictional area
- New stormwater infrastructure will be primarily integrated with the local road network
- Framework for future capital plans
- High level estimates
- Development initiated



Water



Sewer

Implementation & Phasing Strategy

- **Primary goal** was to develop a land use plan, map and implementation strategy.
- **Implementation measures** include recommendations for sequential action items necessary to ready the Basalt Creek Planning Area for future development.
- Implementation will largely take the form of **comprehensive plan amendments** (and zoning) consistent with the Concept Plan.
- **Phasing options** are included in the plan. Utility improvements will be made as properties are annexed into each city, so phasing will be driven by the pace of development.
- **Either City may** decide to invest in service extension as a way to spur development, or help a group of investors develop an area.

Implementation Process/Next Steps

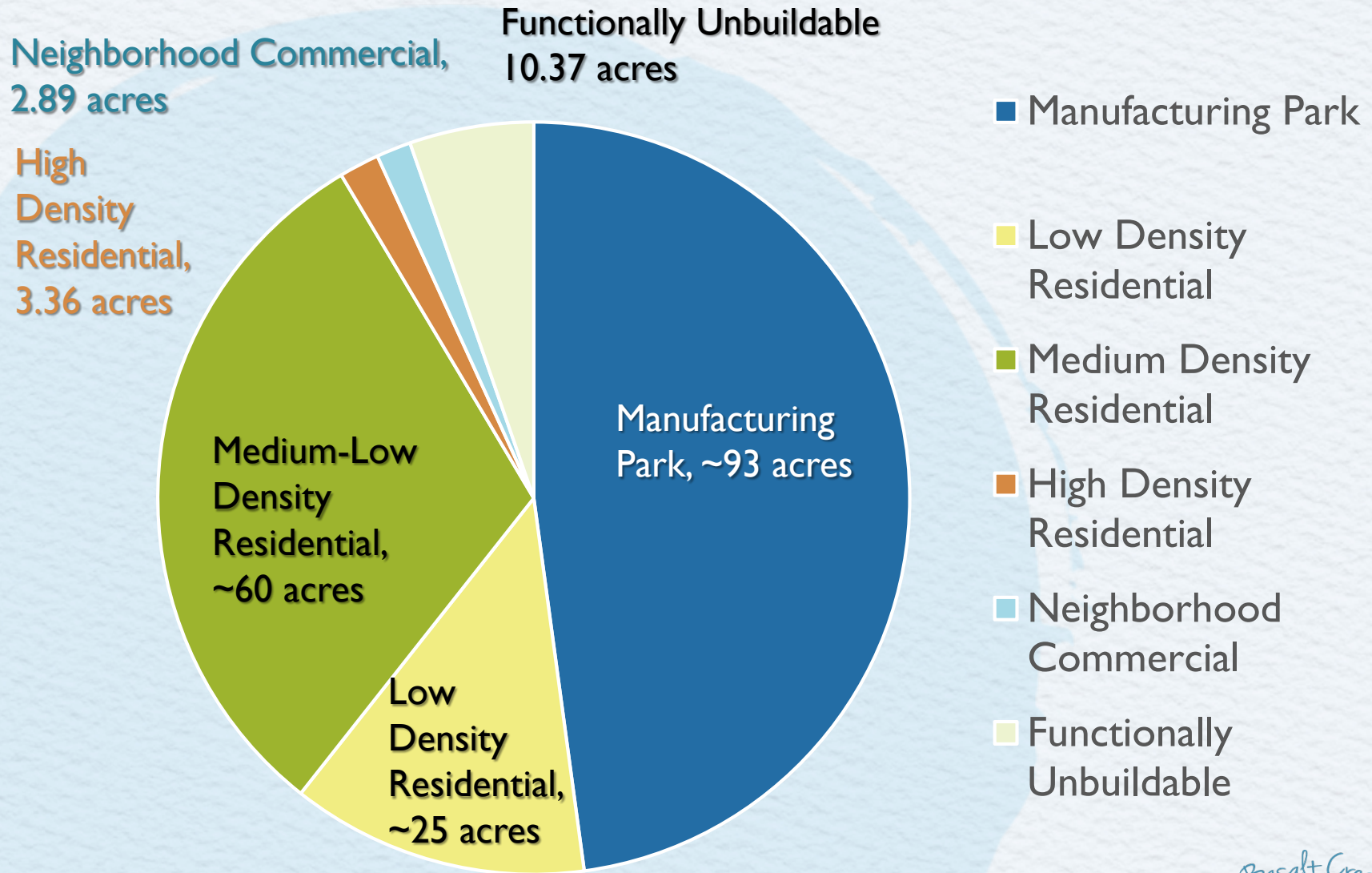
- Adoption Timeline
 - Aug 6, 2018 Wilsonville City Council: Adoption
 - Aug 13, 2018 Tualatin City Council Meeting: Resolution to Adopt
- Update Urban Planning Agreements (both cities, spring 2019)
- Update Comprehensive Plans (both cities by 5/2019)
- Review (update as needed) zoning/development code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

Council Action:

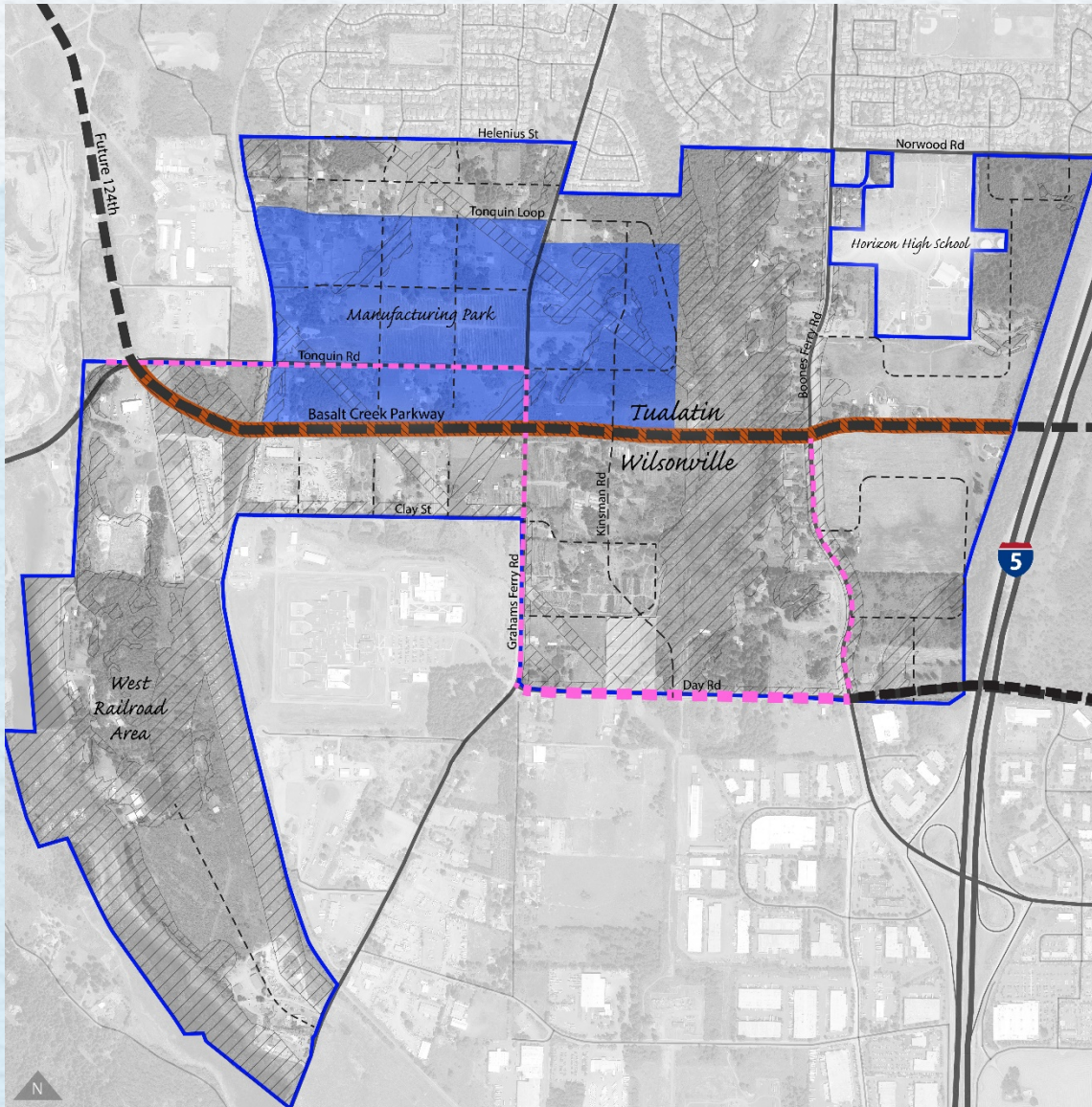
Direct staff to bring back a Resolution consistent with direction to adopt the Concept Plan.

Questions, Discussion, Comments.

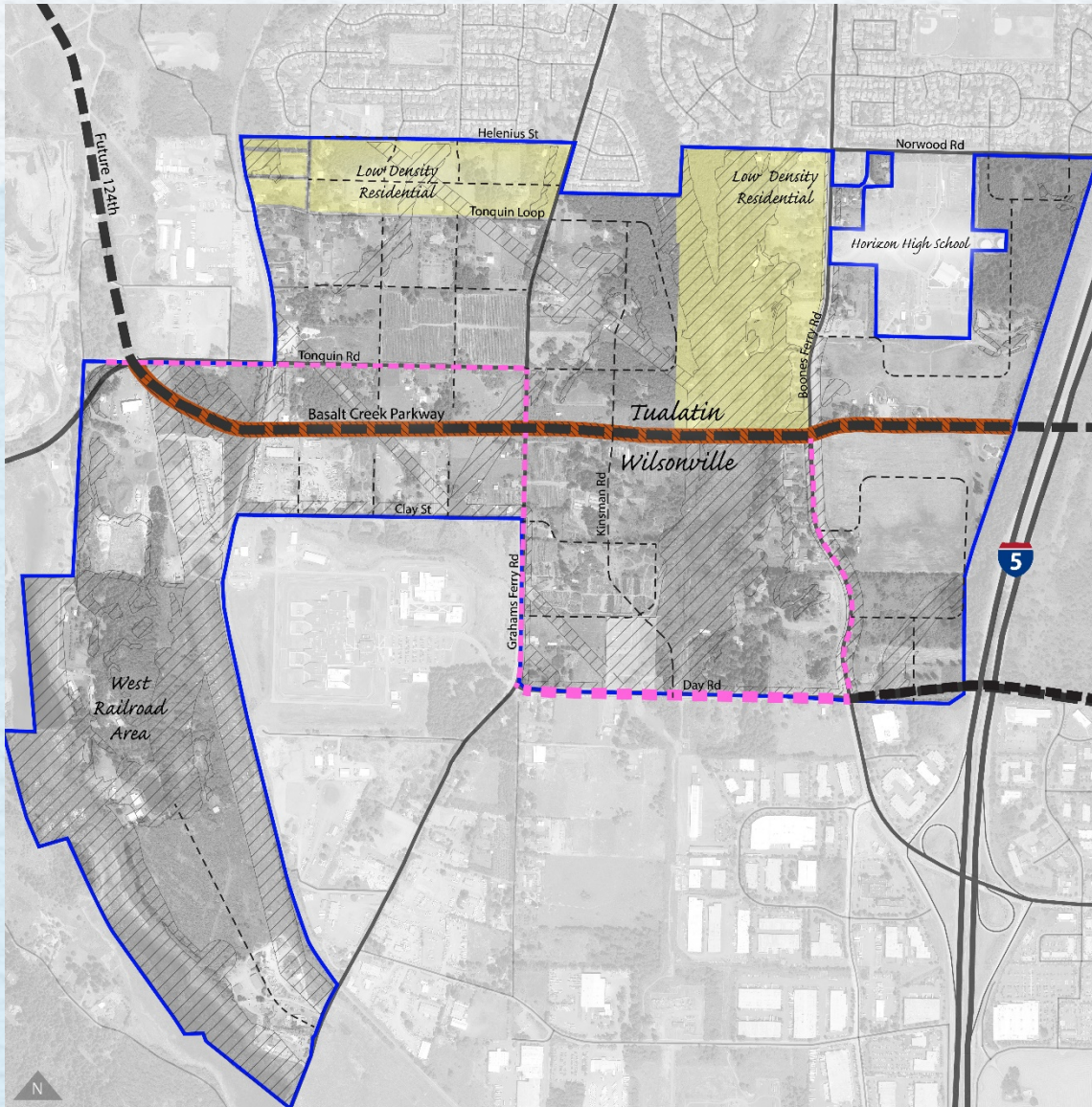
Tualatin Land Use Mix



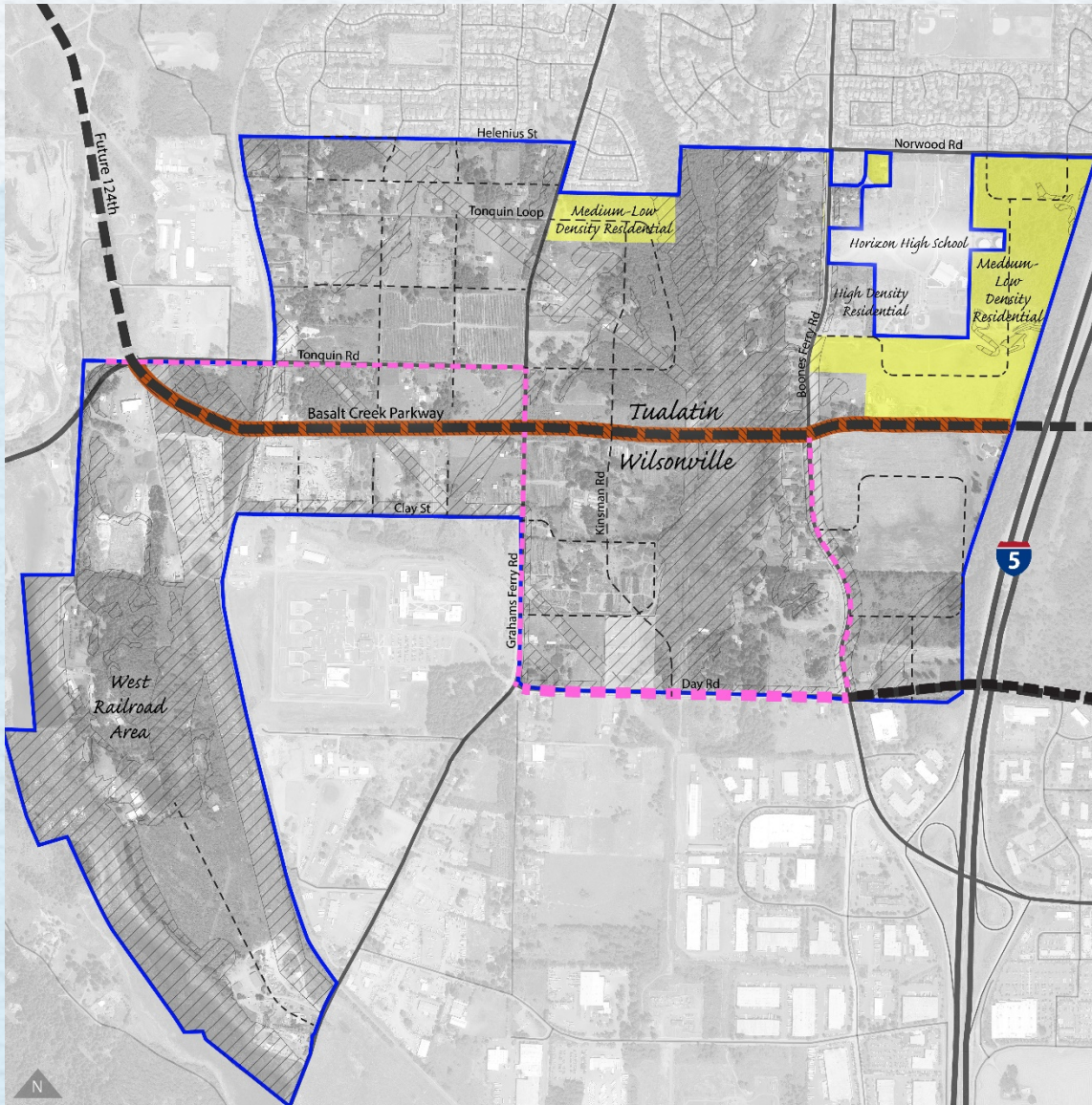
Manufacturing Park



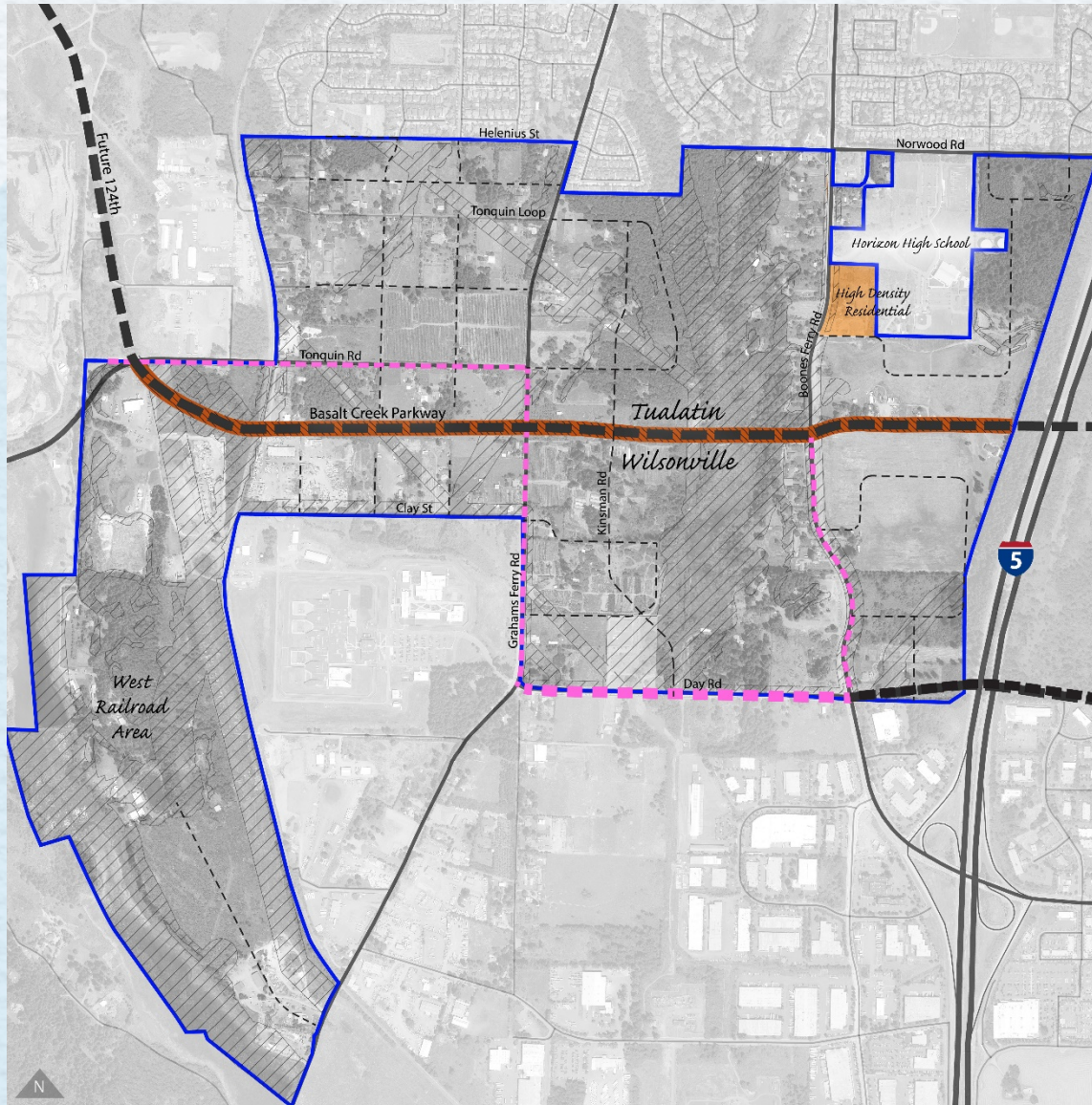
Low Density Residential



Medium-Low Density Residential



High Density Residential



Neighborhood Commercial

