



## MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sherilyn Lombos, City Manager

**DATE:** JUNE 13, 2016

**SUBJECT:** Work Session for June 13, 2016

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**5:00 p.m. (45 min) – Mobile Food Carts.** Staff will present a summary of the project including key policy considerations and a proposed schedule and public involvement plan. Staff is seeking input from Council regarding the approach to the project and whether there are different or additional questions that should be asked as this project advances.

**5:45 p.m. (60 min) – Basalt Creek Concept Plan Update.** The City Council will review progress since the December 2015 joint Council meeting with Wilsonville. In addition, staff from both cities have been working on a Considerations for Success document which relates to the functional elements of the Concept Plan; Council will review and discuss this document.

**6:45 p.m. (15 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the June 13<sup>th</sup> City Council meeting and brief the Council on issues of mutual interest.



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Charles Benson, Associate Planner  
Alice Cannon, Assistant City Manager

**DATE:** 06/13/2016

**SUBJECT:** Mobile Food Vending and Food Carts - Project Framing

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### **ISSUE BEFORE THE COUNCIL:**

Staff will present a summary of framing for the project including key policy considerations, schedule and public involvement. Staff is seeking input from City Council regarding staff approach to the project and whether there are different or additional questions we should be asking as we move forward.

### **POLICY CONSIDERATIONS:**

Staff will present policy questions for City Council feedback regarding possible options for regulating and permitting food carts.

### **EXECUTIVE SUMMARY:**

The Project framing was completed in response to direction received from the City Council at the October 26, 2015 work session. The topic of mobile food vending was brought to the Council's attention by The Pupu Shack, which serves shaved ice from a food truck that would exceed the size limitations permitted by the current code (Tualatin Development Code [TDC] 34.013); The Pupu Shack would also like to operate in a more permanent location year-round, also in excess of current code regulations. During this session, staff sought direction from the City Council regarding the expansion of the types of mobile food vendors (or food carts) allowed and whether or not to eliminate time restrictions on mobile food vending. Discussion centered on current regulations and restrictions and the operational characteristics of each of the mobile food vendor categories, including governing methods employed by other local jurisdictions.

Policy considerations under discussion included amending the size of mobile food vending devices and extending or removing the 180-day operation limit outlined in TDC 34.013 via a Plan Text Amendment (PTA), or initiating a broader PTA to allow a wider variety of mobile food vendors and possibly food cart pods. City Council directed staff to return to a future work session with additional information about drafting a PTA to the TDC related to mobile food vending, food carts, and food cart pods. In the interim, preliminary project framing discussions were held at Tualatin Planning Commission on December 17, 2015; more recently, Planning

staff also held a framing discussion among other City staff to gather input on potential means to address this issue.

## **DISCUSSION:**

There is substantial variation in the way mobile food vending is regulated in comparably-sized jurisdictions in the Portland metro area. In a effort to focus research into best practices and to structure an ordinance that best addresses the interests and desires of the City, staff is proposing to research the questions laid out below. After this research, we will return to present our findings and best practices.

## **Project Schedule**

Key steps in the proposed project schedule include:

- June 2016: Present Project Framing and Timeline to City Council
- July 2016: Present Research Results to City Council and Planning Commission
- August 2016: Public Engagement/Involvement with Identified Stakeholders
- September 2016: Receive Policy Direction on Code Components to City Council and Planning Commission
- October 2016: Present PTA and Ordinance to Planning Commission for Recommendation to City Council
- November 2016: Hold Public Hearing on PTA and Ordinance

Attachment A summarizes the project timeline.

## **Type of Mobile Food Vending Devices**

As staff approaches the scope of this project, it is important to establish some common ground related to definitions or topics of discussion. One area needing clarification is in the type of mobile vending devices used to sell food outside or separate from a physical structure or building such as a restaurant or food kiosk. Mobile food vending devices have one basic feature in common - they have wheels and are mobile. Vending devices generally are divided into four categories:

- Push carts, which are wheeled, light carts pushed by hand and commonly used by street vendors
- Stationary carts or trailers, which are towed by a separate vehicle and that allow the vendor to sit or stand inside and serve food through a window
- Mobile food trucks, which are drive-able vehicles within which food is prepared and, similar to carts or trailers, allow the vendor to sit or stand inside and serve food through a window
- Catering trucks, which are drive-able vehicles but which serve prepackaged food, do not have facilities for preparing food, and do not allow the vendor to sit or stand inside and serve food through a window; rather the driver stands outside the vehicle to vend

## Policy Questions Related to Type

Given the range and variety of mobile vending devices being used in the food industry, there is need for more definition of the type of devices that should be regulated in Tualatin. Staff requests City Council feedback on the following policy questions relating to the type of mobile

food vending devices:

- Should all types of mobile food vending devices - push carts, stationary carts or trailers, mobile food trucks, and catering trucks - be regulated?
- Should mobile food vending from any device be regulated differently when located on private versus public property?
- What operation limitations and design standards should be imposed on regulated mobile vending devices?
- Will mobile vending be limited to food sales or will other retail uses be allowed or regulated as well - such as flowers and other micro-businesses?

### **Configuration of Mobile Food Vending Devices**

Another area needing clarification is the various ways in which mobile food vending devices are arranged on a property. There generally are three distinct configurations of mobile vending devices to be considered with this project:

- One or two stand-alone mobile food vending devices on one site with no accessory structures other than trash cans and portable accessory items, such as picnic tables or seating
- Larger concentrations of stand-alone mobile food vending devices on one site that also include new accessory structures, such as restrooms, storage buildings, trash enclosures, and covered outdoor seating areas, that are not considered "buildings" (generally less than 200 square feet in size)
- Larger concentrations of stand-alone mobile food vending devices on one site with new accessory structures, such as those outlined above, as well as structures that are considered "buildings" (generally 200 square feet in size or larger); permanent structures, such as food courts, food halls, and markets, also would fall within this description

#### Policy Question Related to Configuration

Staff requests City Council feedback on the following policy question related to mobile food vending configuration:

- Should all configurations be considered?

### **Permitting and Review**

The present code allows push cart devices to be reviewed and approved by staff. Staff will research the review level other Cities use to review food carts.

#### Policy Question Related to Permitting and Review

Staff requests City Council feedback on the following policy question related to permitting and review:

- What level of review (staff-level, Planning Commission, or Council) is appropriate for mobile food vending applications and does the level of review vary depending on the type of device and arrangement of devices on one site?

### **Public Engagement**



# Timeline - Mobile Food Vending

1

June 2016:  
City Council  
(CC) Work  
Session –  
**Project  
Framing  
and  
Timeline**

August  
2016:  
Public  
Engagement  
and  
Involvement  
with  
Stakeholders

October 2016:  
TPC– **Plan Text  
Amendment &  
Ordinance**  
Recommendation  
to City Council

July 2016:  
CC Work Session  
& Tualatin  
Planning  
Commission  
(TPC) –  
**Research  
Results & Best  
Practices**

September  
2016: CC  
Work Session  
& TPC –  
**Policy  
Direction on  
Code  
Components**

November  
2016:  
City Council  
Hearing –  
**Plan Text  
Amendment  
& Ordinance**

# Mobile Food Vending and Food Carts – Project Framing

Tualatin City Council

Work Session

June 13, 2016



*City of Tualatin*

# Purpose of Tonight's Discussion

- Present information about key policy considerations and schedule
- Seek input about approach, policy questions and public involvement





# October 2015 City Council Work Session Summary Discussion Points

- The Pupu Shack could not operate per current TDC 34.013 regulations
- Expansion of the types of mobile food vendors
- Elimination of the time restrictions on mobile food vending
- Plan Text Amendment (PTA) options, including revisions to current TDC 34.013 or drafting broader PTA to allow wider variety of mobile food vendors
- City Council directed staff to return with additional PTA information



# Policy Considerations: What Types of Mobile Food Vending Devices to Permit and/or Regulate



**Push Carts**



**Stationary Carts**



**Mobile Food Trucks**



**Catering Trucks**



City of Tualatin

# Policy Considerations: Operational Regulations

- Location (private property, public property, public right-of-way)
- Appropriate operation (length of time: daily/seasonal) limitations
- Appropriate design limitations (device size/signage)
- Breadth of items of sale (outside of food sales)



# Policy Considerations: Configuration of Devices

- One or two stand-alone devices without accessory structures
- Larger concentration of devices with accessory structures not considered “buildings”
- Larger concentration of device with accessory structures considered “buildings” and/or food courts, food halls and markets
- Should all configurations be considered?



# Policy Considerations: Permitting and Review

- Appropriate level of review
- Appropriate permitting per type and/or configuration



# Public Engagement

- Online survey, questionnaire, or discussion with local businesses in commercial and industrial areas to identify issues they might have with expanded opportunities for mobile food vending
- Involve the Tualatin Chamber of Commerce and the Commercial Citizen Involvement Organization (CCIO)
- Online solicitation of comments and ideas from the general public using MySidewalk, the City of Tualatin Facebook page or similar
- Opportunity to comment and provide testimony for all interested stakeholders at the City Council public hearing on the PTA



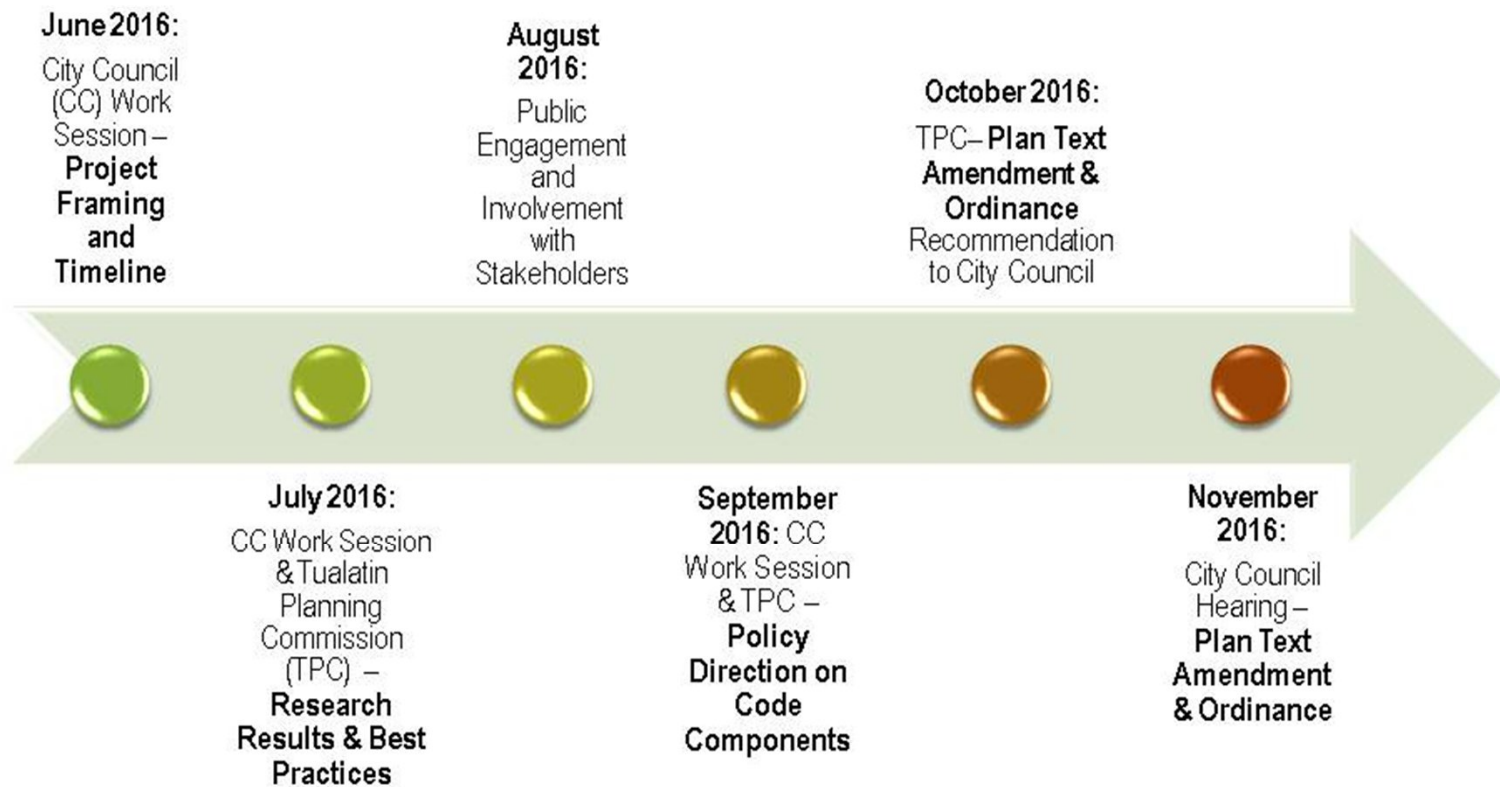
# Policy Questions: Public Engagement

- Is the proposed approach appropriate and adequate?
- Are other tools needed?



# Timeline - Mobile Food Vending

1



Updated June 2, 2016





# Next Steps

- Research and Identify Best Practices
- Public Engagement/Involvement with Stakeholders Regarding Best Practices
- Incorporate policy recommendations from both City Council and Planning Commission
- Present Draft PTA and Ordinance to City Council and Planning Commission





# Discussion





# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Karen Perl Fox, Senior Planner

**DATE:** 06/13/2016

**SUBJECT:** Basalt Creek Concept Plan: Land Use Concept and Ten Considerations for Success

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### **ISSUE BEFORE THE COUNCIL:**

The Council will be provided with an update of the latest project activities since the last Joint Council meeting in December 2015 and be asked for feedback and concurrence on the ten considerations for success, which relate to the functional elements of the Concept Plan. Council will also be asked to reaffirm the land use vision.

### **EXECUTIVE SUMMARY:**

On December 16, 2015, a joint meeting between the Tualatin and Wilsonville City Councils was held to discuss a preferred jurisdictional boundary option for the Basalt Creek planning area. The Councils discussed (1) a set of ten considerations for success, (2) a need to incorporate essential agreements into the Basalt Creek Concept Plan to refine and address those considerations, and (3) a preferred jurisdictional boundary along the Future Basalt Creek Parkway (Attachment A). The ten considerations for success were subsequently refined by staff between the two Cities (Attachment B); They relate to the functional elements of the Concept Plan: sanitary sewer service, stormwater system design standards, industrial zoning certainty, trip caps, transportation projects and funding, trails and natural resource protection in the Basalt Creek Canyon area and transit service.

### **DISCUSSION:**

The Basalt Creek Concept Plan will establish a vision and jurisdictional boundary for the 847 acres between the cities of Wilsonville and Tualatin. During the last year of concept planning for the Basalt Creek planning area, five boundary options were developed and analyzed. The land use scenario in all options was conceived to complement existing systems that are not cost prohibitive and generally have development "pay its way". At the Joint Council Meeting between Tualatin and Wilsonville in December 2015, the project team provided a brief summary of five boundary options. The project team also shared additional information collected for the meeting pertaining to the alignment and vertical profile of the future SW 124th Avenue and Basalt Creek Parkway as well as building development orientation and massing opportunities. With this information, the two Councils discussed priorities and remaining considerations to be addressed in a preferred concept plan. At the conclusion of the discussion, the Councils directed the

project team to draft a preferred Basalt Creek Concept Plan with the Basalt Creek Parkway serving as the jurisdictional boundary along with agreements outlined regarding the considerations for success. Both City Councils also voiced a desire to memorialize and endorse these areas of general consensus. At the June 13 meeting staff will provide a summary of the evolution of the various boundary and land use options from June 2015 to April 2016.

**TIMELINE:** The project team anticipates the process for adopting the Concept Plan to occur in Fall/Winter 2016. The anticipated timeline leading up to the next Joint Council Meeting, the fifth for the Basalt Creek concept planning, is listed below: Wilsonville City Council Meeting - June 6, 2016 Tualatin City Council Meeting - June 13, 2016 Agency Review Team Meeting - Summer 2016 Planning Commission Meeting- Summer/Fall 2016 Joint Council Meeting - Fall/ Winter 2016

**RECOMMENDATION:**

Staff seeks feedback and concurrence on the ten considerations for success, intended to be incorporated into the Basalt Creek Concept Plan upon concurrence between the City of Wilsonville and City of Tualatin.

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**Attachments:**    [101 Ten Considerations](#)  
                          [102 Basalt Creek Ten Considerations Presentation](#)

**TEN CONSIDERATIONS FOR SUCCESS TO BE INCORPORATED  
INTO THE BASALT CREEK CONCEPT PLAN**

**May 25, 2016 DRAFT with changes from May 2, 2016 meeting between Wilsonville,  
Tualatin and consultant team staffs**

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The Cities agree to cooperatively work on the next phases of the Basalt Creek Concept Plan, including public involvement and integrating the elements that the Cities have identified as considerations for success.

These considerations for success were discussed at the December 2015 Tualatin and Wilsonville Joint City Council Work Session as part of the boundary selection. These considerations, as generally described below, will be incorporated into the Concept Plan as it is completed.

The Cities understand these considerations are a starting point and will be subject to further review by both cities. The Cities will work in good faith to carry out the intent of these elements with the opportunity to modify and refine them as needed as the concept plan is completed.

1. **Sewer.** Each City will serve its own jurisdiction area independently, to the extent reasonably possible with the understanding that future agreements may address potential cooperative areas. **(WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE.)**

**Deliverable needed to implement this Consideration: Narrative in the Concept Plan and a service map. A sentence or acknowledgement in the Concept Plan that if in the future shared services are deemed to be needed, the Cities will cooperatively review and discuss the need at that time.**

**Team Assigned to work on this Deliverable: Consultant, City staff and CWS staff.**

2. **Storm water.** The Cities and Clean Water Services (CWS) acknowledge that they must follow requirements established in their respective Storm water MS4 permits. Much of the area is in a basin that drains toward Wilsonville. Each City will serve its own jurisdiction area independently. The Cities and Clean Water Services will adopt an Intergovernmental Agreement that addresses areas where cooperative storm water management is needed. **(TUALATIN, WILSONVILLE AND CLEAN WATER SERVICES STAFF AGREE ON THIS LANGUAGE.)**

**Deliverable needed to implement this Consideration: Narrative in the Concept Plan and service map. An IGA between Wilsonville, Tualatin and Clean Water Services before the first annexation in the Basalt Creek Area.**

**Team Assigned to work on this Deliverable: Consultant, City Staff and CWS staff.**

- 3. Industrial Lands.** The Basalt Creek Concept Plan area is already mapped and identified as an “Industrial Area” in Metro’s Title 4 Code. This designation will need to be removed from residential land already identified in the northern portion of the Basalt Creek area upon adoption of the Concept Plan, to allow for the residential land use buffer between Tualatin’s current southern boundary and the Basalt Creek employment area. Recognizing the regional need for employment land, all remaining Title 4 “Industrial areas” should remain available for industrial development and land uses into the future. (WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE.)

**Deliverable needed to implement this Consideration: Narrative in the Concept Plan, recognizing the current Title 4 mapping and the need to remove the Title 4 designation for those lands on the north part of Basalt Creek, adjacent to current Tualatin, that will serve as a residential buffer.**

**Team Assigned to work on this Deliverable: Cities staff to determine the sequence needed for these activities and then will provide direction to the consultant team.**

- 4. Transportation Funding.** The Cities acknowledge that significant improvements will be needed to the existing and future transportation network in the Basalt Creek Concept Plan area. In order to achieve the vision established by the Cities and Washington County in the 2013 Basalt Creek Transportation Refinement Plan (TRP), particularly given the impacts of regional traffic from the Basalt Creek Parkway, Tualatin and Wilsonville agree to begin working together now to prioritize those network improvements. The Cities acknowledge that success of the Basalt Creek Concept Plan area depends on being served by an adequate transportation system as identified in the TRP. The Cities will work together to identify a cooperative funding strategy that considers local, county, regional, state, and federal funding tools. (WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE.)

**Deliverable needed to implement this Consideration: Narrative in the Concept Plan to acknowledge the need for a cooperative funding strategy between Wilsonville, Tualatin and Washington County. The Concept Plan narrative will acknowledge the general sequence of transportation improvements needed to implement the build-out of the Plan, as identified in the Plan and also the Transportation Refinement Plan. The cooperative funding strategy will follow the Concept Plan and will identify funding sources and a strategy for building out the transportation network. The Cooperative Funding Strategy needs to be completed prior to the first annexation in the Basalt Creek area.**

**Team Assigned to work on this Deliverable: Consultant, Cities staff and Washington County staff. The team will also include a Metro staff member.**

5. **Future Regional Transportation Projects in the Basalt Creek Area.** To maintain the integrity of the transportation network in this employment area, the Cities will also work cooperatively to evaluate future regional transportation projects and decisions, beyond those identified in the TRP, which could direct additional traffic to the Basalt Creek Concept Plan Area. These projects will be evaluated to ensure that system capacity and adequate regional funding is available for needed improvements to mitigate additional regional traffic.  
(WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE. TUALATIN AND WILSONVILLE STAFF ARE STILL DETERMINING THE BEST WAY TO IMPLEMENT THIS SECTION. THIS SECTION SHOULD BE DISCUSSED WITH THE WASHINGTON COUNTY LAND USE AND TRANSPORTATION DIRECTOR FOR HIS AWARENESS ONCE BOTH CITY COUNCILS HAVE AGREED TO THE LANGUAGE AT TUALATIN AND WILSONVILLE'S RESPECTIVE WORK SESSIONS.)
6. **Trips.** To date, the Cities have developed a mixture of land uses that do not exceed the trip total outlined in the TRP. The Cities will retain and maintain land uses that are consistent with the Concept Plan. Any land proposed for a change in land use designation should be reviewed for impacts to the transportation systems. (TUALATIN AND WILSONVILLE STAFF ARE STILL WORKING ON LANGUAGE FOR THIS SECTION AND DETERMINING THE BEST WAY TO IMPLEMENT THIS SECTION. WILSONVILLE STAFF WISHES TO RE-EVALUATE THEIR LAND USES AND JOB TYPES IN THE ENVISION MODEL TO ENSURE THAT THEY HAVE CAPTURED USES THAT FIT THE CITY'S DESIRED FUTURE INDUSTRIAL LAND USE AND DEVELOPMENT TRENDS. WILSONVILLE WANTS TO HAVE A WORK SESSION WITH THE CONSULTANT TEAM TO DISCUSS THIS FURTHER. THIS MEETING WITH THE CONSULTANT TEAM MAY NOT OCCUR BEFORE WILSONVILLE AND TUALATIN'S WORK SESSIONS WITH THEIR CITY COUNCILS ON JUNE 6<sup>TH</sup> AND JUNE 13<sup>TH</sup>.)
7. **Basalt Creek Parkway and I-5 Crossings.** The Cities acknowledge that the Basalt Creek Parkway and I-5 crossings identified in the TRP will become critical to successful industrial and employment growth in the Basalt Creek Planning Area. The Cities agree to jointly seek a timely regional investment in these crossings to achieve regional industrial objectives.  
(WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE.)

**Deliverable needed to implement this Consideration: Narrative in the Concept Plan. The consultants can refer back to the TRP for guidance. This will also be addressed in the Cooperative Funding Strategy. The funding strategy will be completed prior to the first annexation in the Basalt Creek area.**

**Team Assigned to work on this Deliverable: Consultant to take the lead on the narrative. Cities staff, Washington County Land Uses and Transportation Director**

**and other assigned staff will incorporate this section into the Cooperative Funding Strategy, to be completed prior to the first annexation in the Basalt Creek area.**

8. **North-South Collector (Kinsman Road).** An extension of Kinsman Road, designated as a proposed collector north of Day Road and between Grahams Ferry Road and Basalt Creek Canyon should be evaluated for efficient use of developable land and limited transportation funds. The Cities will review whether eliminating that roadway and associated costs may provide better transportation results by investing in other TRP improvements. (WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE.)

**Deliverable needed to implement this Consideration: Analysis from transportation consultant to measure the transportation network performance when assuming the removal of the Kinsman Road collector. Summary of results of transportation consultant analysis and summary of overall issue in the Concept Plan.**

**Team Assigned to work on this Deliverable: Consultant team with review of transportation consultant analysis report by the Basalt Creek PMT.**

9. **Basalt Creek Canyon.** The Cities recognize the Basalt Creek Canyon natural resource value and will work together to reach agreement on joint management practices for the canyon. The Cities also recognize the benefits of locating north to south trails near the Basalt Creek Canyon and bicycle connections that would connect the cities and other trail systems and be an asset for both residents and employees in the area. (WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE)

**Deliverable needed to implement this Consideration: City Councils had originally talked about an IGA. Wilsonville and Tualatin staff are proposing that it would be better to develop and list Joint Management Practices for protection of the Canyon in the Concept Plan. Then the Concept Plan should also acknowledge all existing regulations that would implement these Joint Management Practices into the future. The Concept Plan should also acknowledge that one of the values of this canyon is to allow for public access to the area in appropriate locations in order to serve the bicycle, pedestrian and recreational needs of the area.**

**Team Assigned to work on this Deliverable: Consultant, Miranda, Kerry Rappold, Aquilla, Karen Fox, Jeff and Andy Braun**

10. **Public Transportation.** Robust transit services are critical to the high-quality employment envisioned in Basalt Creek. The Cities support SMART service in the City of Wilsonville, including all land to be annexed into Wilsonville. The Cities agree to coordinate efforts on how the two transit providers' (SMART and TriMet) can best provide service throughout the area. (WILSONVILLE AND TUALATIN STAFF AGREE ON THIS LANGUAGE)

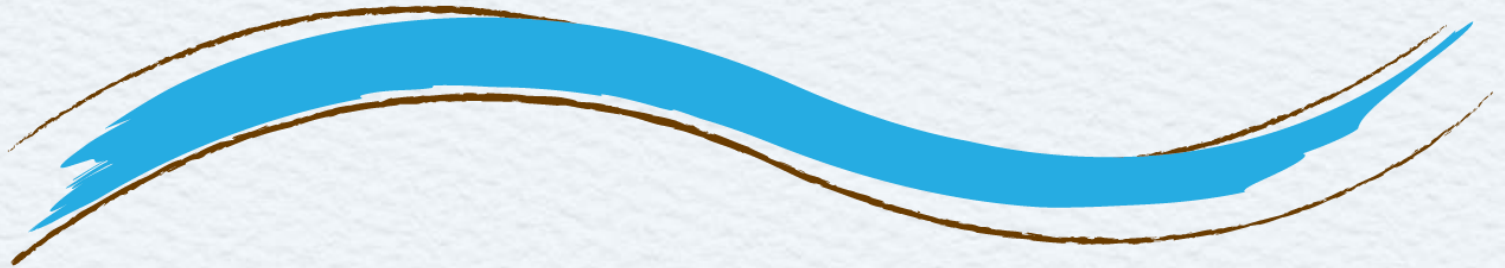


**Deliverable needed to implement this Consideration: Nancy and Stephan Lashbrook will think about the deliverable needed for this section and get back to Alice and team.**

**Team Assigned to work on this Deliverable: TBD**

DRAFT

Basalt Creek  
concept Plan



**Tualatin City Council  
Work Session**

June 13, 2016

# Introduction

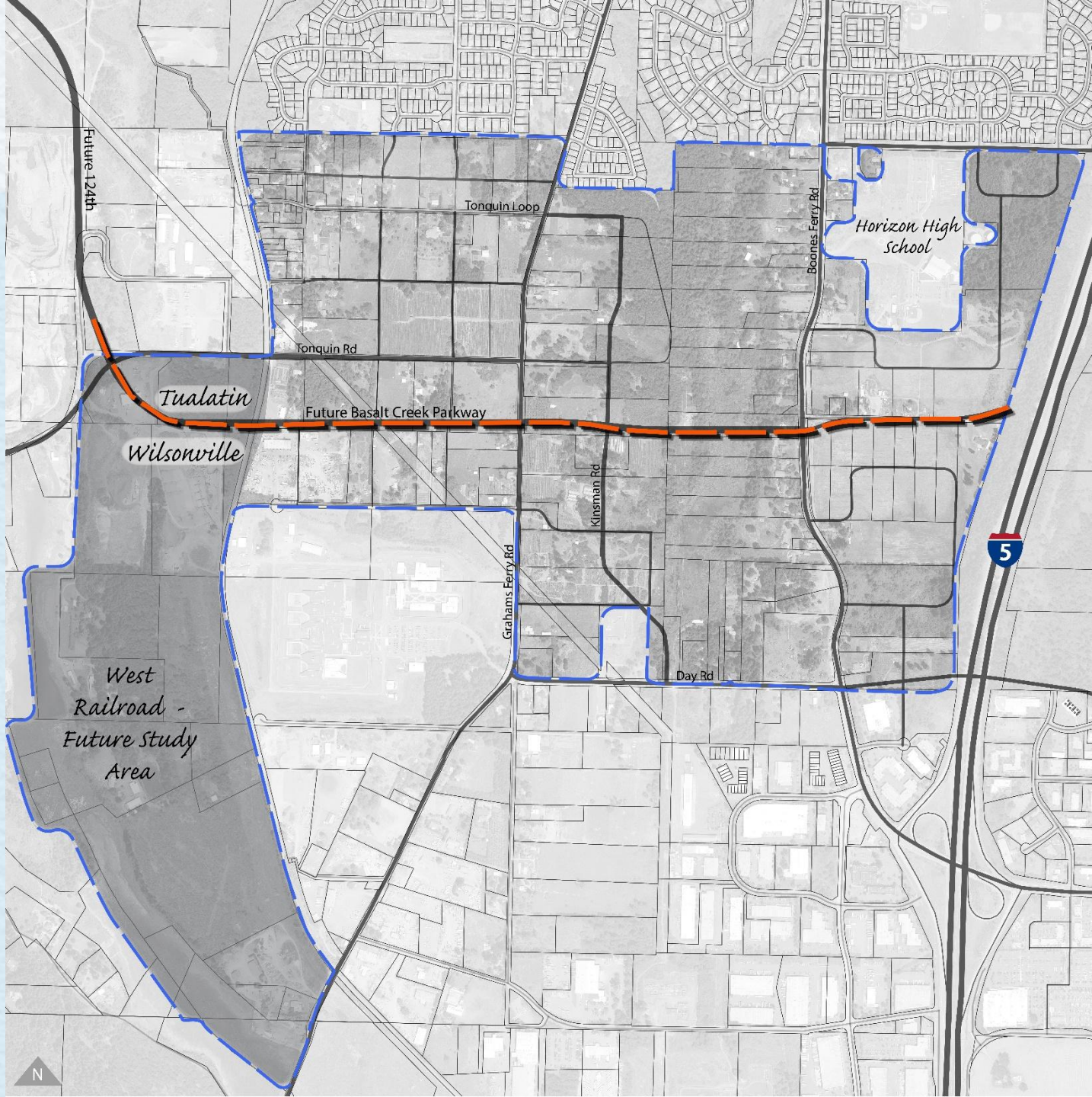
- Summary of Action at Dec. 2015 Joint Council Meeting
- Review and provide feedback on Ten Considerations of Success
- Review and reaffirm conceptual land uses
- Review Wilsonville's aspirational land uses changes

# Summary of Actions at Joint City Council Meeting Dec. 2015

- Jurisdictional Boundary agreed upon
- Ten Considerations of Success discussed



- Proposed Jurisdictional Boundary follows Basalt Creek Parkway





# Ten Considerations for Success

## (Summarized)

### 1. Sewer

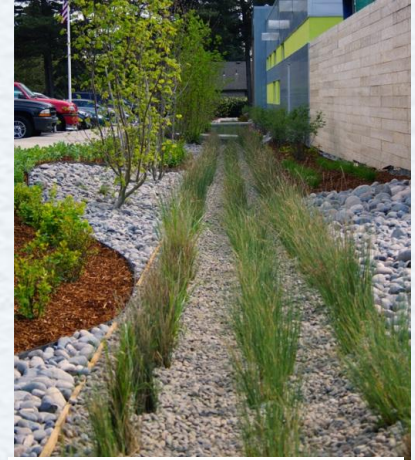
- Each City will serve its own jurisdiction independently.

### 2. Storm Water

- Cities and CWS acknowledge they must follow requirements in their respective Storm water MS4 permits. Adopt an IGA that addresses where cooperative storm water management is needed.

### 3. Industrial Lands

- Remove “industrial area” identified in Metro Title 4 Code from residential land already identified in northern portion of Basalt Creek. All remaining Title 4 industrial areas should remain available for industrial development.



# Ten Considerations for Success

(continued)

## 4. Transportation Funding

- Cities acknowledge that significant improvements will be needed to existing and future transportation network. Cities will work together to identify cooperative funding strategy that considers local, county, regional, state and federal funding.

## 5. Future Regional Transportation Projects -Basalt Creek

- To maintain the integrity of the transportation network Cities will work cooperatively to evaluate future regional transportation projects and decisions beyond those identified in the TRP.

## 6. Trips

- *Propose to strike first sentence: To date, the Cities have developed a mixture of land uses that do not exceed the trip total outlined in the TRP.*
- The Cities will retain and maintain land uses that are consistent with the Concept Plan. Any land proposed for a change in land uses designation should be reviewed for impacts to the transportation systems.





# Ten Considerations for Success

(continued)

## 7. Basalt Creek Parkway and I-5 Crossings

- Cities agree to seek a timely regional investment in these crossings to achieve regional industrial objectives.

## 8. North-South Collector (Kinsman Road)

- Cities will evaluate whether Kinsman Road extension north of Day Road is needed

## 9. Basalt Creek Canyon

- Cities recognize Basalt Creek natural resource value and will work together to reach agreement on joint management practices for the canyon.

## 10. Public Transportation

- Cities agree to coordinate efforts on how the two transit providers (SMART and TriMet) can best provide service throughout the area.

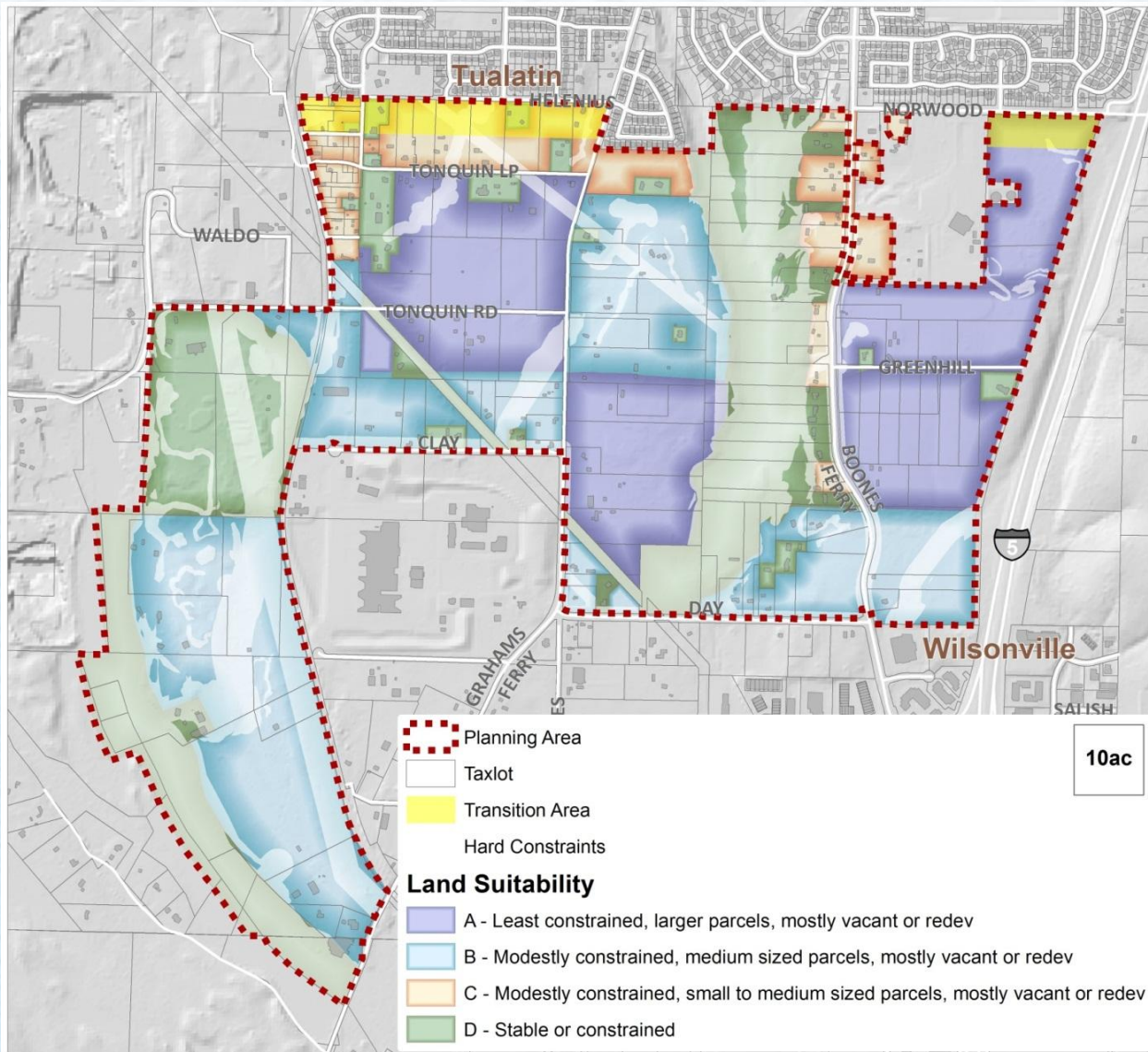


**SMART**  
SOUTH METRO AREA REGIONAL TRANSIT

*Basalt Creek*  
Concept Plan

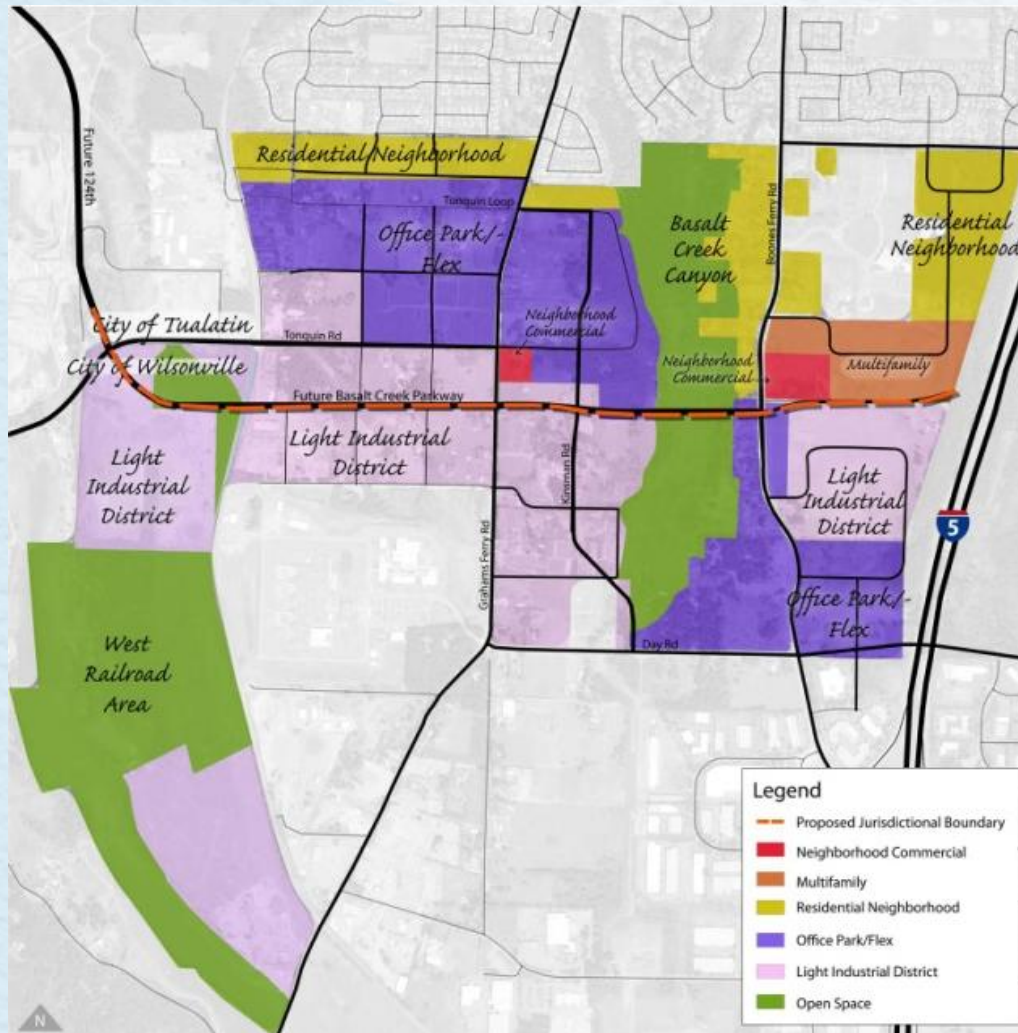


# Building the Base Case Land Suitability Analysis



Suitability Category	Vacant Acres
A	197
B	144
C	38
D	12

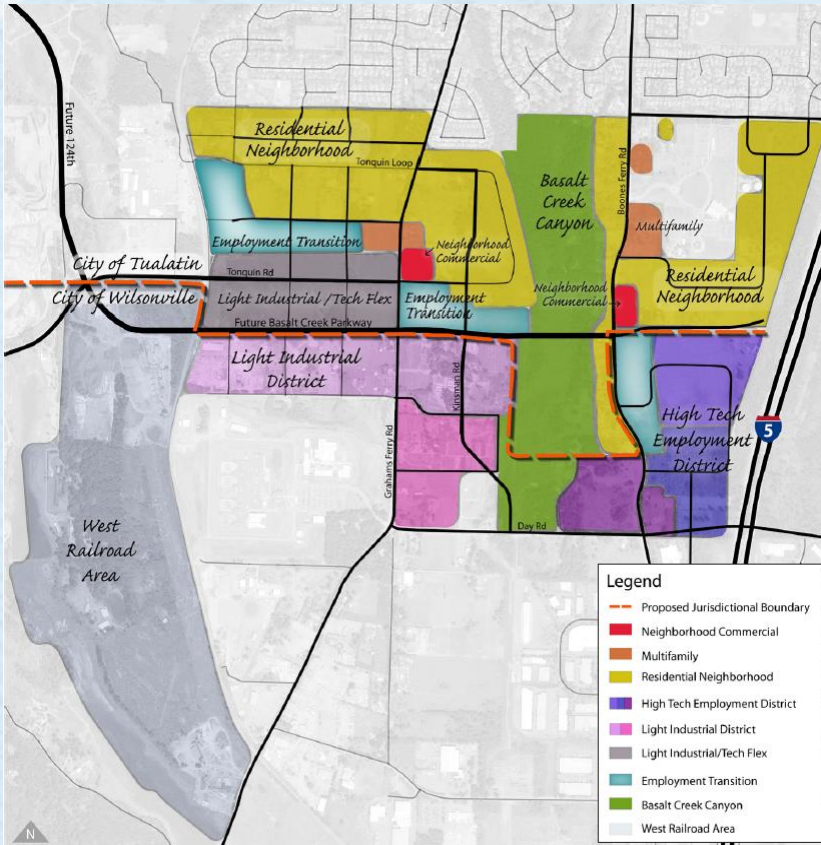
# Base Case - Dec. 2014



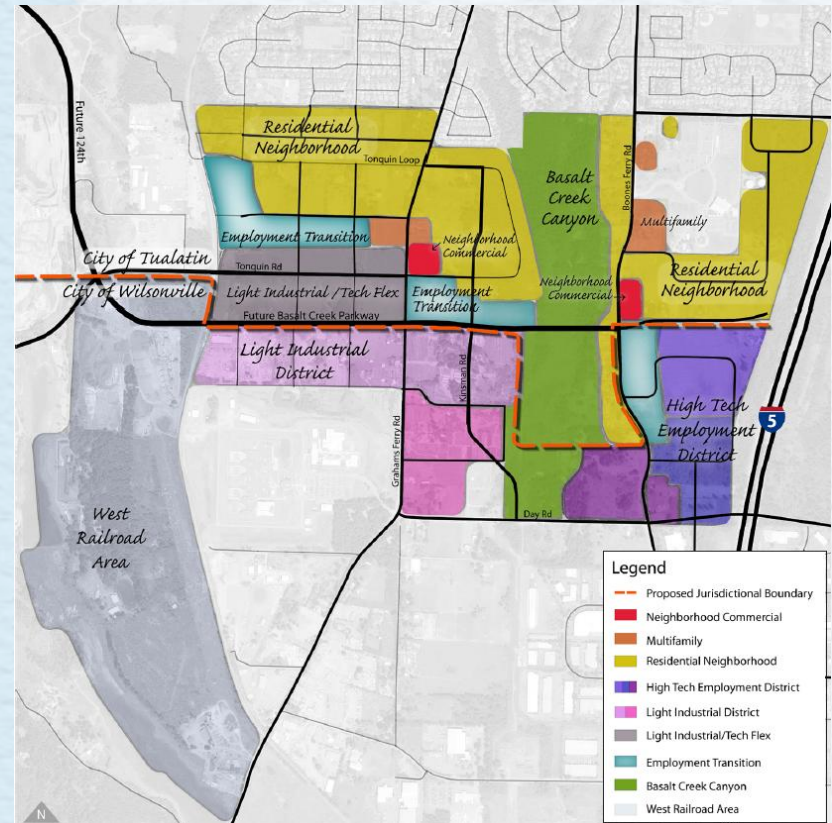


# Options 1 and 2 - June 2015

## Option 1



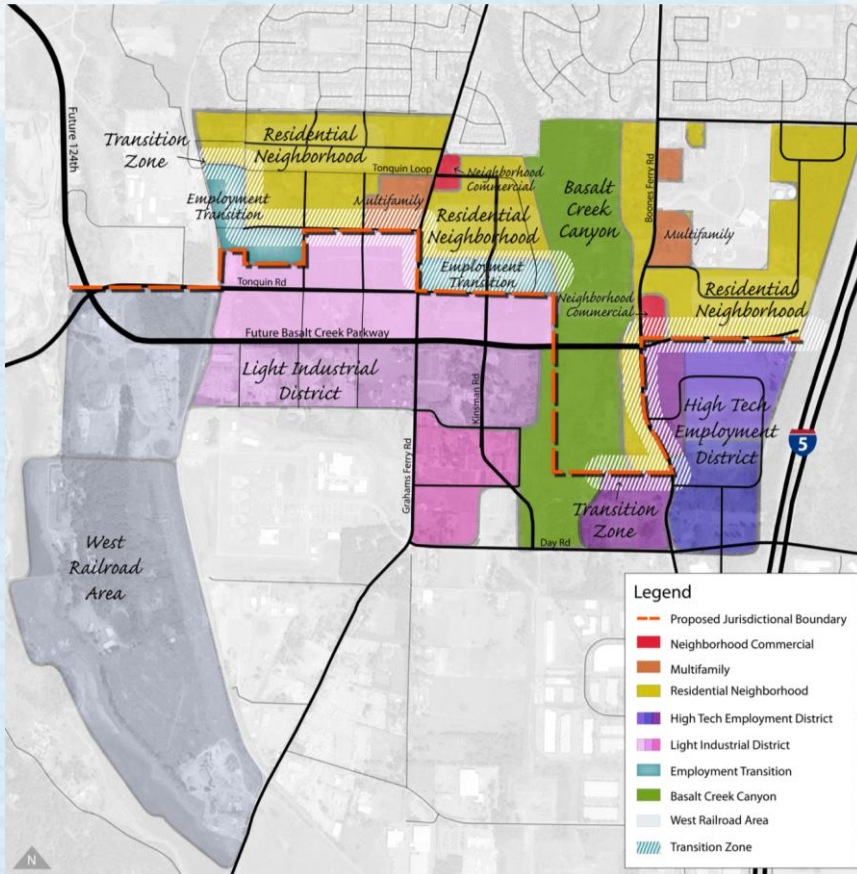
## Option 2



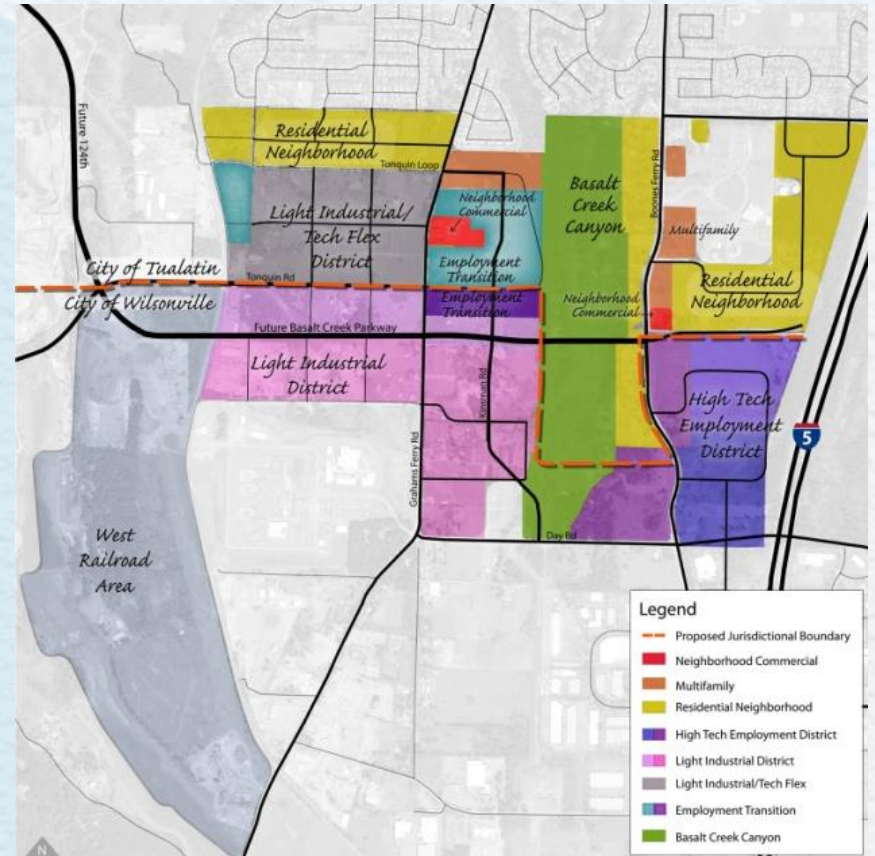


# Options 3 and 4 - Aug.-Sept. 2015

## Option 3



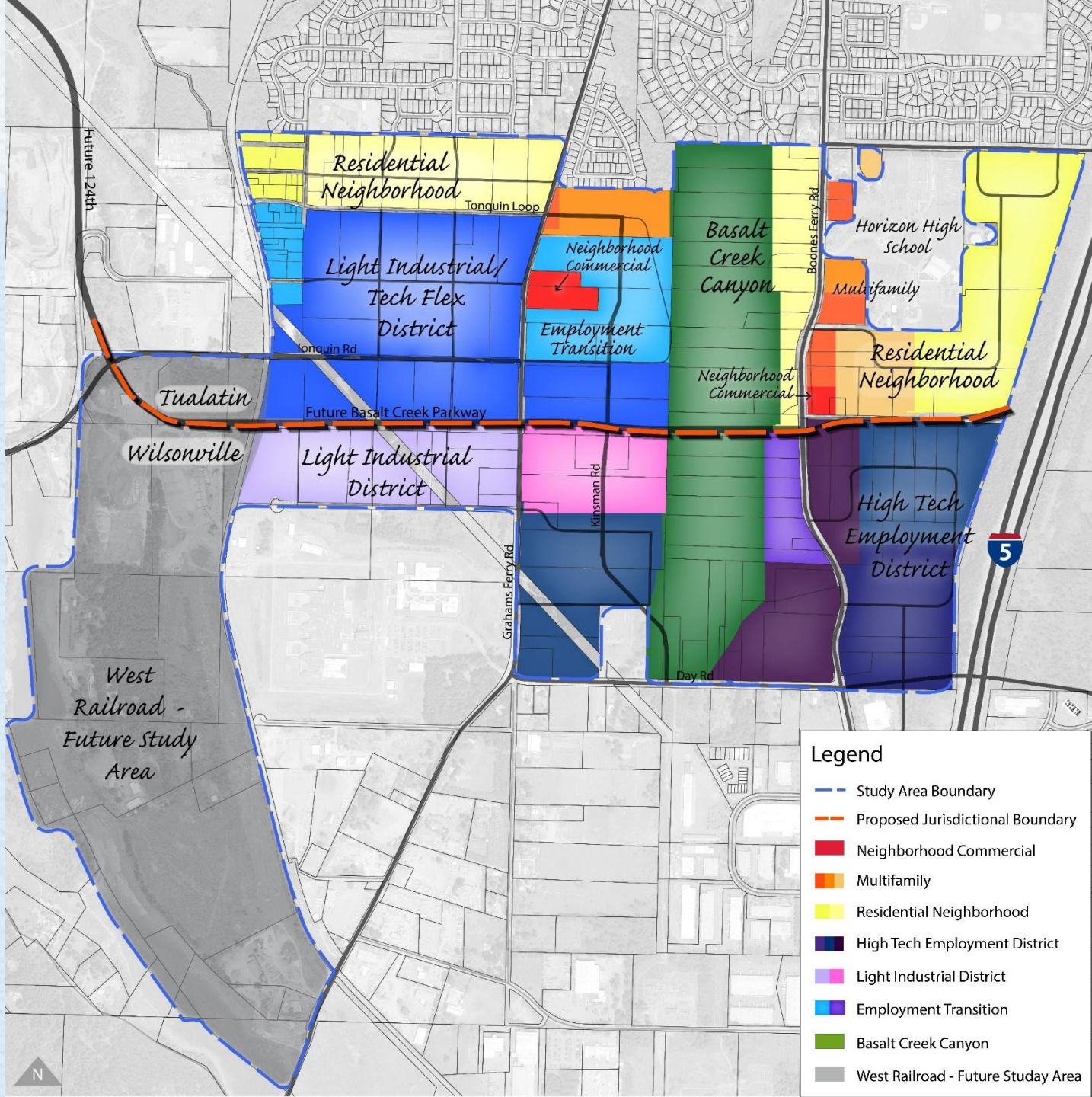
## Option 4





# Basalt Creek Land Use Concept Map

April 2016



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



# Light Industrial/Tech Flex



- Density 27 jobs/acre
- Types of uses envisioned are currently allowed in Light Manufacturing



# Employment Transition



Multi-family  
Residential

Office  
Commercial

- Density 36.63 jobs/acre

- Types of uses envisioned are currently allowed in Office Commercial



# Neighborhood Commercial



- Density 13.35 Jobs per net acre

- Type of uses envisioned are currently allowed in Central and General Commercial areas





# Residential Neighborhood



## Small and Medium Lot Single Family:

- Density is 8 du/acre
- Similar to Medium-Low Density 7-10 du/acre



## Large Lot Single Family:

- Density 7 du/acre
- Similar to Low Density Residential at 1-6.4 du/acre

# Multifamily



## **Garden Apartments:**

- Density- 25 units per acre
- Similar to High Density  
16-25 du/acre



## **Townhomes and Small Lot Single Family:**

- Density 11 du/ acre
- Similar to Medium High  
Density 11-15 du/acre



# Summary of Acres and Trips for Land Use Concept

INDICATORS	Tualatin	Wilsonville	Total
Developable Acres	194 ac	137 ac	331 ac
WRR & BCC Acres	10 ac	6 ac	16 ac
Unconstrained Dev. Acres	184 ac	131 ac	315 ac
Households	640	6	646
Jobs	2,281	2,064	4,345
Trips (Trip cap=1989)	1,274	781	2,055

# Wilsonville City Council Work Session - June 6, 2016

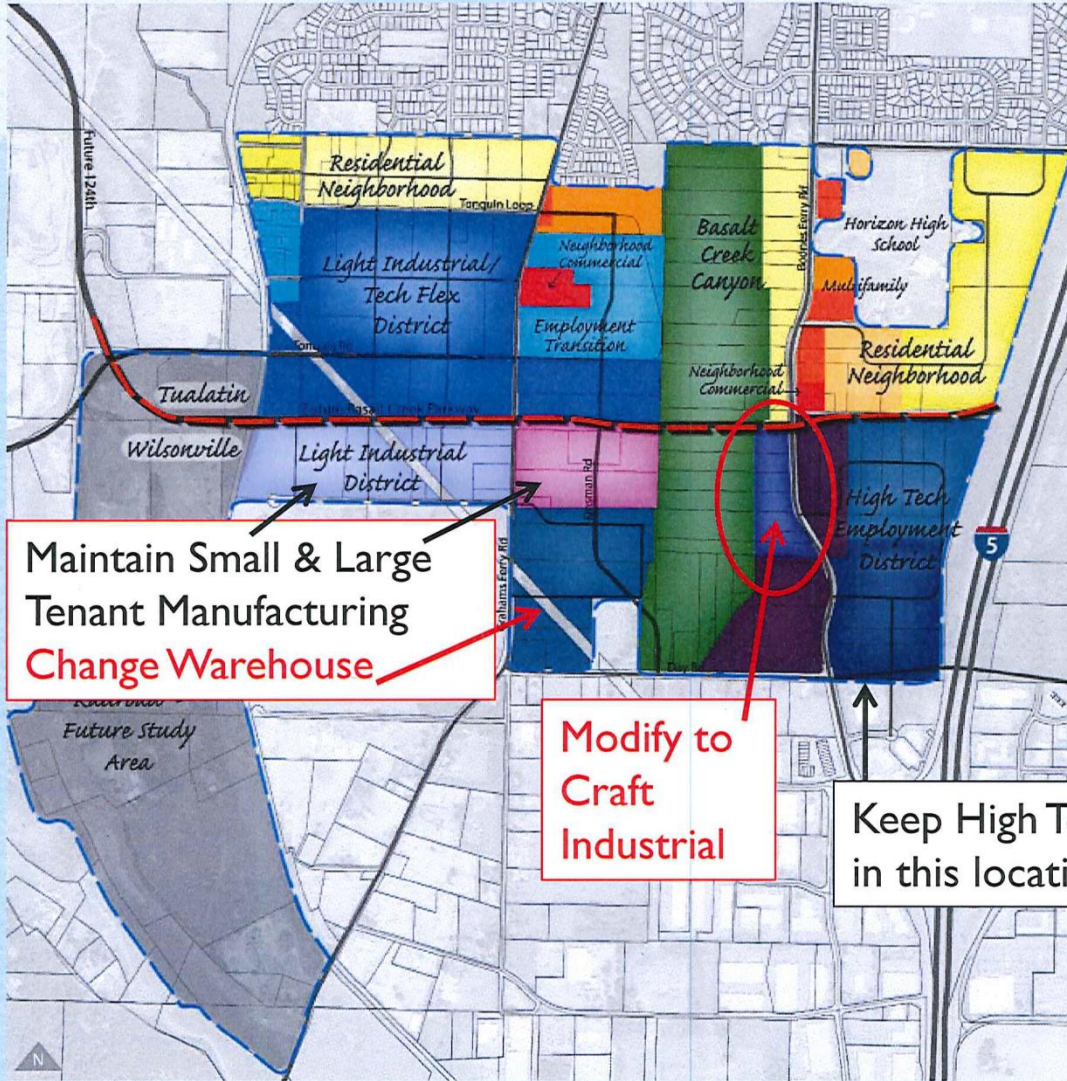
## • Summary

- Wilsonville requested new adjustments to land uses be modeled
  - More High Tech (from Warehousing)
  - New Land Uses
    - Craft Industrial (from Employment Transition)
    - Live/Work (specific proposed location not identified)
- It is anticipated that these adjustments will exceed trip limit for Basalt Creek area



# Proposed at Wilsonville City Council June 6, 2016

## Recommendations



### Legend

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

Maintain Small & Large  
Tenant Manufacturing  
Change Warehouse

Modify to  
Craft  
Industrial

Keep High Tech District  
in this location

ary subject  
to the Considerations for  
Success





# Recent Activities and Next Steps

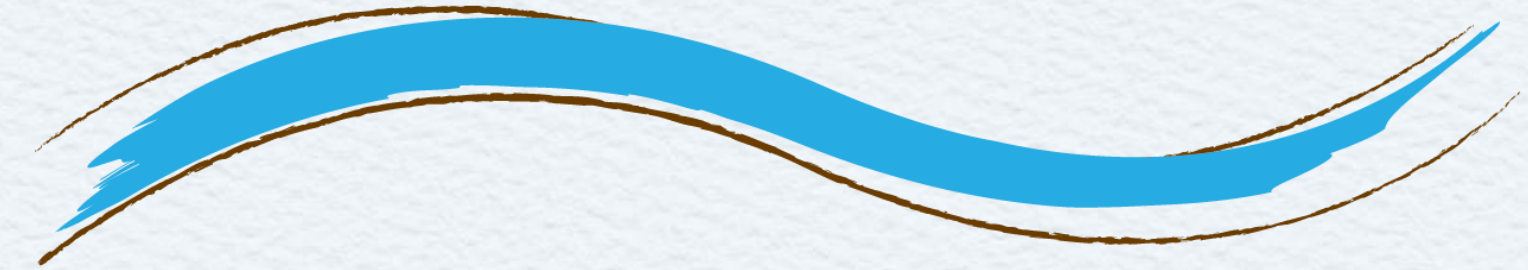
- **Recent Project Activities:**
  - Public Outreach
  - Began drafting the Concept Plan
- **Next Steps:**
  - Agency Review Team – Summer 2016
  - Individual Council Meetings – Fall 2016
  - Joint City Council Meeting – Fall/Winter 2016

# Council direction needed tonight

- Review and feedback on Ten Considerations for Success
- Review and reaffirm Tualatin's conceptual land uses
- Review Wilsonville's aspirational changes to land uses

# Basalt Creek

concept Plan



## Questions, Feedback, Decisions

June 13, 2016