



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: NOVEMBER 28, 2016

SUBJECT: Work Session for November 28, 2016

5:30 p.m. (30 min) – Metro Update with Councilor Craig Dirksen. Metro Councilor Craig Dirksen will be present to update the City Council on projects and initiatives that Metro is working on.

6:00 p.m. (45 min) – Basalt Creek Land Use Map. At the work session of October 10, Council directed staff to undertake an exploration of a land use proposal for the central subarea of Basalt Creek on the Tualatin side that was prepared by OTAK on behalf of a property owner. Subsequently, staff carried out the exploration of the central subarea and will report back to the Council.

6:45 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agendas for the November 28th City Council meeting and brief the Council on issues of mutual interest.



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 11/28/2016

Subject: Metro Update with Councilor
Craig Dirksen

Through: Sherilyn Lombos, Administration

PowerPoint



Metro

Metro Update

Tualatin City Council • Councilor Collette • 11/28/2016

Regional Snapshots

Snapshots on housing, jobs, transportation, changing communities

Most recent snapshot is on housing affordability



Parks and Nature

Parks and natural areas
levy

Chehalem Ridge
planning underway

Restoration on River
island natural area

We've awarded
\$205,000 in grants to
support community
restoration projects.



Regional Transportation Plan

Regional Leadership Forums focused on transportation challenges and potential solutions

Next forum—*connecting our vision and values to our priorities*— is Dec. 2nd



Regional Flexible Funds

Aug. to Sept.—
technical evaluation

Oct. 6 to Nov. 4—
Public comment

Nov. 17—
Coordinating
committee priorities
to TPAC

Dec.—JPACT review

Jan.—JPACT decision



Equitable housing grants

\$575,000 to be awarded

Assess and reduce barriers to affordable housing in 7 cities in the region



Equity in greater Portland

Metro adopted the Strategic Plan for Racial Equity Diversity and Inclusion in June 2016



Willamette Falls

Open house with
initial design concepts
on Nov 17

Take a survey about
design options at
[http://www.rediscover
thefalls.com/](http://www.rediscoverthefalls.com/)



Convention Center Hotel

Hotel design
approved by City of
Portland



Oregon Zoo

Polar bear update

ZooLights—
November 25,
2016 to January 1,
2017



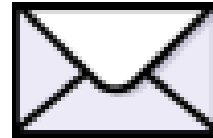
Your questions

Craig Dirksen

Metro Councilor, District 3

503-797-1549

craig.Dirksen@oregonmetro.gov



www.oregonmetro.gov/connect



Arts and conference centers

Garbage and recycling

Land and transportation

Oregon Zoo

Parks and nature

oregonmetro.gov



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Karen Perl Fox, Senior Planner
Alice Cannon, Assistant City Manager

DATE: 11/28/2016

SUBJECT: Basalt Creek Land Use Concept Map. Confirmation of land uses.

ISSUE BEFORE THE COUNCIL:

At the Tualatin City Council work session on October 10, 2016, Council directed staff to undertake an exploration of a land use proposal for the central subarea of Basalt Creek on the Tualatin side that was prepared by OTAK on behalf of a property owner.

Subsequently, staff carried out the exploration of the central subarea and will report back to Council at the November 28th work session.

POLICY CONSIDERATIONS:

Staff seeks Council's confirmation on the Basalt Creek Concept Land Use Map originally presented at Council work session on October 10, 2016.

EXECUTIVE SUMMARY:

At the Tualatin City Council work session on October 10, 2016, staff provided Council with a refinement of the draft Land Use Concept Map following a period of feedback from the public, Council and the project partners under the Intergovernmental Agreement for the Basalt Creek Planning Area. At that work session, Council directed staff to undertake an exploration of a land use proposal for the central subarea of Basalt Creek on the Tualatin side that was prepared by OTAK on behalf of a property owner, referred to as OTAK Proposal C. The OTAK proposal departs from what staff prepared in that it included substantially more residential land uses in the central subarea.

Staff met with OTAK and the property owner and discussed OTAK's Proposal C including land use opportunities and constraints as well as sanitary sewer needed to serve the area. In addition, staff considered the following major factors:

- The Basalt Creek Planning Area was brought into the UGB as employment land
- The proposed Land Use Concept Map:
 - Represents a balanced approach to employment and residential land with majority of

land designated for employment

- Has support from Tualatin's Intergovernmental Agreement partners
- Provides for a long-term supply of land

After consideration of OTAK's proposal and all of the above factors together, staff's believes the central subarea can be developed for employment over the long-term. While there are some hilly areas, the Manufacturing Park designation can be made flexible enough to include some smaller scale employment uses. In addition, bringing residential further south in this subarea than shown on the October 2016 Land Use Concept Map will create buffering issues with industrial land in Wilsonville as they work to market property south of the future Basalt Parkway.

Therefore, staff's position is to accept the Land Use Concept Map as presented on October 10, 2016.

DISCUSSION:

Staff has provided an extensive review of the land use progression of the Basalt Creek Planning project and provided points that support its position in the attached presentation.

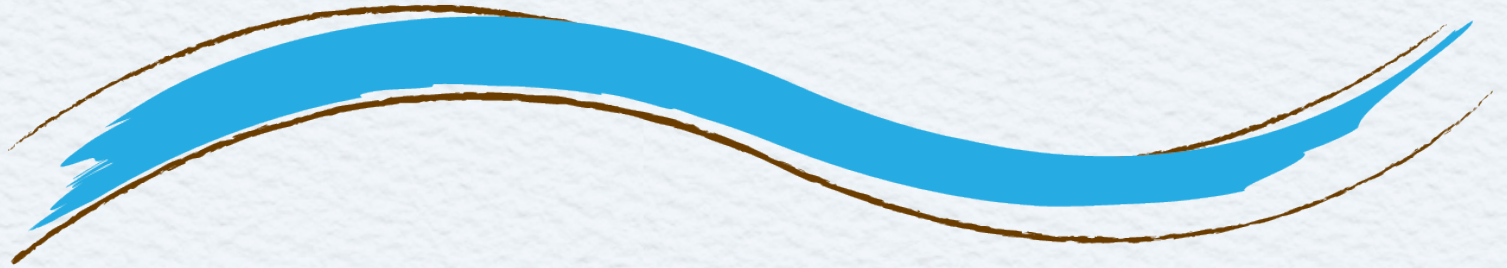
Recently, the City has heard concerns from our Intergovernmental Agreement partners related to exchanging more employment land for residential land as was proposed in OTAK Proposal C. See attached letter from Washington County.

RECOMMENDATION:

Staff proposes that Council accept and confirm the Basalt Creek Land Use Concept Map originally presented on October 2016.

Attachments: Basalt Creek Land Use Map with Land Use Progression
 Letter from Washington Co. on Basalt Land Use. Duyck.10.28.16

Basalt Creek
concept Plan



**Tualatin City Council
Work Session**

November 28, 2016

Council Action

- **Confirm Land Use Concept Map**
- **Accept staff recommendation**

Review

- **2004: Metro brought Basalt Creek Planning Area into the UGB as employment land**
 - Metro awarded CET Grant to fund Concept Planning
- **2011 -2013: Tualatin worked with partners Washington County, Metro and Wilsonville with ODOT participating to define transportation spine**
 - Resulted in Transportation Refinement Plan
 - Resulted in two Intergovernmental Agreements (IGAs) at beginning and toward end of project
- **2013: Concept Planning kicked off joint meeting with Wilsonville**

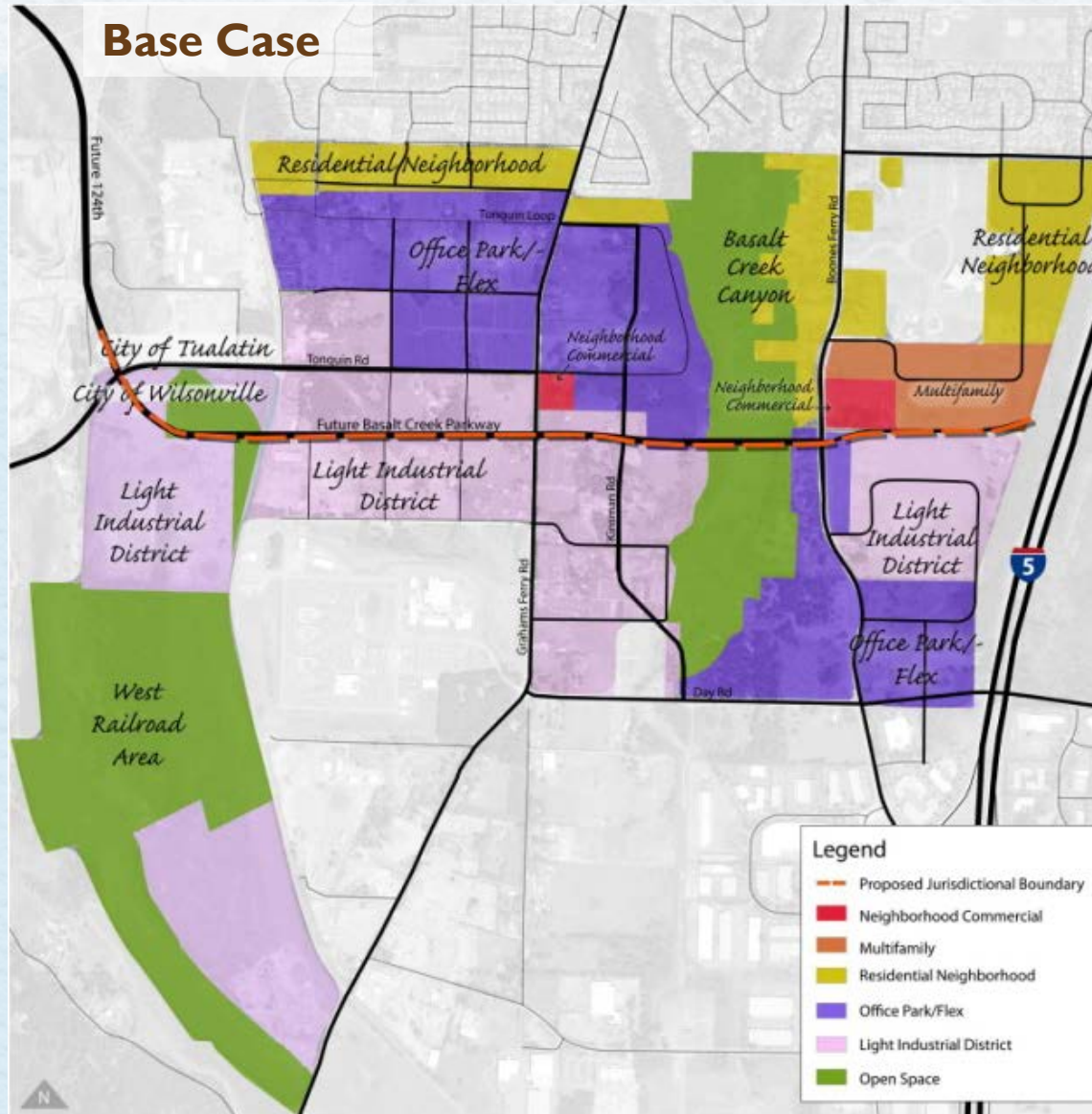
Review

- **2014: Worked through guiding principles list**
 - Maintain and complement the Cities unique identities
 - Meet regional responsibility for jobs and housing
 - Design cohesive and efficient transportation and utility systems
 - Maximize assessed property value
 - 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
 - Incorporated natural resource areas and provide recreational opportunities as community amenities and assets

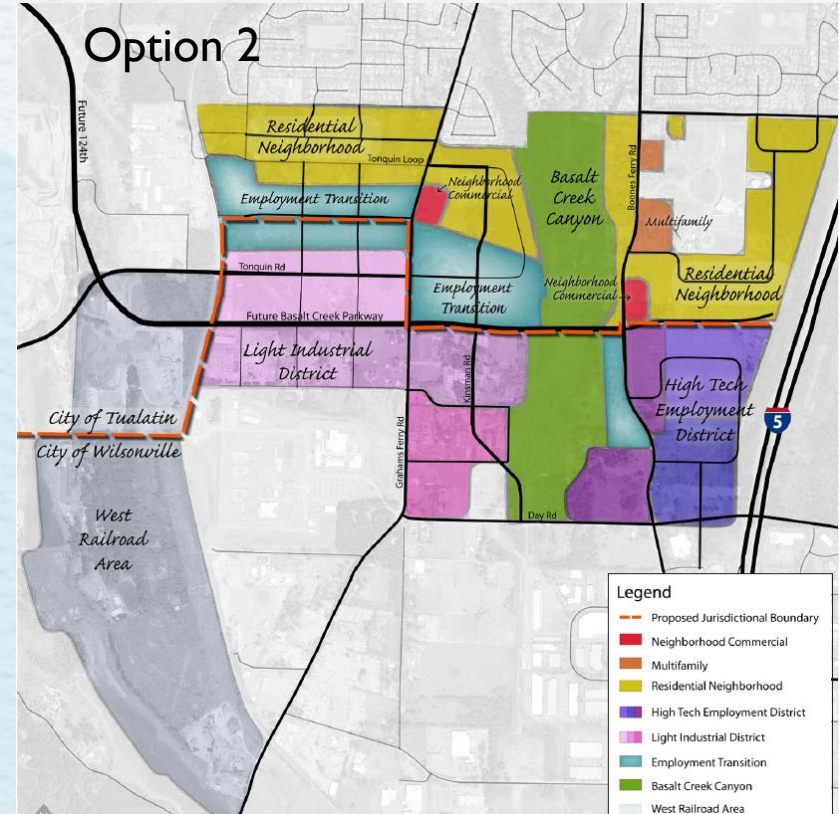
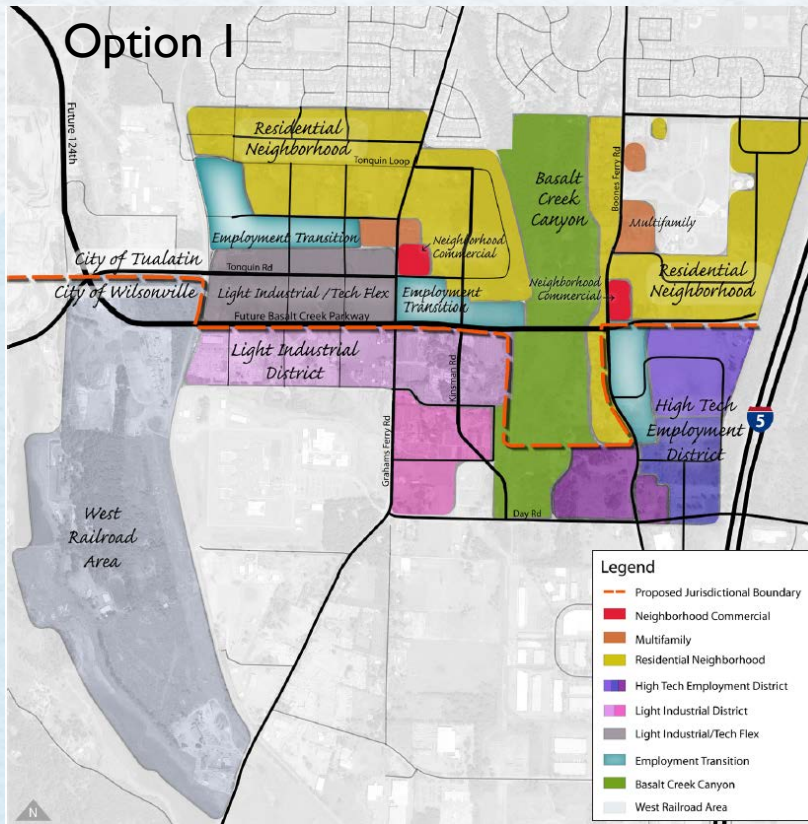
Tualatin Land Use Progression 2014-2016

Scenario Progression

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council feedback: Need more housing

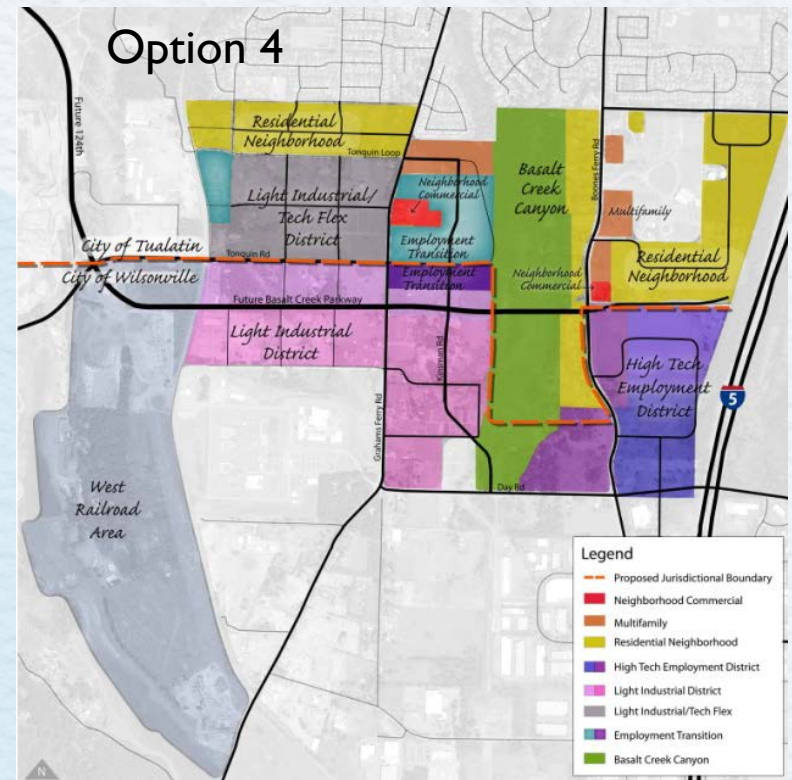
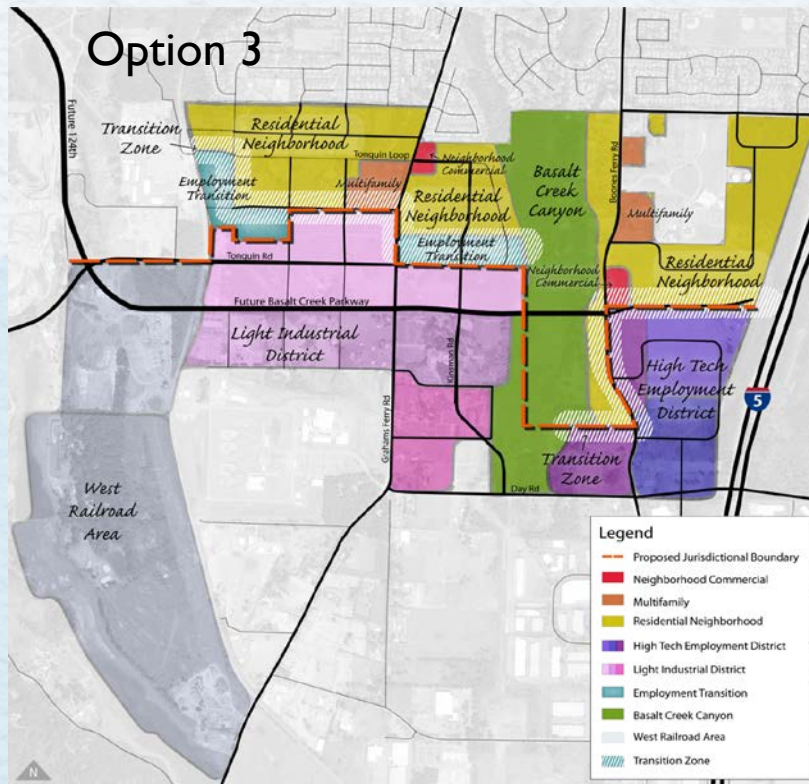


Options 1 and 2 – June 2015



- Options 1 & 2 presented to a Joint Council work session on June 17, 2015
- Added residential in response to feedback in December 2014
- Analyzed boundary options based on infrastructure provision
- **Council direction:**
 - Use boundary Option 1 east of Basalt Creek Canyon
 - Continue work on options west of Basalt Creek Canyon

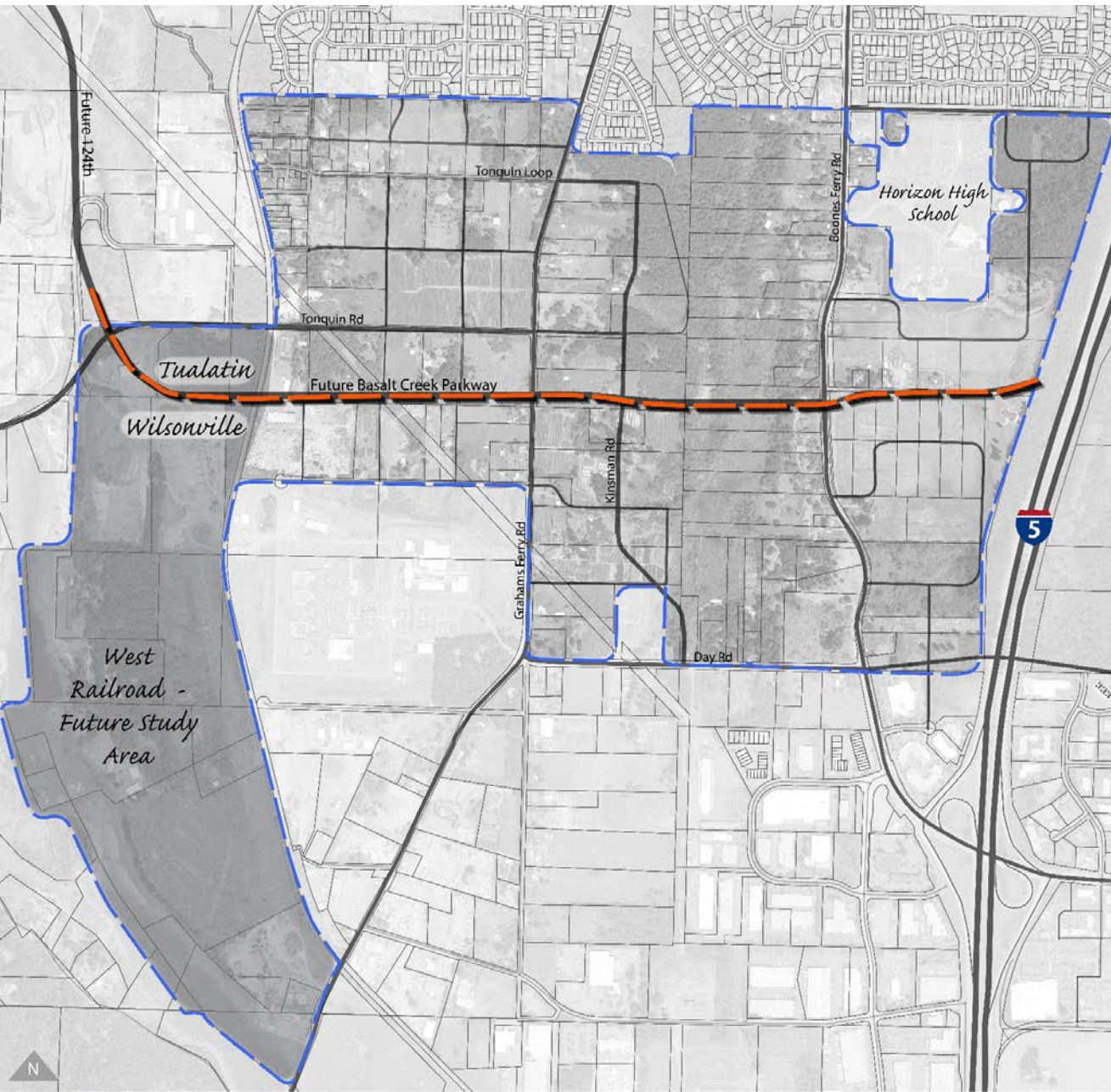
Options 3 & 4 – August & September 2015



- **Option 3** - Council work session August 24, 2015
 - **Revised boundary** in response to direction from Joint Council June 2015
 - **Council Direction:**
 - *Too much residential* -should be balanced
 - Residential sheltered with transitions - *not more residential*
 - Boundary too far north - west of Canyon

- **Option 4** worked with PMT in fall/winter 2015/2016 to address Council direction from August 2015
 - **Revisions** included:
 - Added back employment
 - Moved jurisdictional boundary to south

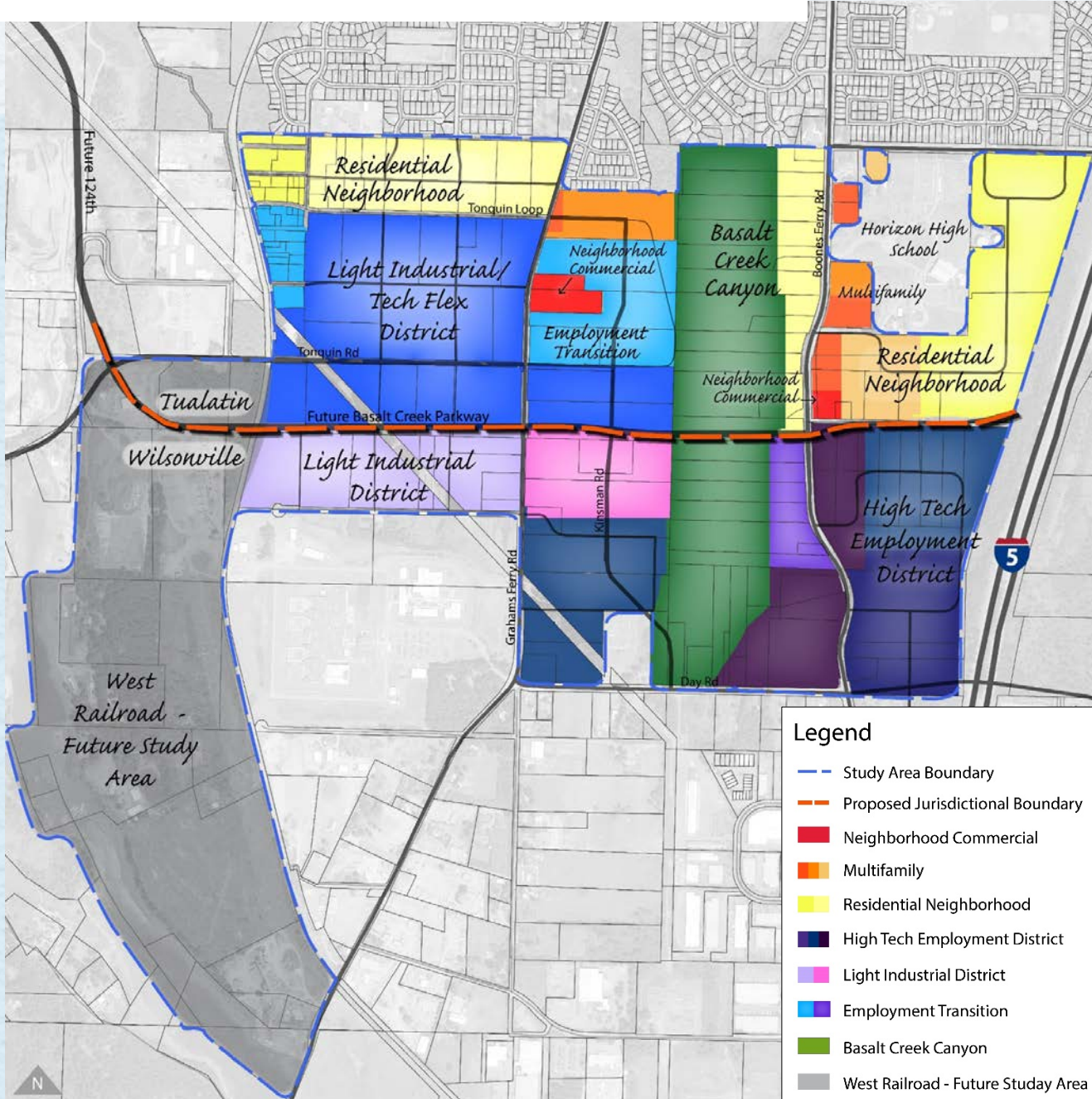
Proposed Jurisdictional Boundary follows Basalt Creek Parkway – December 2015



- **Jurisdictional boundary discussion-** Joint Council work session December 2015
- Two councils agreed on proposed jurisdictional boundary following Basalt Creek Parkway
- Discussed 10 Considerations
- No land use discussed at this meeting

Basalt Creek Land Use Concept Map – April 2016 Option 5

- **Concept map reflected direction** received August 2015 on land use and from Joint Council December 2015 on proposed boundary
- **Presented update** to Council on June 13, 2016
- **Council feedback:**
 - Could this concept support campus industrial?
 - How can trips be managed?

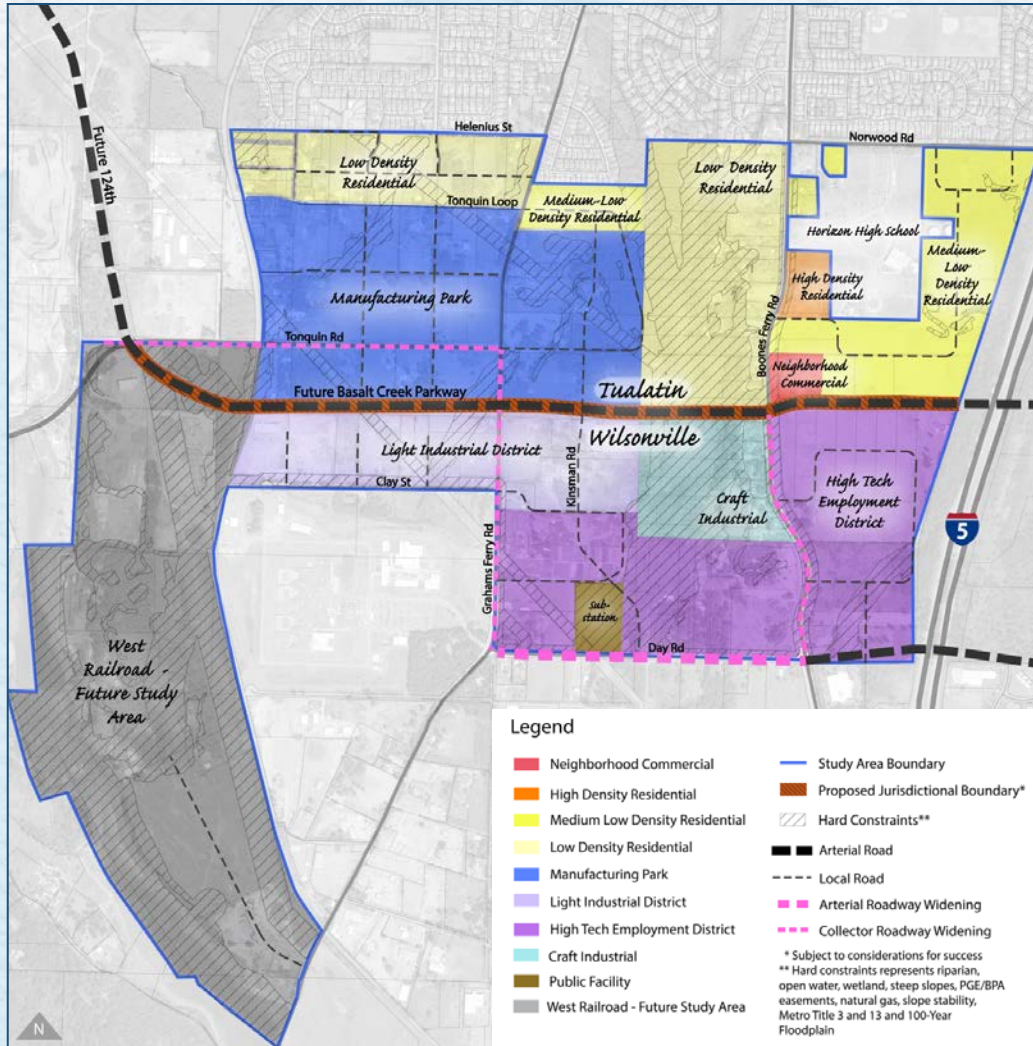


Concept Map Refinement

Summer – Fall 2016

- Feedback from public, Council and Intergovernmental partners leads to (minor) refinements
- Staff sought to achieve a balanced land use solution responsive to feedback and supported by IGA partners
- **Well balanced** between employment and residential land
 - 93 acres of Manufacturing Park
 - 3 acres of Neighborhood Commercial, and
 - 88 acres of Residential

Option 6 – October 2016



Aligned with Planning Districts and reflective of direction from August 2015 through June 2016:

Manuf. Park (Light Ind./Tech Flex)

- Manufacturing
- Warehousing
- Allows limited office and retail

Residential

- Low-medium residential density just south of Victoria Gardens
- Slightly decreased multifamily

Neighborhood Commercial

- Concentrated in one easily accessible location

Council direction:

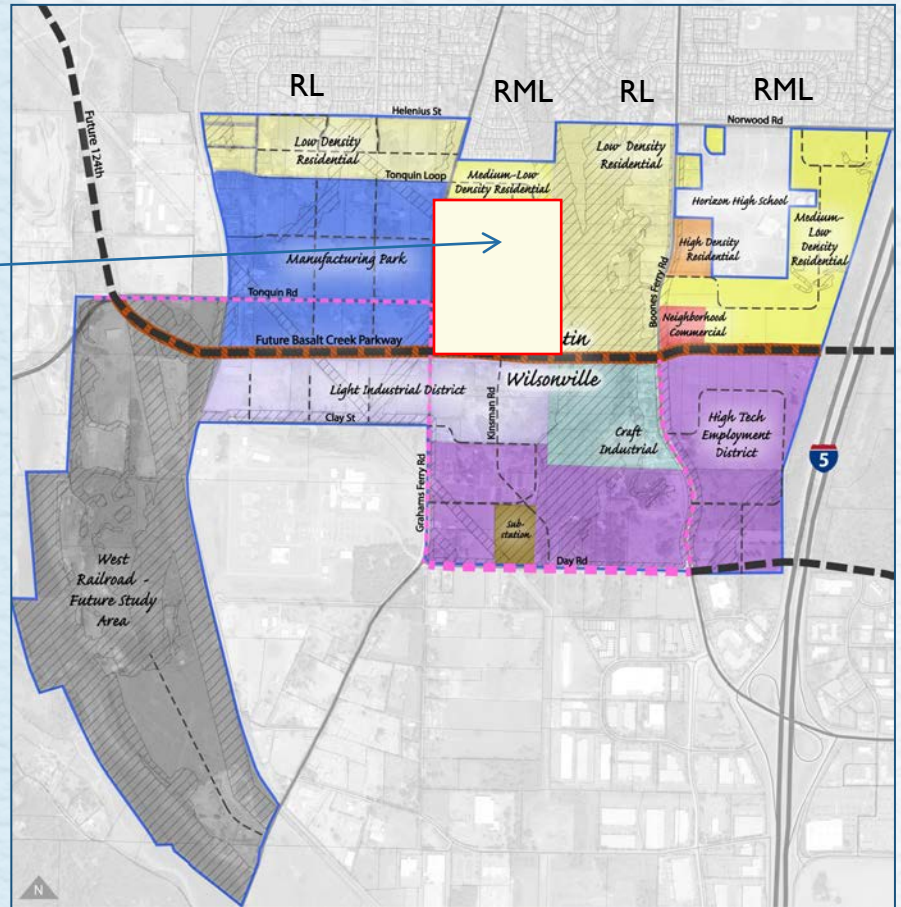
- Explore Tualatin central subarea further including OTAK Proposal C

Basalt Creek Land Use Concept Map presented at Council work session October 10, 2016



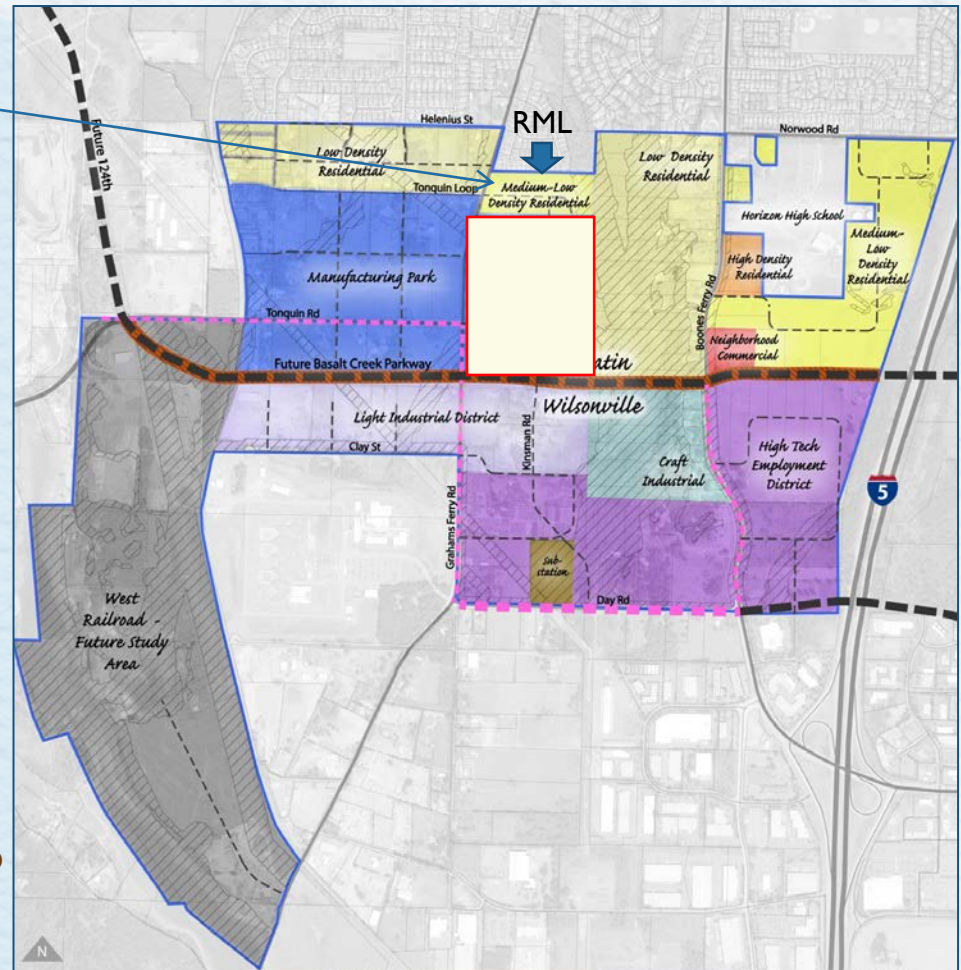
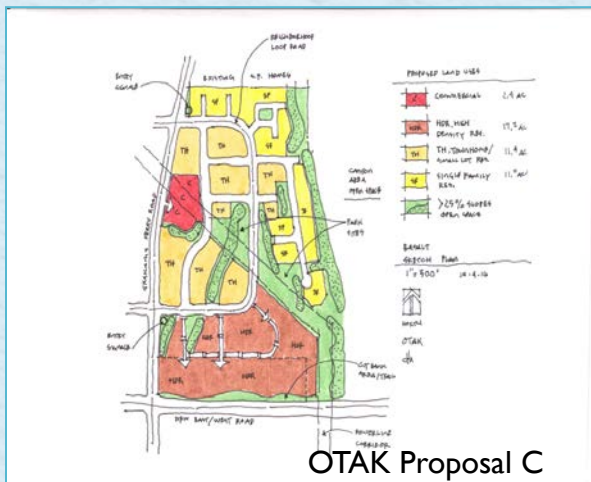
Public input prompted questions on the Basalt Creek central subarea

Should central subarea remain employment land or be changed to residential (or mix of residential and employment) due to constraints?



Direction from Council

- A. For area immediately south of Victoria Gardens, match with same Planning District as Victoria Gardens - RML/ Medium Low Density
- B. For central subarea on Tualatin side, explore OTAK Proposal C (image below), determine if land suitable for employment uses



Central subarea (south of Victoria Gardens to jurisdictional boundary) represents approx. 42 buildable acres or 23% of total buildable acres on Tualatin side of Basalt Creek

Exploration on Central Subarea

- Met with OTAK to explore property owner's proposal for Basalt's central subarea south of Victoria Gardens to jurisdictional boundary
- Considered opportunities for employment and constraints in area
- Considered infrastructure needed for different proposed uses



View just north of anticipated jurisdictional boundary looking north to Victoria Gardens

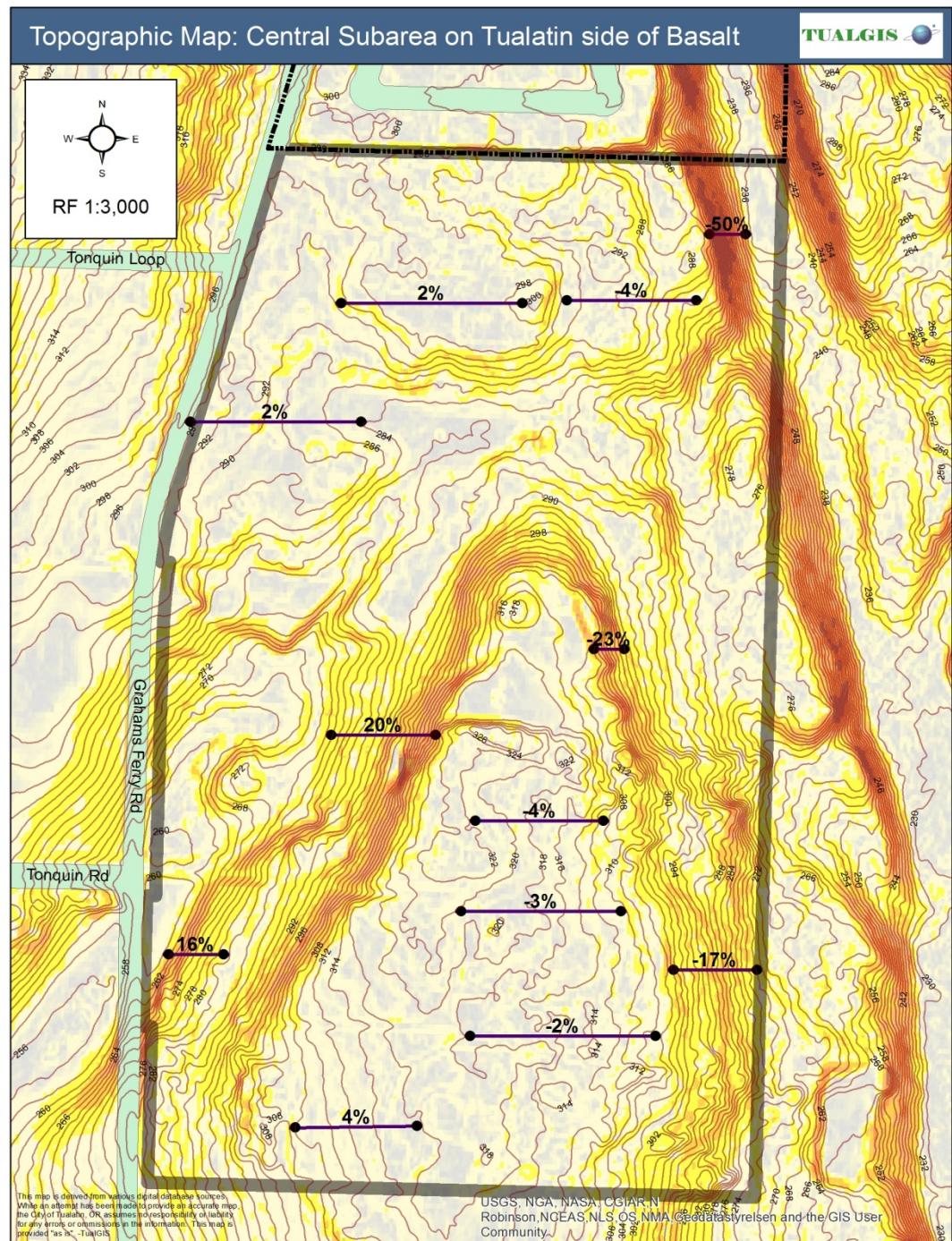
South Center Complex in Tualatin



- Office use in small scale industrial style buildings built on hilly terrain
- Complex approximately 5% slope north to south

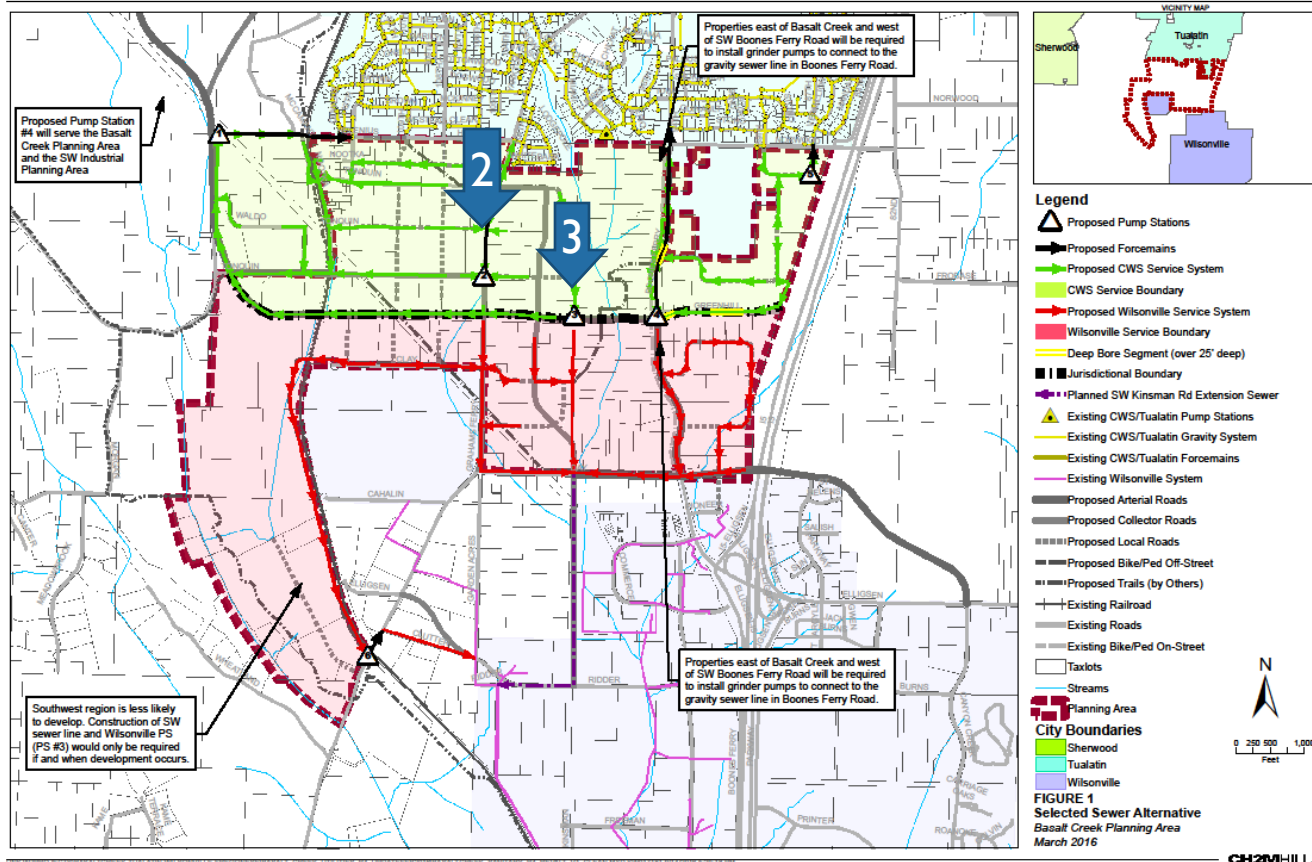
Exploration: Topography

- Opportunities for employment land
- Constraints



Source: ESRI 2016

Exploration: Sanitary Sewer



Sewer map shows pump station #2 and #3 to serve the Tualatin central subarea.

Oct. 2016 Summary of Acres and Trips for Land Use Concept

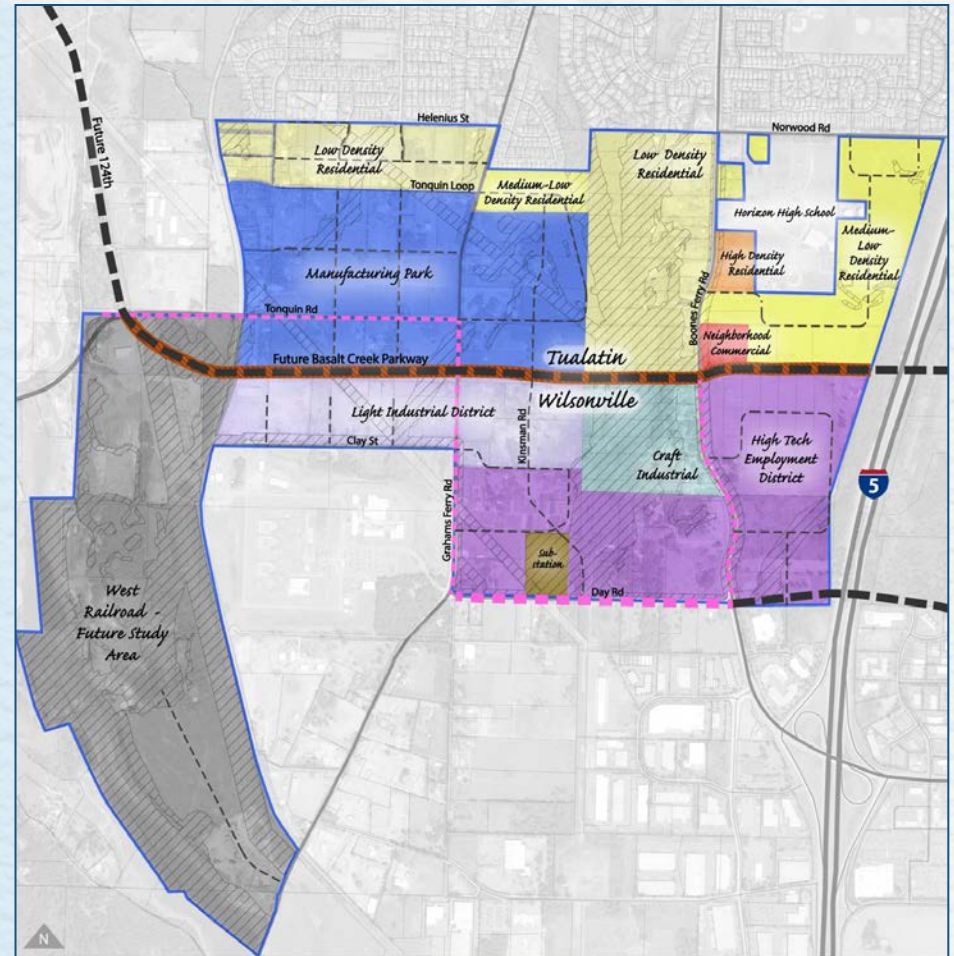
INDICATORS	Tualatin	Wilsonville	Total	Total - Capacity
Developable Acres	194 ac	137 ac	331 ac	
BCC Acres*	10 ac	6 ac	16 ac	
Unconstrained Dev. Acres	184 ac	131 ac	315 ac	
Households	575	6	581	
Jobs	1,929	2,524	4,453	
Trips (Trip Capacity = 1,989)	1,111	951	2,062	+73**
Change since 6/2016	-163	+170	+7	

*BCC (Basalt Creek Canyon)

**Trips believed to be within a margin of error of capacity

In Summary, Most Recent Land Use Concept Map

- Has support from Tualatin's Intergovernmental Agreement partners
- This land originally brought into UGB for employment land
- Represents a balanced approach to employment and residential land
- Majority of land designated for employment
- Central subarea land designated for employment
- Provides long-term supply of land



Basalt Creek Land Use Concept Map
October 2016 draft

Staff position on Basalt Central Subarea on Tualatin side

- IGA partners in support of land use as employment
- The land was brought into UGB by Metro for employment land
- Council reiterated the need for employment land about one year ago
- Central subarea land can be developed for employment use; Manufacturing Park designation can be made flexible enough to include some smaller scale employment uses
- Staff recommends Council accept land use map as presented

Questions, Discussion, Direction



October 27, 2016

Mayor Ogden
Tualatin City Council
18880 SW Martinazzi Ave,
Tualatin, OR 97062

Dear Mayor Ogden and Members of the Tualatin City Council:

I am writing to express concerns to the Board of County Commissioners regarding potential increases in the amount of residential units proposed in the Tualatin side of the Basalt Creek Concept Plan.

We believe this area to be prime future industrial land needed to support the regional economy. In 2013, Washington County, City of Tualatin, City of Wilsonville, and Metro acknowledged the Basalt Creek Transportation Refinement Plan. This plan identified transportation infrastructure needed to support this future industrial area. We have moved forward in support of this agreement with construction of the new 124th arterial to leverage future economic development. We believe that eliminating industrial land beyond what the latest concepts show would be a big mistake for the economic health of South County and counter to our agreement.

Our IGA calls for the Cities to coordinate with the County in developing a concept plan for the Basalt Creek area. After the concept plan is complete, we can amend our Urban Planning Area Agreement to include this area, which is necessary for annexations to occur. This area is currently not included in our Urban Planning Area Agreement with Tualatin.

The City needs to be reminded the Basalt Creek Planning area is not currently within our Urban Planning Area Agreements. We believe Washington County is a partner in the planning of this area and would like to weigh in before any decision is made or report accepted that would substitute more residential units for employment areas.

Sincerely,

Andy Duyck, Chairman
Washington County Board of Commissioners

c: Andrew Singelakis, Director, Land Use & Transportation