



MEETING NOTICE

TUALATIN PARK ADVISORY COMMITTEE
September 9, 2014 - 6:00 PM

COMMUNITY SERVICES ADMINISTRATION OFFICE
Tualatin Community Park

A. CALL TO ORDER

B. APPROVAL OF MINUTES

C. ANNOUNCEMENTS

1. Chair
2. Staff
3. Public

D. OLD BUSINESS

1. Basalt Creek Concept Plan Project Update
2. Grant Updates
 - Community Development Block Grant (Juanita Pohl Center, Fire/Life/Safety)
 - *ConnectOregon* V Grant Update (Tualatin River Greenway Gap Completion)

E. NEW BUSINESS

F. FUTURE AGENDA ITEMS

G. COMMUNICATIONS FROM COMMITTEE MEMBERS

H. ADJOURNMENT



MEMORANDUM

CITY OF TUALATIN

DATE: September 9, 2014

TO: Tualatin Parks Advisory Committee

THROUGH: Rich Mueller, Parks & Recreation Manager

FROM: Cindy Hahn, Associate Planner

SUBJECT: Basalt Creek Concept Plan – Project Update

ISSUE BEFORE TPARK:

Tonight's presentation to TPARK about the Basalt Creek Concept Plan project focuses on topic-area themes derived from stakeholder input, a land capacity analysis, and development themes that will be evaluated in the Envision Tomorrow planning tool for the study area. No action by TPARK is required; the presentation is for informational purposes to keep TPARK up to date on the planning process.

EXECUTIVE SUMMARY:

During the past two months, the project team has gathered feedback from a variety of stakeholders through a public workshop and online survey, interviews and focus groups, as well as the Tualatin and Wilsonville Joint City Council, which is acting as the Steering Committee for the Basalt Creek Concept Plan project. This information was used to develop topic-area themes about employment, retail, housing, natural areas, transportation and infrastructure in the study area. In addition, a land capacity analysis has been prepared to identify buildable land categorized by suitability for different kinds of development. Draft findings from the existing conditions analysis, topic-area themes, and results of the land capacity analysis will help inform creation of development themes to evaluate in the Envision Tomorrow planning tool. The development themes will subsequently form the basis for preliminary land use alternative scenarios for the study area.

On September 8, a similar presentation was given to the City Council and the project team asked the City Council for direction about the range of development themes that should be evaluated for the study area. Some examples include:

- Continuation of the status quo or a “do nothing” scenario
- Fulfillment of the housing and employment forecast with conventional industrial and residential development
- Industrial focus that includes high wage jobs, high quality design, and access for freight

- Creative mixed-use that integrates employment and housing, best practices, new ideas, and great amenities
- Development shaped by strong natural features

At tonight's meeting, staff will present a verbal summary of the City Council discussion from the September 8 Work Session.

NEXT STEPS

Three primary decision points for the Joint Tualatin and Wilsonville City Council remain:

- December 2014: Preferred Land Use Scenario
- Spring 2015: Jurisdictional Boundary
- Fall 2015: Final Concept Plan

In preparation for the next Joint Work Session in December, staff will present Basalt Creek project updates to TPARK, the Tualatin Planning Commission, and the City Council in October and November.

Attachments: A. Presentation



Summary of Stakeholder Feedback + Land Capacity Analysis

Tualatin Parks Advisory Committee
9/9/14



Overview

- I. Project Status Update
- II. Summary of Stakeholder Feedback
- III. Land Suitability Analysis
- IV. Development Themes
- V. Discussion
- VI. Next Steps

I. Project Status

2014

2015

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

FALL

WINTER

Public Involvement Plan & Guiding Principles

Ongoing Community Outreach



Technical and Background Analysis

Visioning, Analysis & Developing Alternative Scenarios

Public Workshop

Testing Alternative Scenarios and Choosing the Preferred Scenario

Open House

Jurisdictional Boundary Discussions and Decisions

Developing Final Concept Plan and Phasing

Hearings and Adoption

* Tualatin and Wilsonville Planning Commissions and City Councils will be engaged and updated regularly throughout the concept planning process. Exact dates for meetings regarding Basalt Creek will be posted on the project website calendar @ www.basaltcreek.com/get-involved

JC



JC



JC



JC

JC

JC = Joint Council Meetings

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

FALL

WINTER

2014

2015

II. Summary of Stakeholder Feedback

Workshop




Online Survey

Basalt Creek Workshop Survey
Page One

Welcome to the Basalt Creek Workshop Survey!

This survey is based on polling questions that were asked of attendees at a public workshop for the Basalt Creek planning area on Tuesday, June 17th. Approximately 50 people attended the workshop, but we want to get input from even more community members—including you! The survey includes 32 questions and should take only take 5-10 minutes.

If you would like to find out more project details before taking the survey, please visit www.basaltcreek.com



Next

Survey Software powered by SurveyGizmo
This is a low-impact tool.

Basalt Creek Workshop Survey

8.

Is the following appropriate for Basalt Creek?
Big Box retail (large-scale/auto-oriented)

- Yes
- No
- Neutral
- Not sure



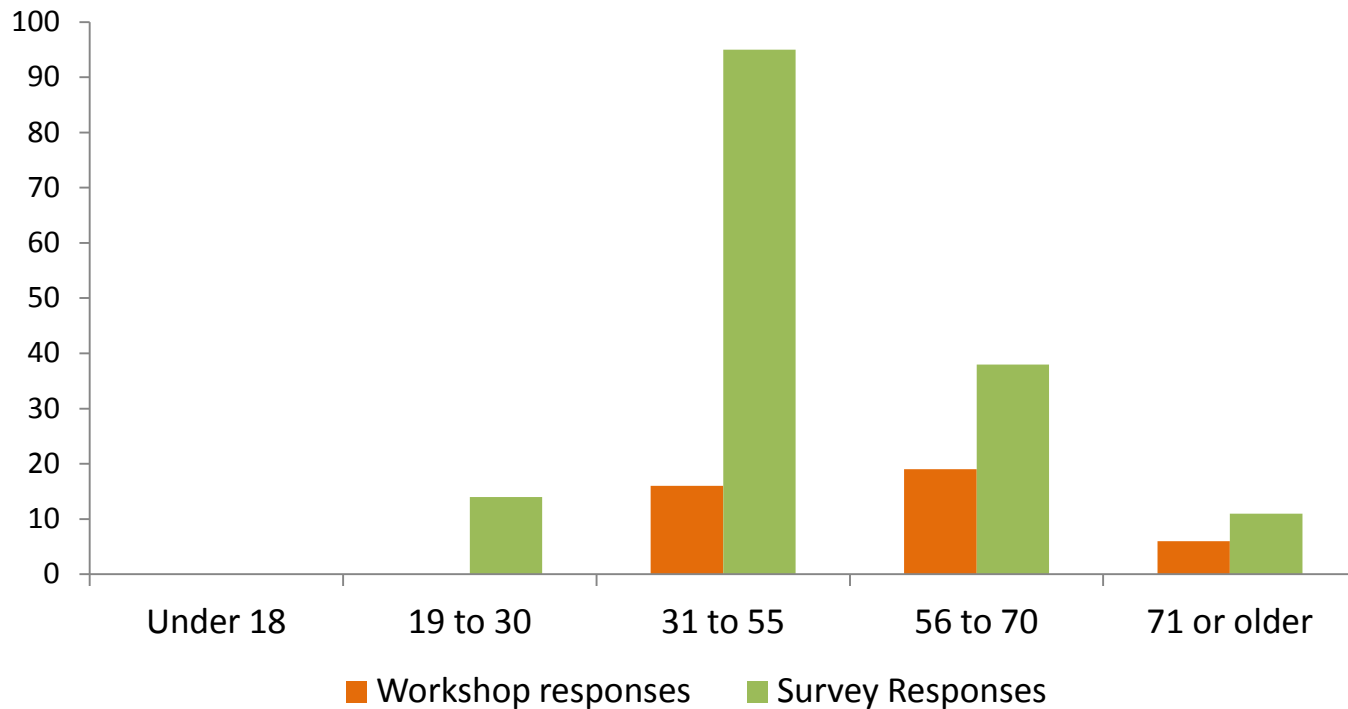
Back Next

39%

Survey Software powered by SurveyGizmo
<https://www.surveymonkey.com>

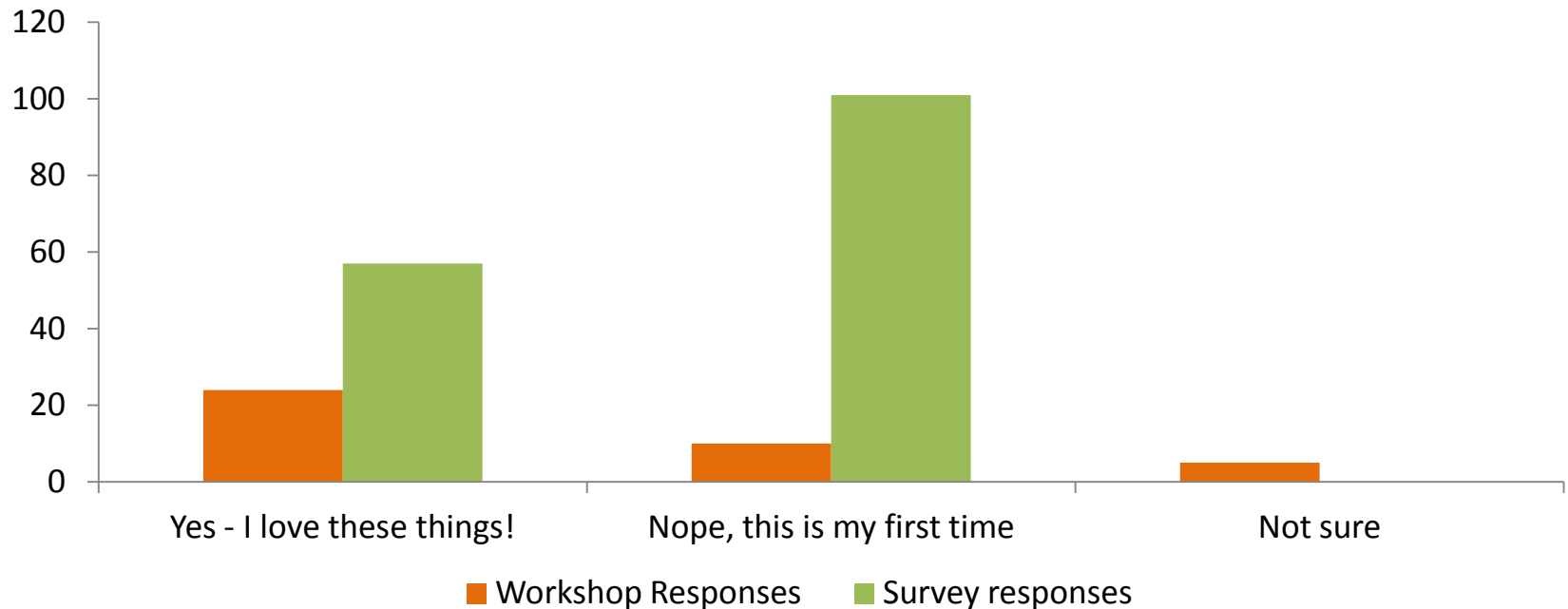
Workshop and Online Survey Participants

How old are you?



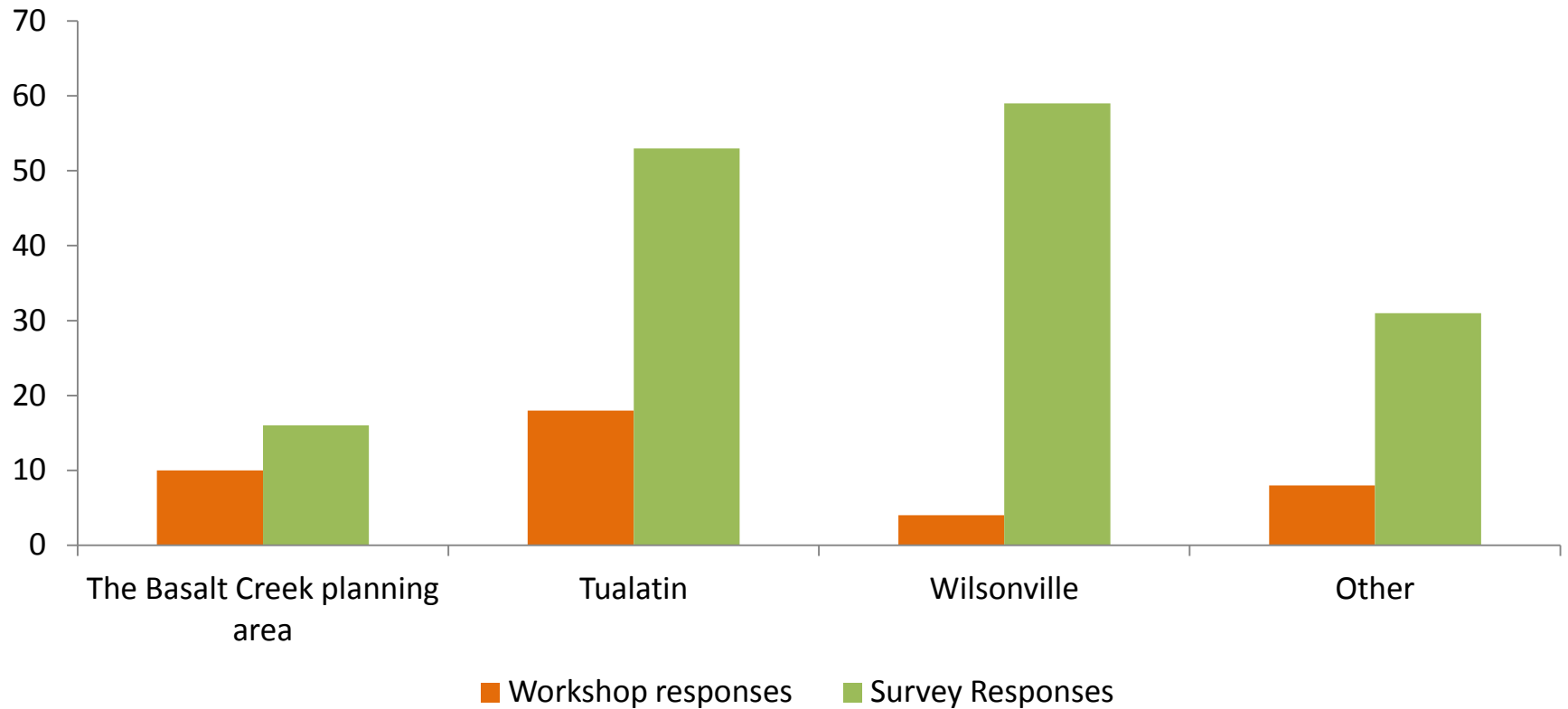
Workshop and Online Survey Participants

Have you participated in a public planning workshop or activity before?



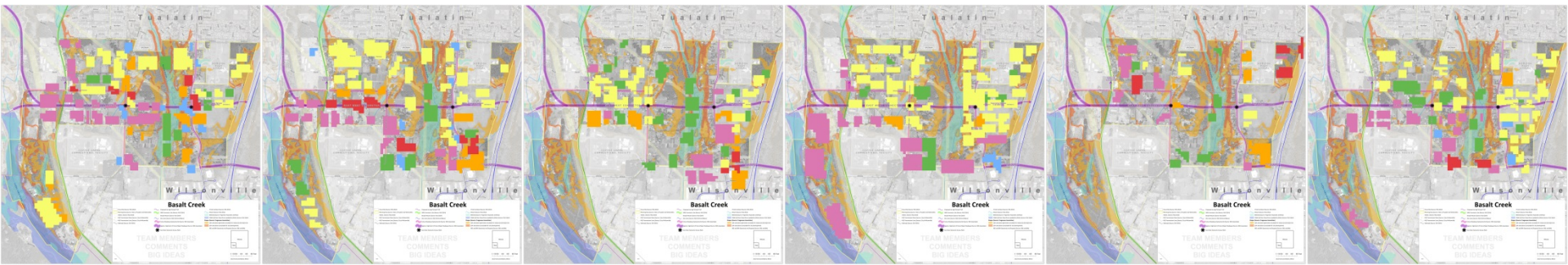
Workshop and Online Survey Participants

Where do you live?



Workshop Themes

- Wide range of ideas
- Housing to the north, industrial to south
- Protect existing neighborhoods
- Open to a range of employment and commercial uses
- Appropriate transitions between land uses



Online Survey Themes

- Less focus on housing
- More support for retail in general, restaurants specifically
- Less support for warehousing and industrial flex space
- More interest in public access to natural resources



Focus Groups & Interview Themes

- Industrial development types changing
- Housing preferences changing
- Employers consider amenities
- Land assembly is a challenge
- Property owners
 - Desire for flexibility in land use
 - Concerns about development impacts on quality of life

Joint Council Themes

- Meet regional responsibility for jobs & housing
- Capitalize on area's assets
- Protect existing neighborhoods
- Maintain Cities' unique identities



Joint Council Themes

- Explore creative approaches, integration of employment and housing
- Ensure appropriate transitions between land uses
- High quality design and amenities for employment

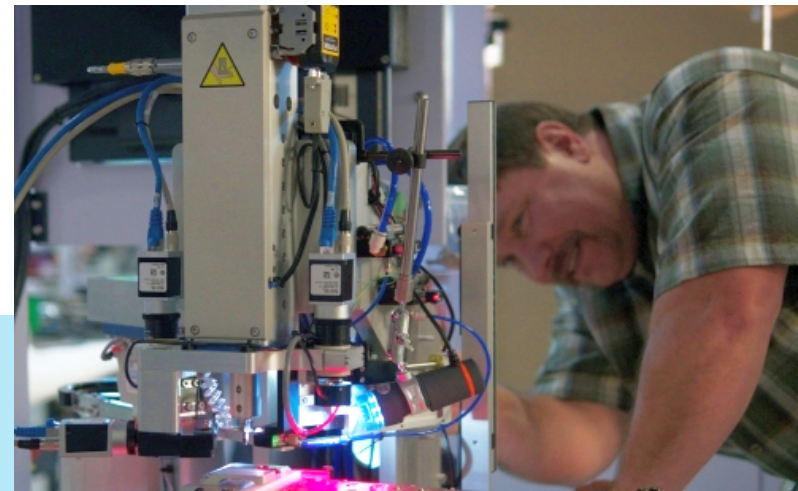


Themes by Topic Area

- Employment
- Retail
- Housing
- Natural areas
- Transportation
- Infrastructure

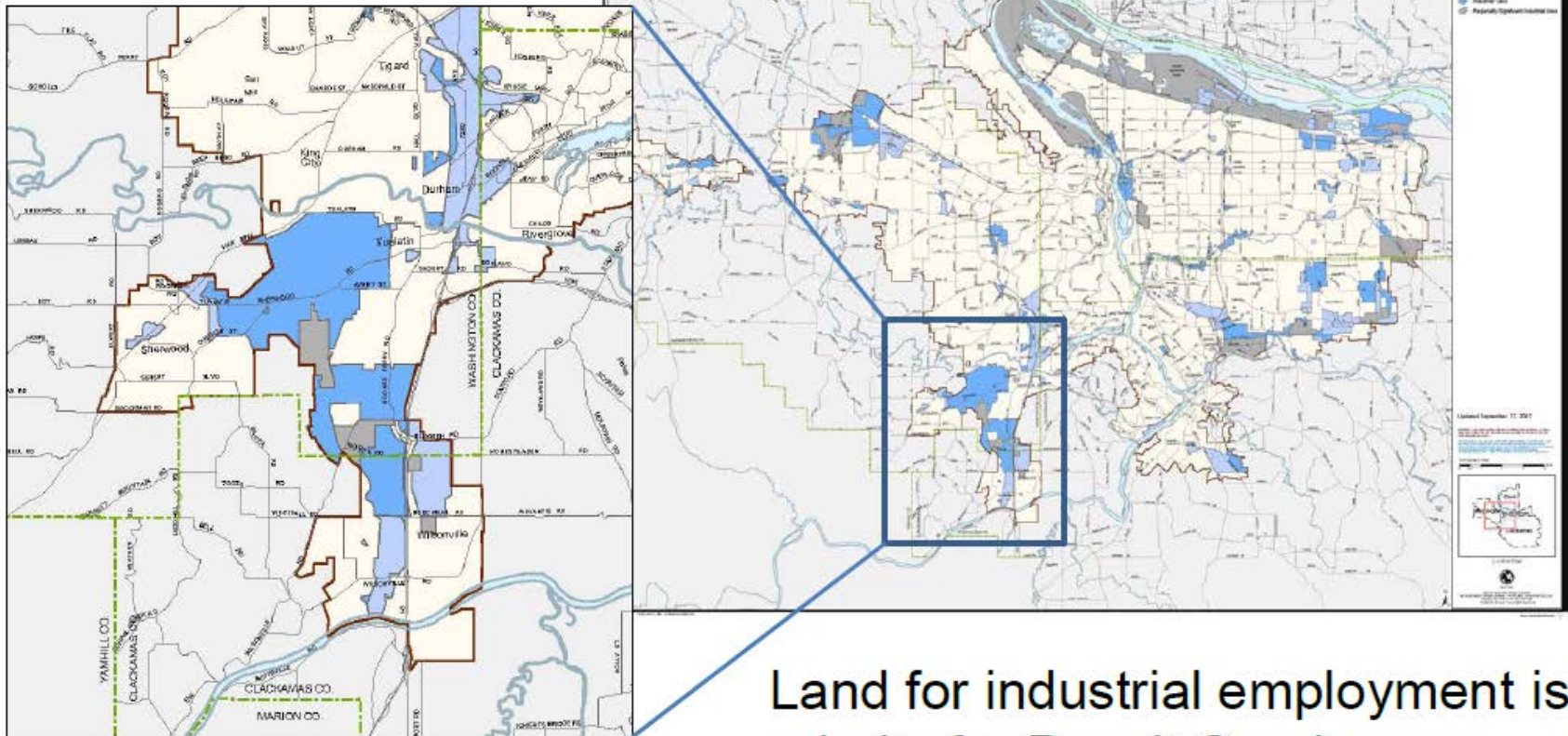
Employment Themes

- Employee amenities important
- Desire to live near workplace
- Oregon is a place where manufacturing still matters - #2 nationally



Employment Themes

Industrial Land throughout Region



Land for industrial employment is priority for Basalt Creek area

Retail Themes

- No market for major retail
- No desire for large retail
- Seen as an amenity and supplement to other uses



Housing Themes

Developer feedback:

- Smaller lot sizes more acceptable
- Demand for:
 - High end product
 - Single-story
 - Ability to “lock-and-leave”
- More revenue for res. development than industrial, more readily marketable



Natural Areas Themes

- Parks and natural resources top priorities, major assets
- Desire for public access to creeks
- Need to balance access with conservation



Transportation Themes

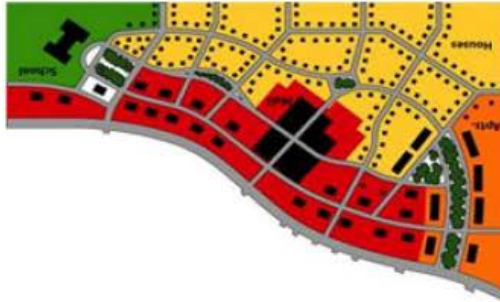
- Transportation options a priority



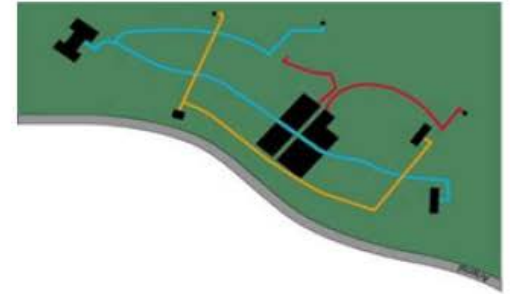
Transportation Themes

- Connectivity important

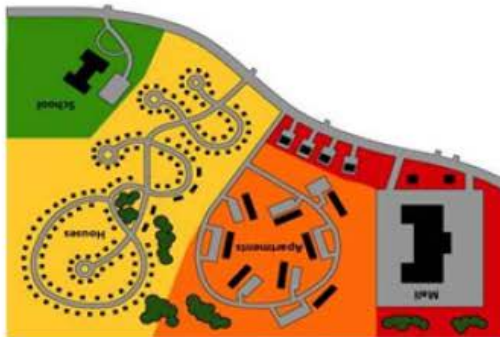
Well connected streets →



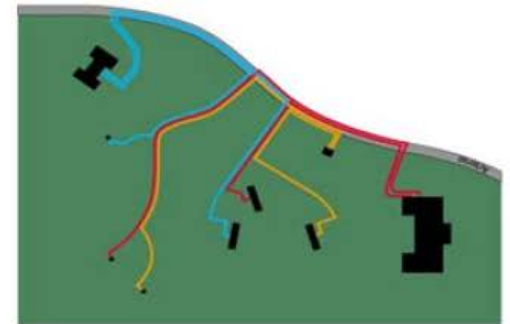
Well connected streets create more route options and diffuse traffic →



Poorly connected streets →



Poorly connected streets lead users to take the same routes, increasing congestion →



Transportation Themes

- Desire for walkable/bikable neighborhoods *and* employment

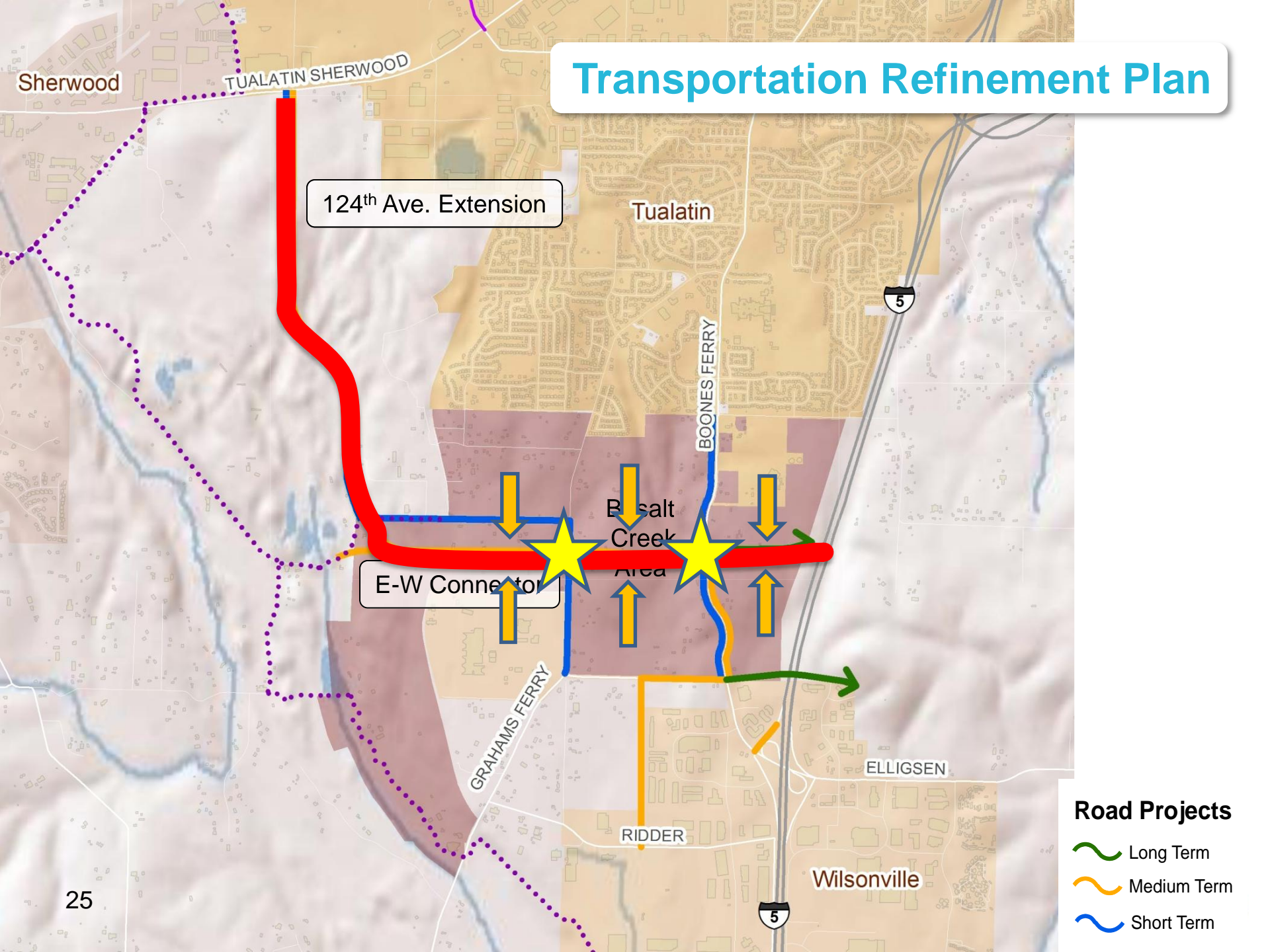


Transportation Themes

- 124th extension: big opportunity for industrial access
- Study benefits of non-grade crossing of E-W connector
- Concerns: impacts of heavy truck traffic



Transportation Refinement Plan






124th Ave. Extension

E-W Connector

Balsalt Creek Area

Road Projects

-  Long Term
-  Medium Term
-  Short Term

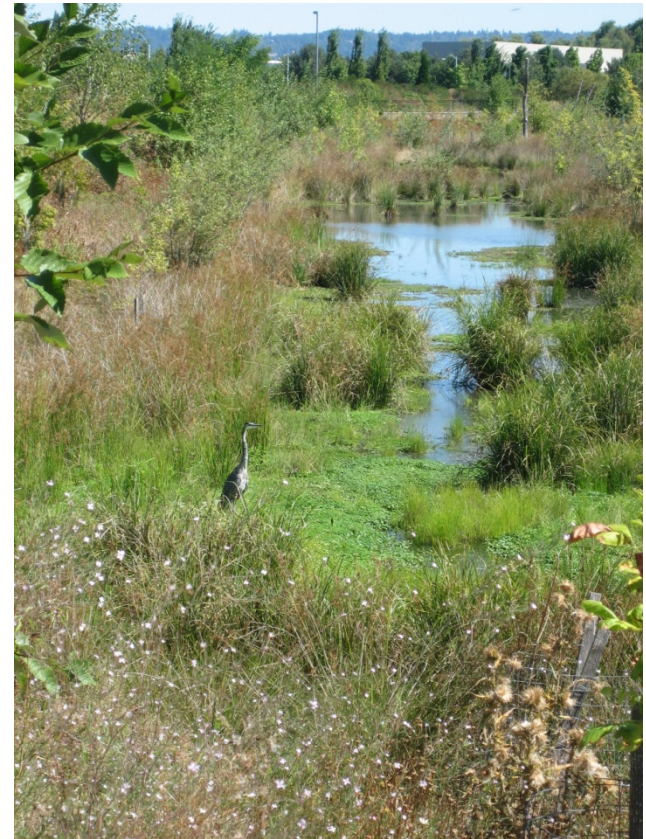
Transportation Themes

- Bike & Pedestrian overpass/underpass examples



Infrastructure Themes

- Developer preference for regional (rather than on-site) stormwater management
- Phasing and provision of infrastructure major issue to be solved

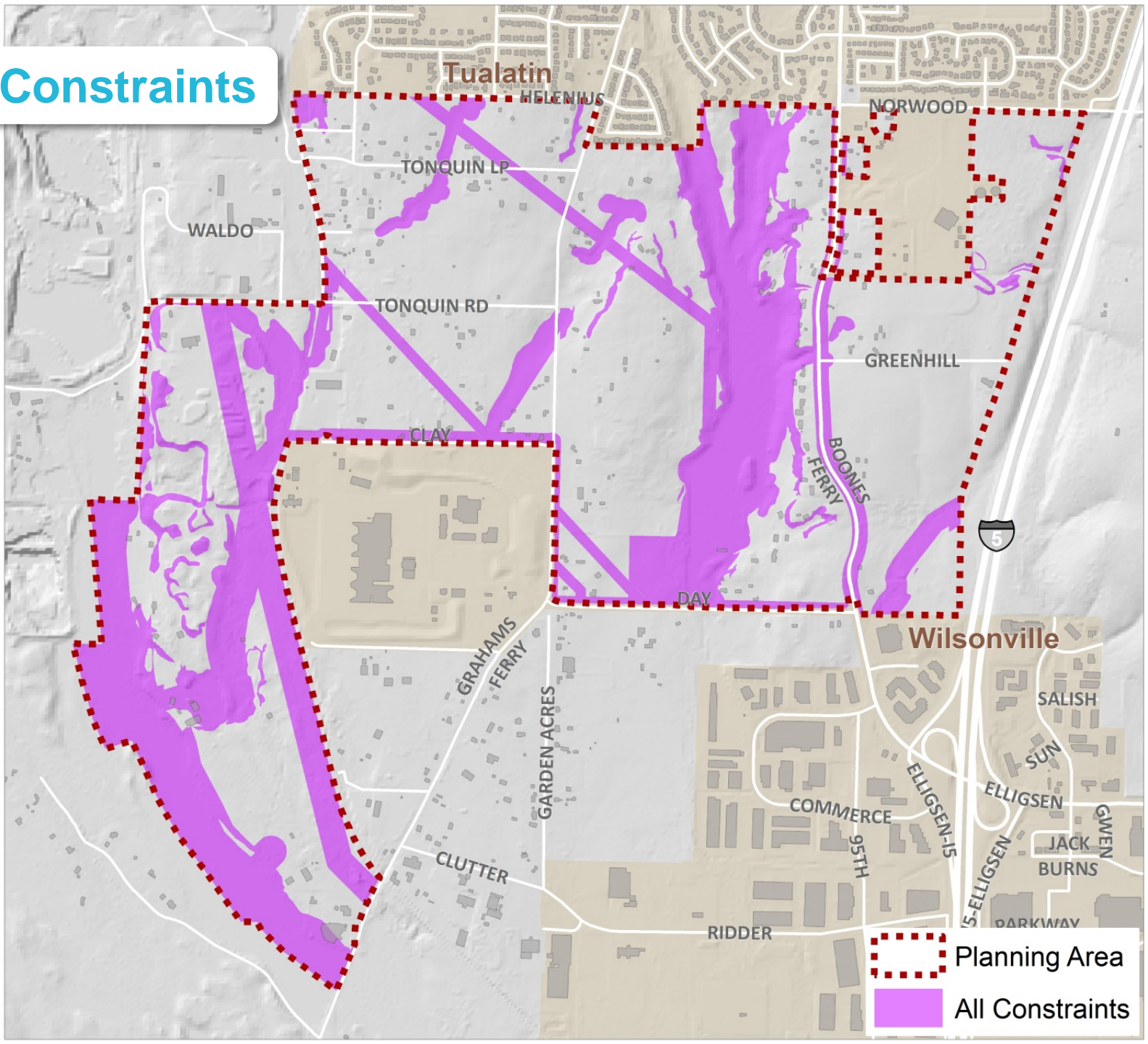


Infrastructure Themes

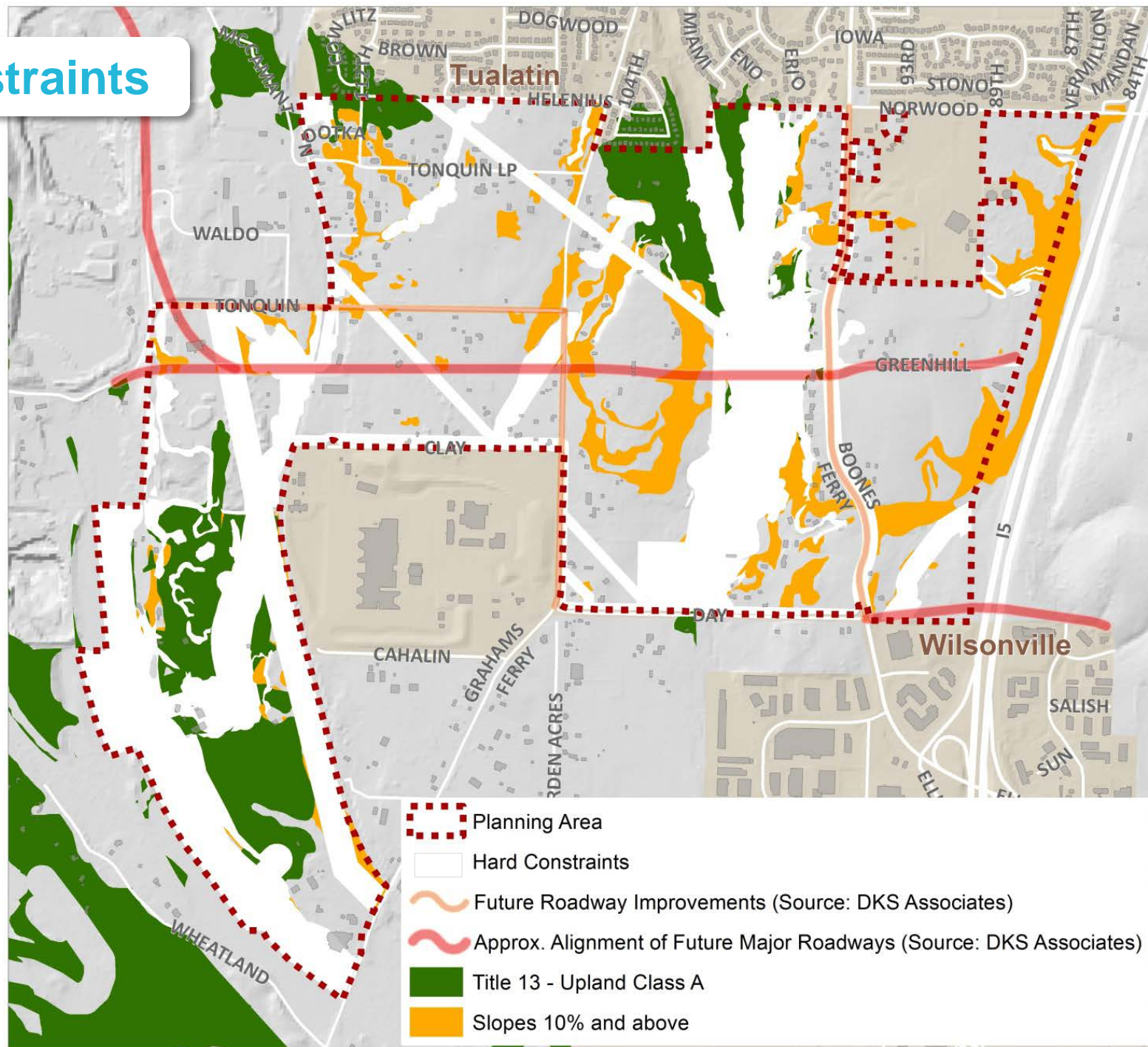
- Connections are available for sewer service to Basalt Creek.
- Water supply options are available from both Wilsonville and Tualatin
- Stormwater facilities will require local conveyance as well as onsite and possibly regional facilities

III. Land Suitability Analysis

All Hard Constraints

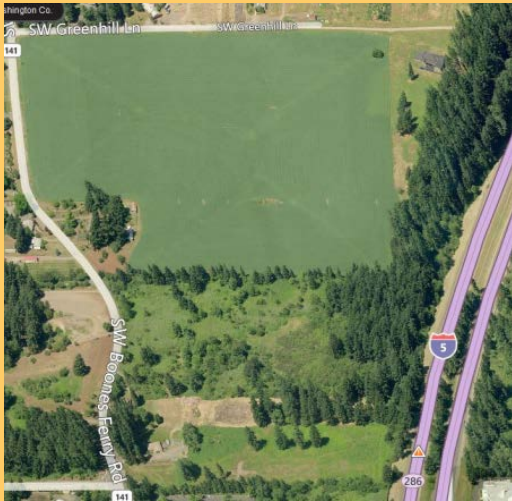


Soft Constraints



Land Supply

Vacant Land



Ready to build, no major structure on site

Redevelopable Land



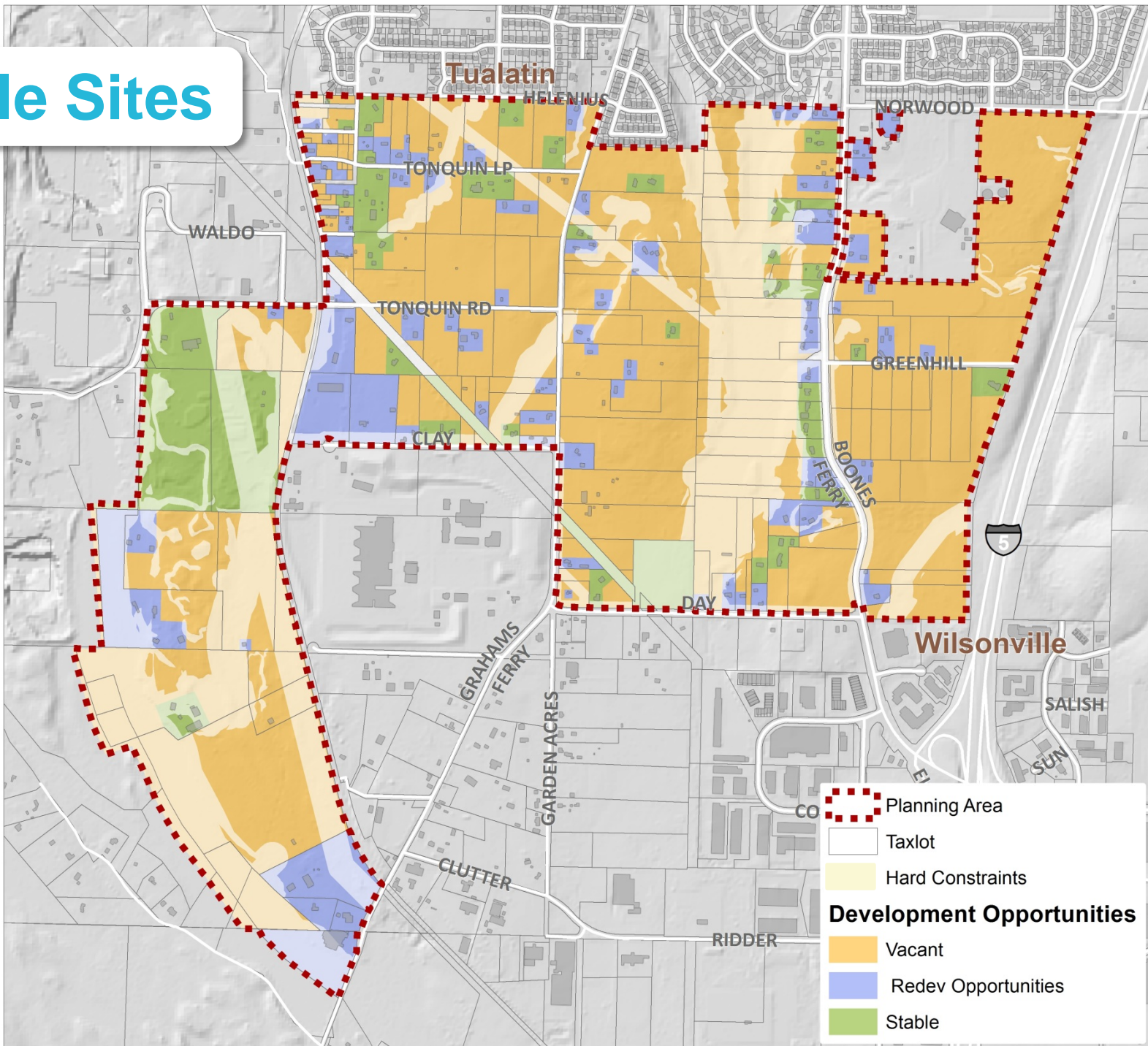
Some redevelopment potential (expansion of current use or change in use)

Stable Land







Structures on land, will not change uses in the near future

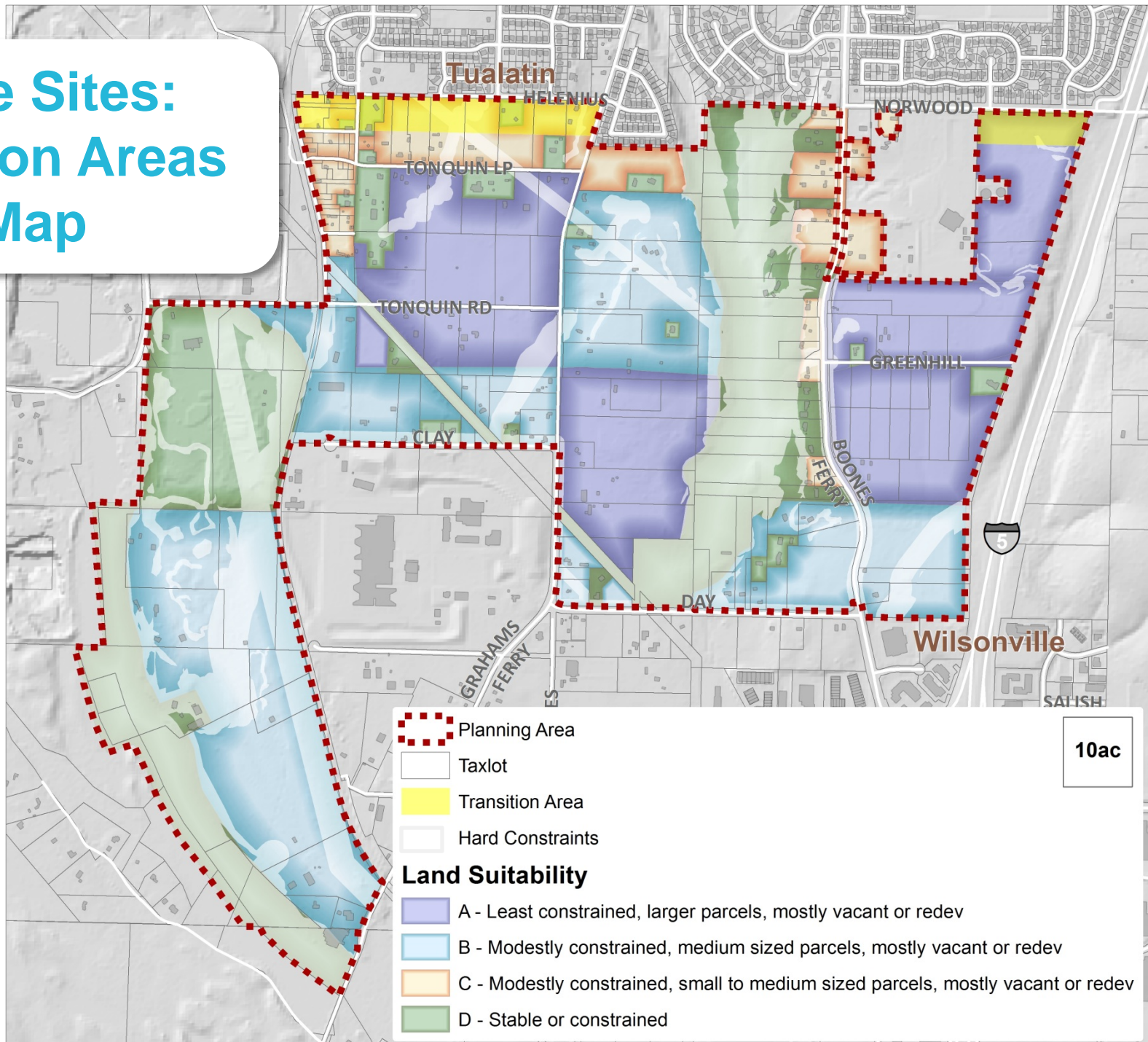
Suitable Sites



Land Suitability Categories

CATEGORY	CHARACTERISTICS	SYMBOL
A	Least constrained, larger parcels, mostly vacant or redevelopable	
B	Modestly constrained, medium-sized parcels, mostly vacant or redevelopable	
C	Modestly constrained, small- to medium-sized parcels, mostly vacant or redevelopable	
D	Stable or constrained	

Suitable Sites: Transition Areas - Final Map



Buildable Land by Suitability Category*

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

Traditional Planning to Scenario Planning



Develop a range of scenarios

A



B



C



D

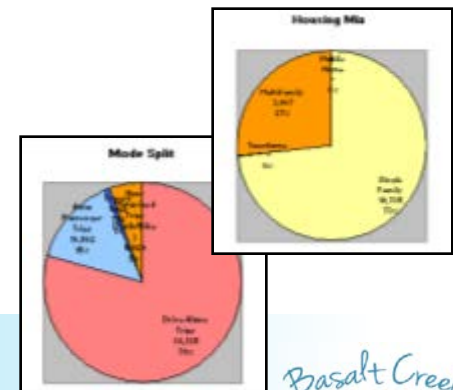


POWERFUL ANALYTICAL TOOLS

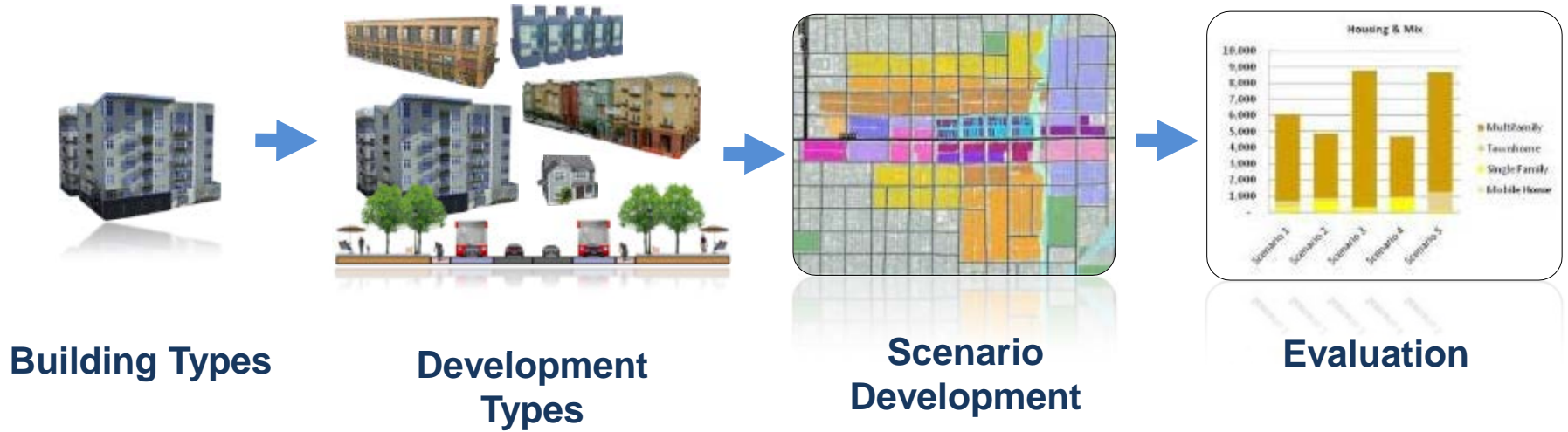
Public Domain and Open Source

en**vision**
 tomorrow™

a suite of urban and regional planning tools

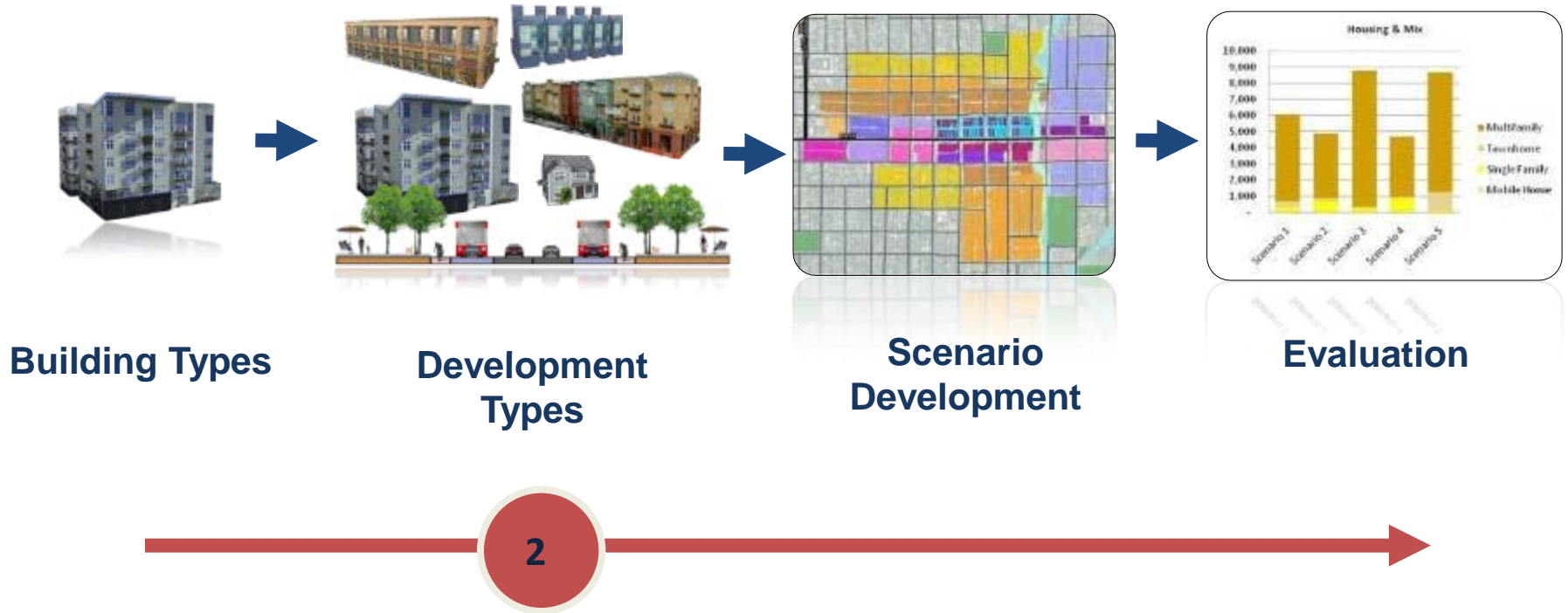


Scenario Building Process

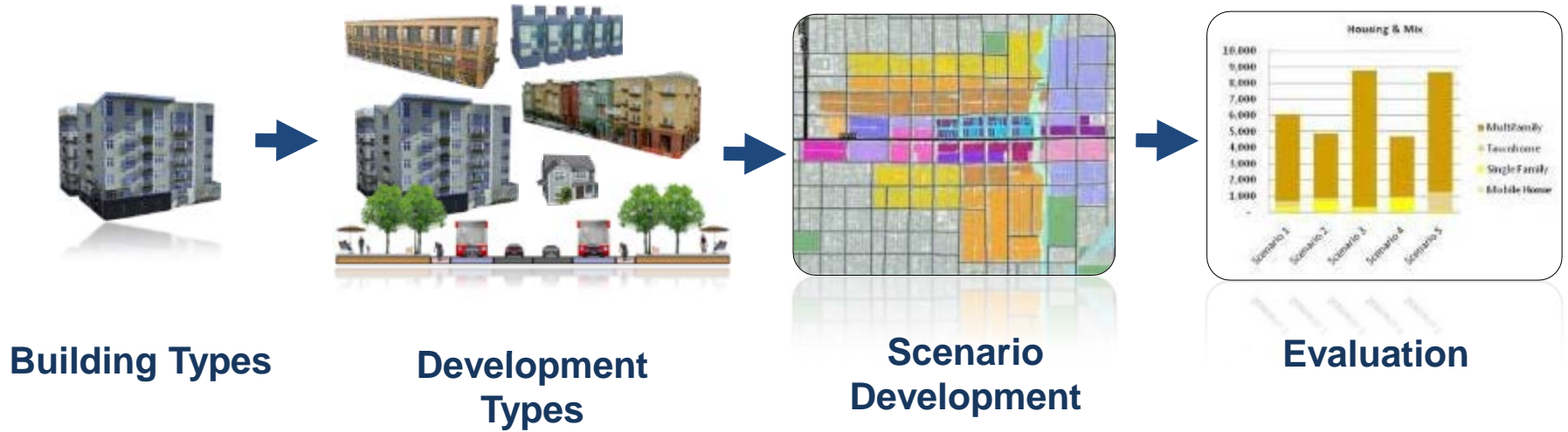


1

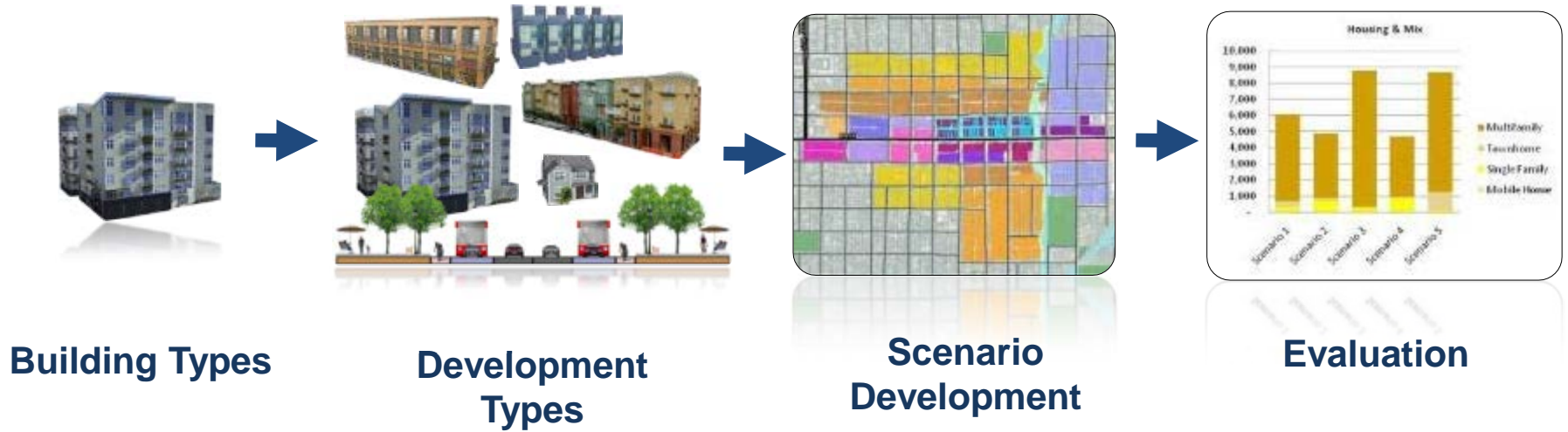
Scenario Building Process



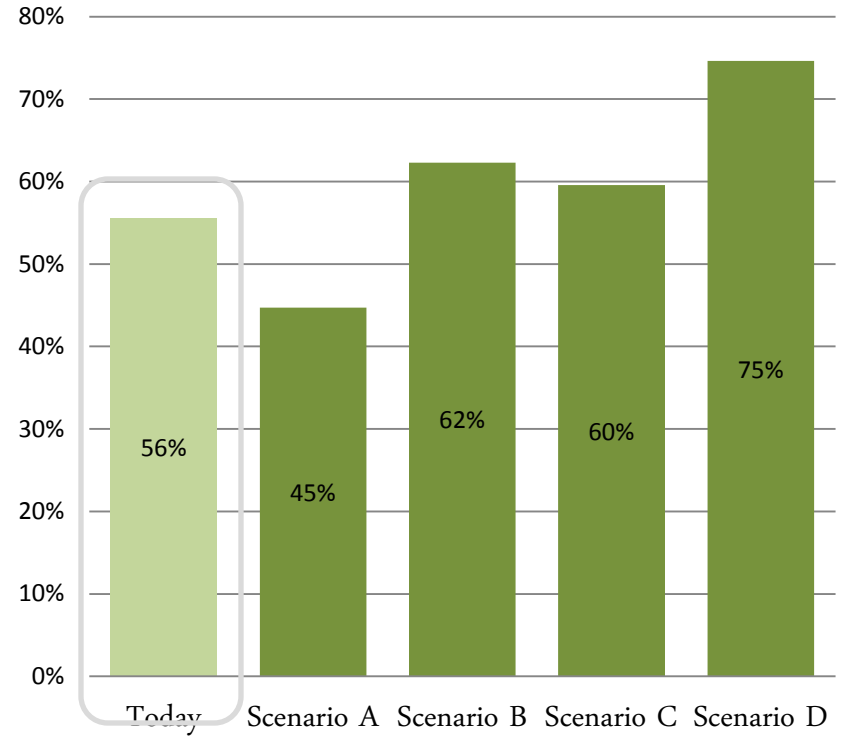
Scenario Building Process



Scenario Building Process

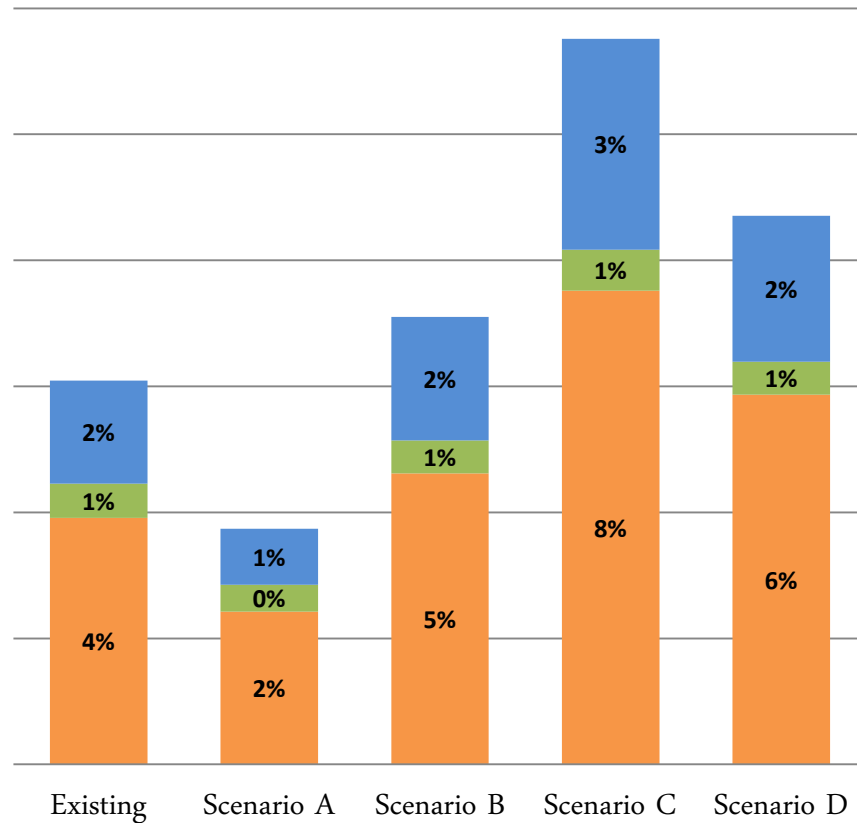


Access to Nature and Recreation



Households within 1/4 mi. of parks and trails

Walking, Biking, & Transit



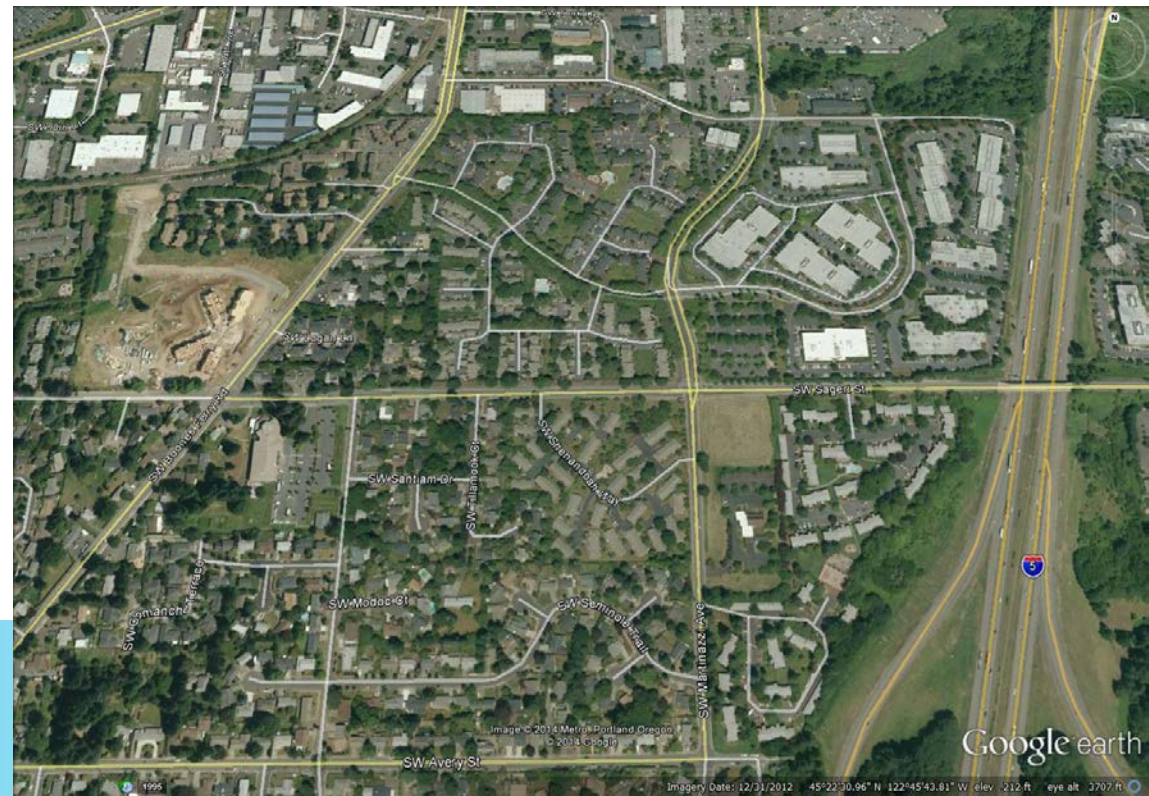
Percent of All Trips Made

Remainder of trips are made by car

IV. Development Themes

Base case

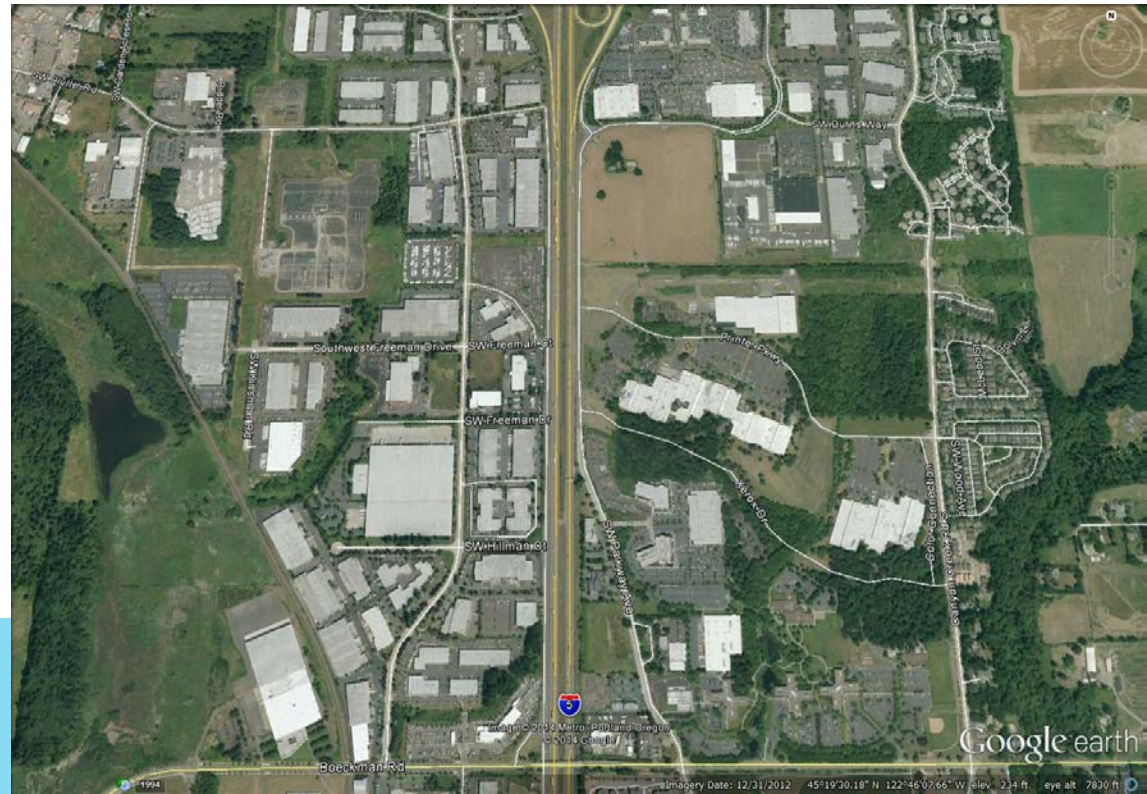
- Conventional fulfillment of the forecast



Development Themes

Industrial focus

- High wage jobs, high quality design, access for freight



Development Themes

Creative mixed-use

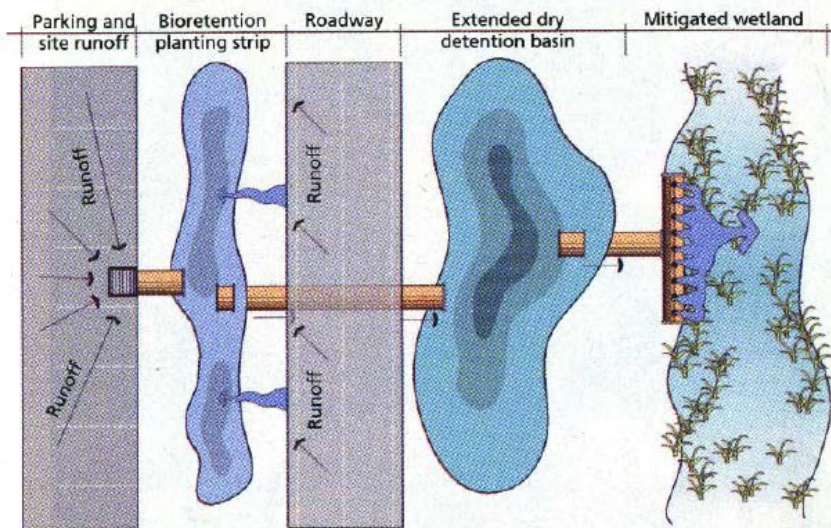
- Integrate employment and housing, best practices, new ideas, great amenities



Development Themes

Strong natural features shape the scenario

Project Concept Diagram



V. Discussion

VI. Next Steps

- **October:** Discuss alternative land use scenarios
- **November:**
 - Refine alternative land use scenarios
 - Draft findings on infrastructure to serve scenarios
- **December:** Review alternative land use scenarios
- **January:** Take to the public for feedback at open house