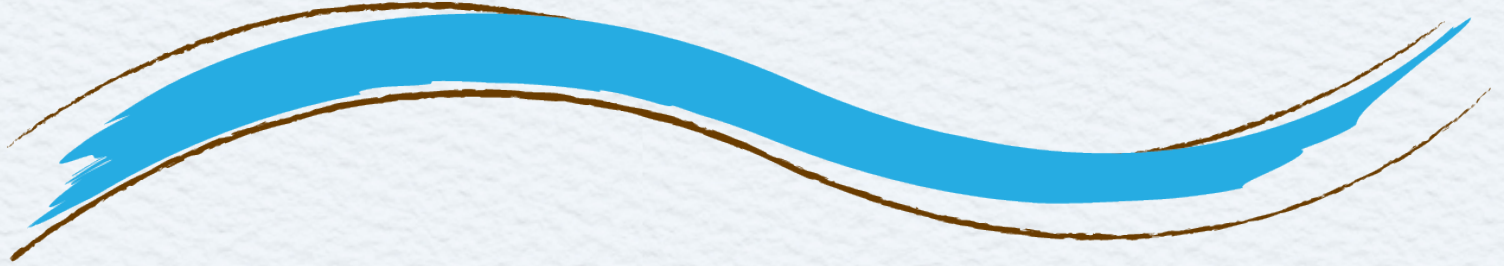


Basalt Creek
concept Plan



**Concept Plan
Open House**

April 28, 2016

Tonight's Agenda

**Project
Update –
Draft
Concept
Plan**

1

**Interactive
Polling –
Give your
feedback!**

2

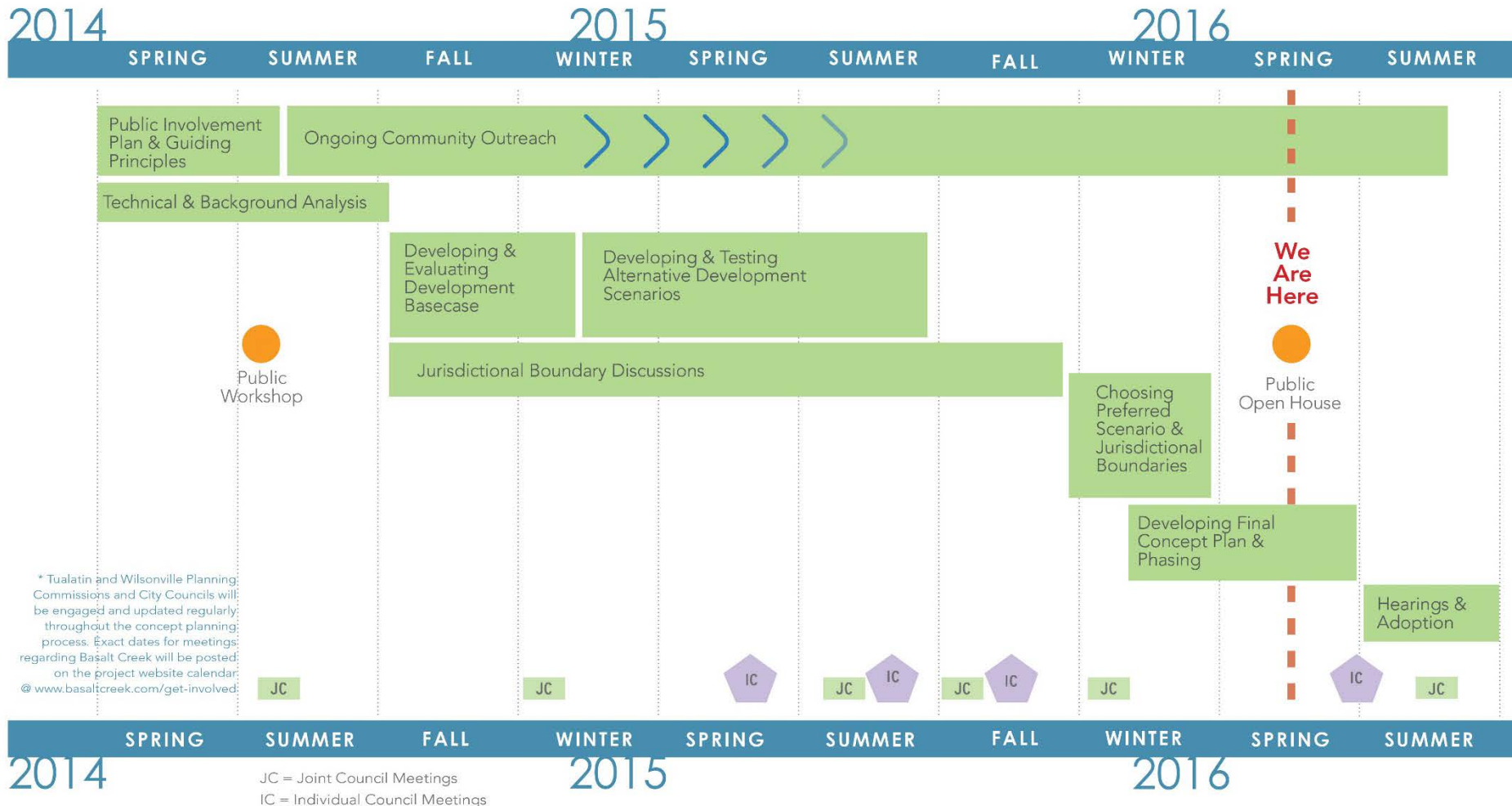
**Question
&
Answer**

3

**Poster
Session
with
Project Staff**

4

Project Status Update



* 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

Where we've been...

- Land Suitability
- Guiding Principles
- Base Case
- Utility Design
- Evaluations
- Four Options and Base Case studied

Public Involvement



Mapping workshop (June 2014)

- 40 attended
- 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

Public Involvement

Online survey

- 160 responses
- Less focus on housing compared to workshop participants
- Some support for retail in general, especially restaurants
- Less support for warehousing, industrial flex space
- Strong interest in public access to natural resources



Public Involvement

Focus groups and interviews

Developers

- 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



Public Involvement

Email, website and social media updates

- Monthly email and mailing updates
- 300 people on interested parties list



Themes from Joint Council

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



City of Tualatin

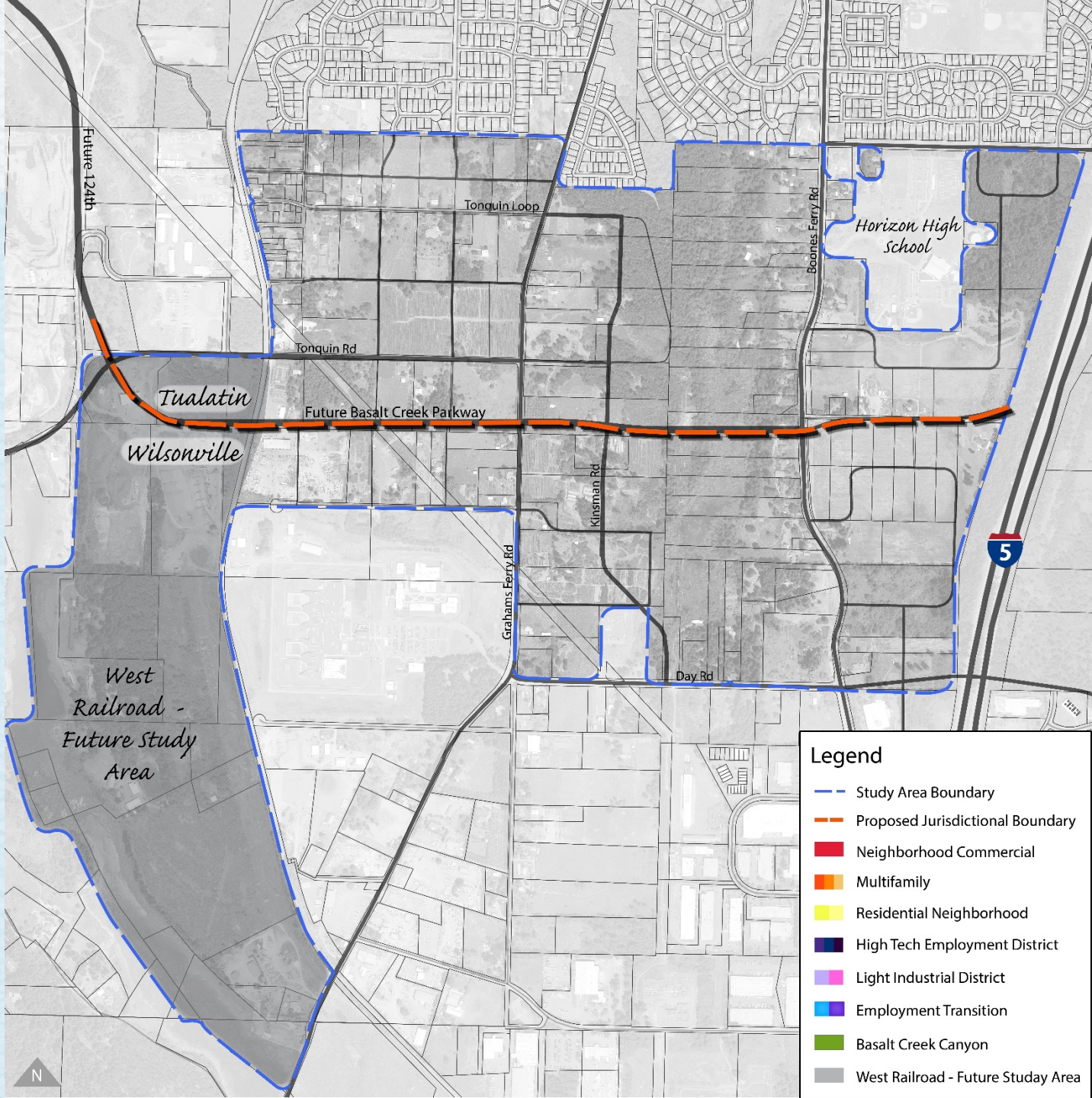
Themes from Joint Council

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



City of Tualatin

Preferred Boundary



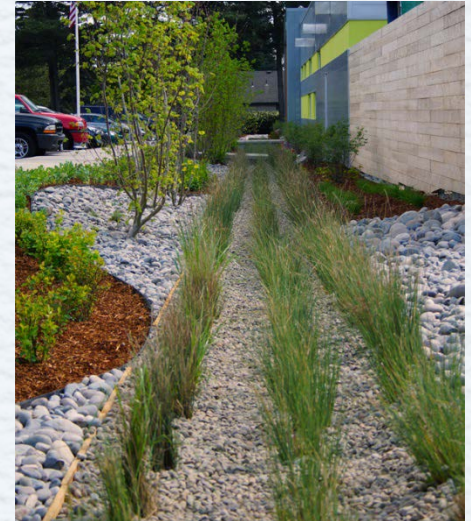
Legend

- 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

Preferred boundary subject to the Considerations for Success

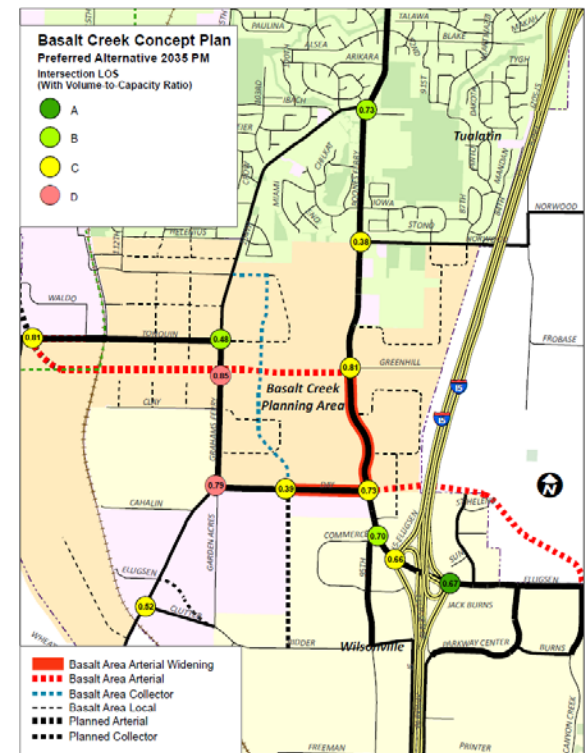
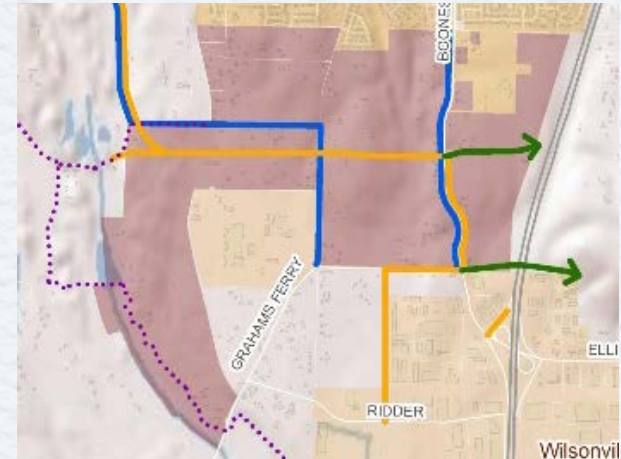
Ten Considerations for Success

1. **Sewer** – Cities serve own areas
2. **Stormwater** – Work jointly between the Cities and Clean Water Services to ensure requirements for each city’s stormwater permits are met.
3. **Regional industrial land**– Employment land envisioned for the region benefits both cities



Ten Considerations for Success

4. **Roadway improvements**– Work together with the region to assure needed upgrades are funded.
5. **Traffic levels**– The Basalt Creek Transportation Refinement Plan modeled traffic totals in the area. Proposed new traffic loads would need to be evaluated.
6. **Auto trips** – Ensure land uses support development that won't exceed transportation system capacity in each city.



Ten Considerations for Success

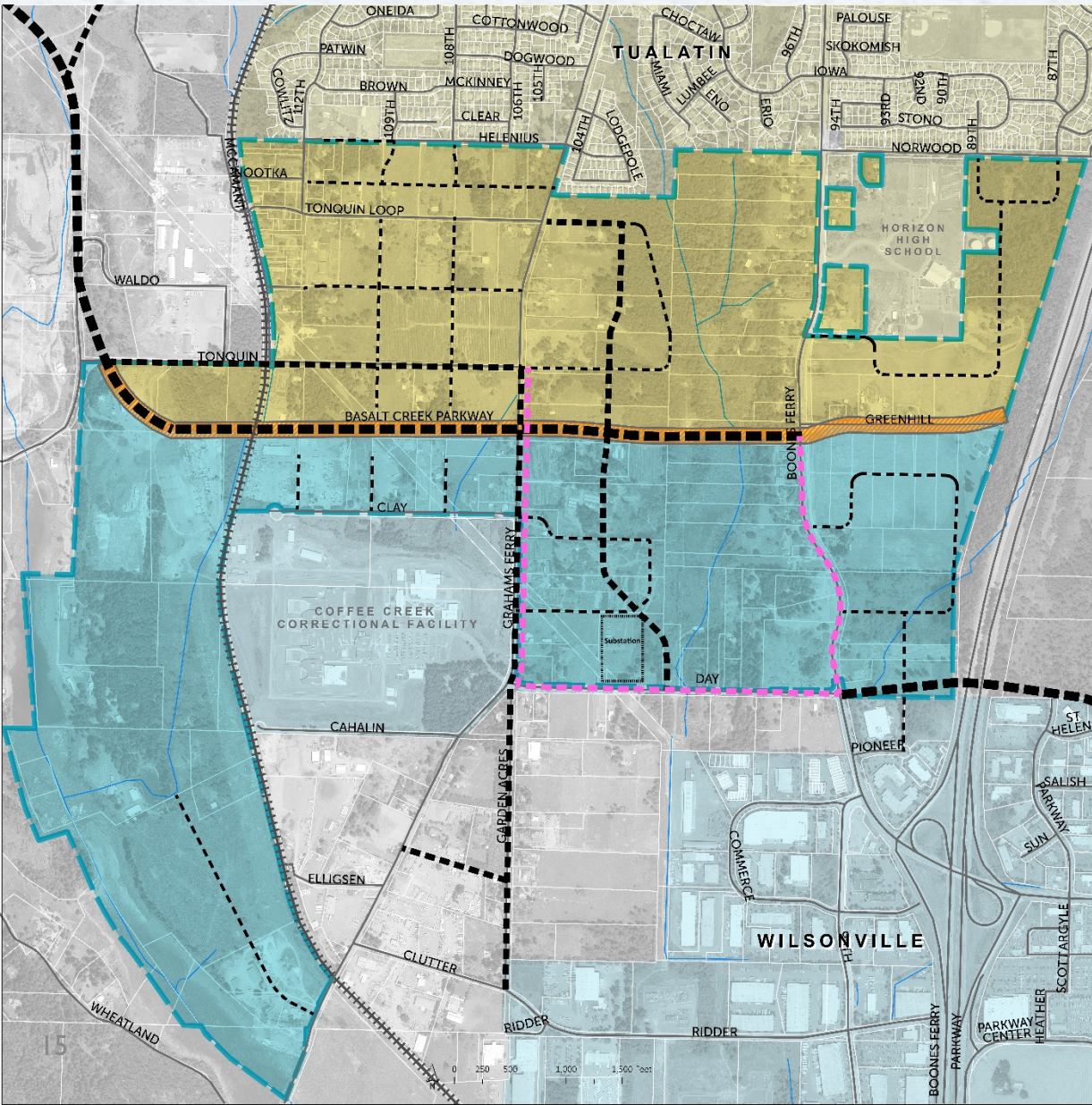
7. **I-5 Crossings** – Regional investment needed for more I-5 crossings
8. **Kinsman Rd.** – Cities will evaluate whether Kinsman Road extension north of Day Road is needed.
9. **Natural Area management** – Develop joint management practices for the Basalt Creek Canyon natural area.
10. **Transit service** – Determine how SMART and TriMet will provide most effective transit service to this area.













SMART
SOUTH METRO AREA REGIONAL TRANSIT

Basalt Creek
Concept Plan

Road Network Concept

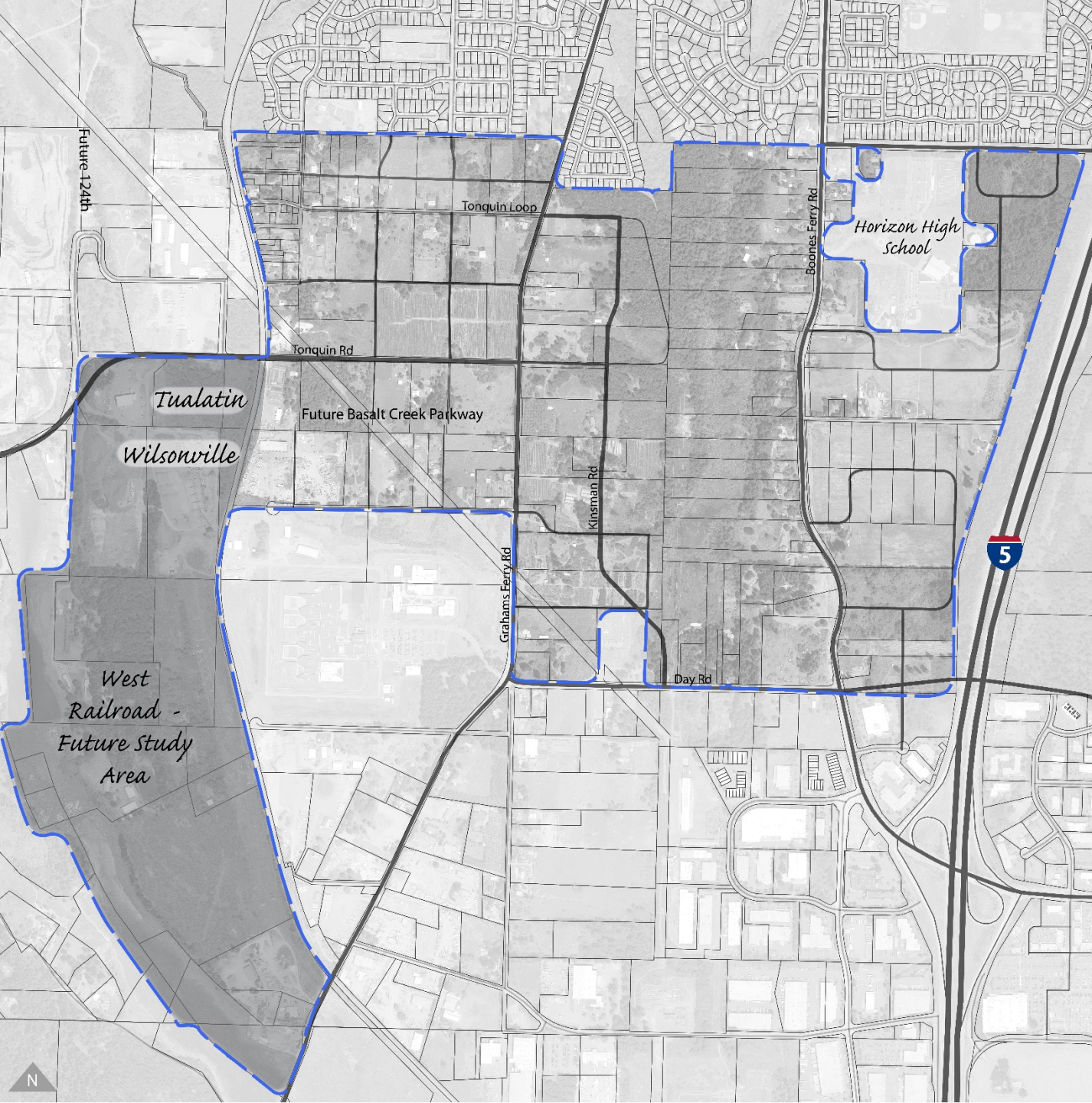


-  Planning Area
-  Jurisdictional Boundary*
-  Current Tualatin Boundary
-  Current Wilsonville Boundary
-  Future Tualatin Boundary
-  Future Wilsonville Boundary
-  Taxlot
-  Existing Roads
-  WES Commuter Rail
-  Arterial
-  Collector
-  Local
-  Collector Widening

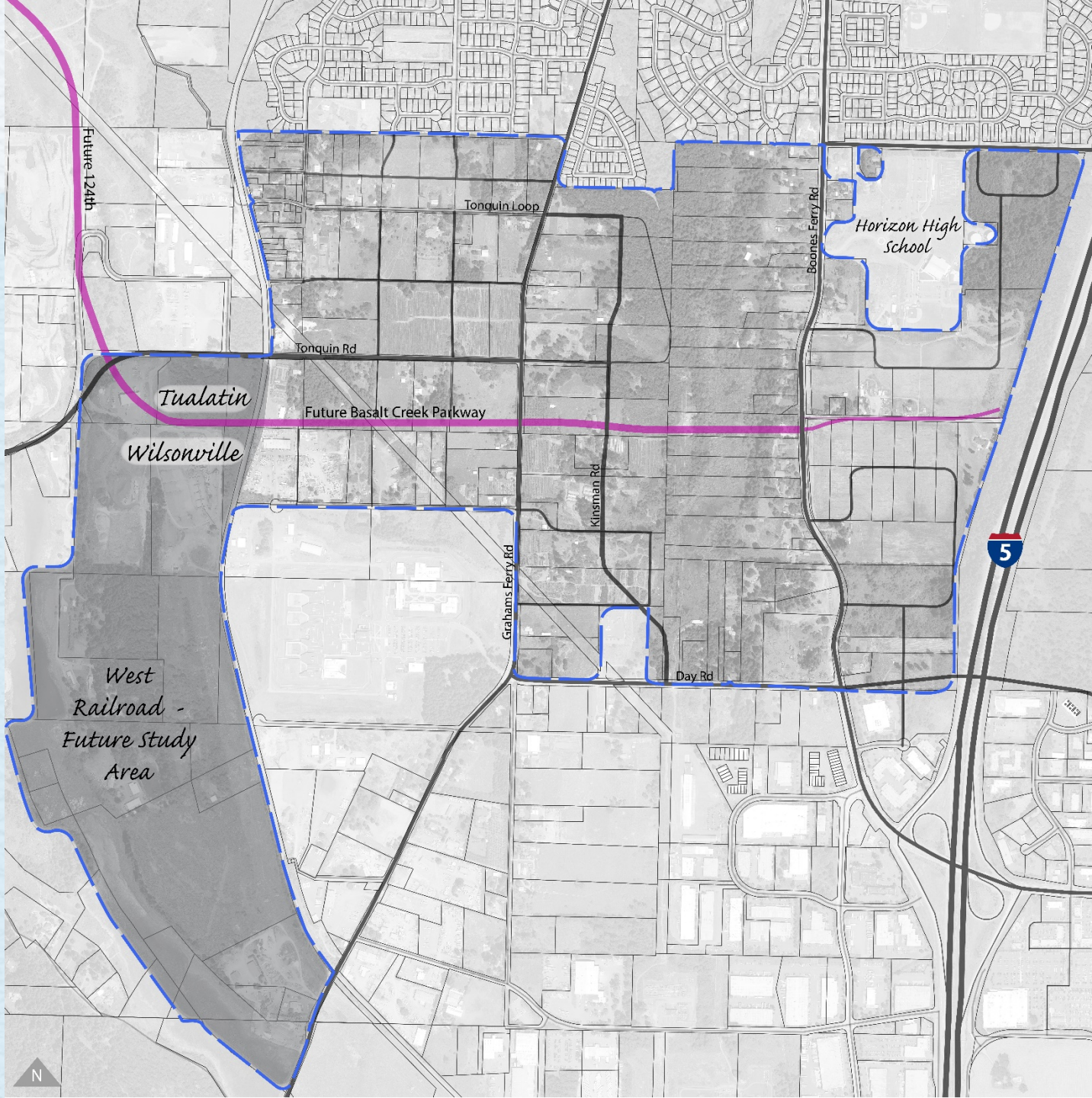
*Subject to Considerations for Success

Study Area Boundary

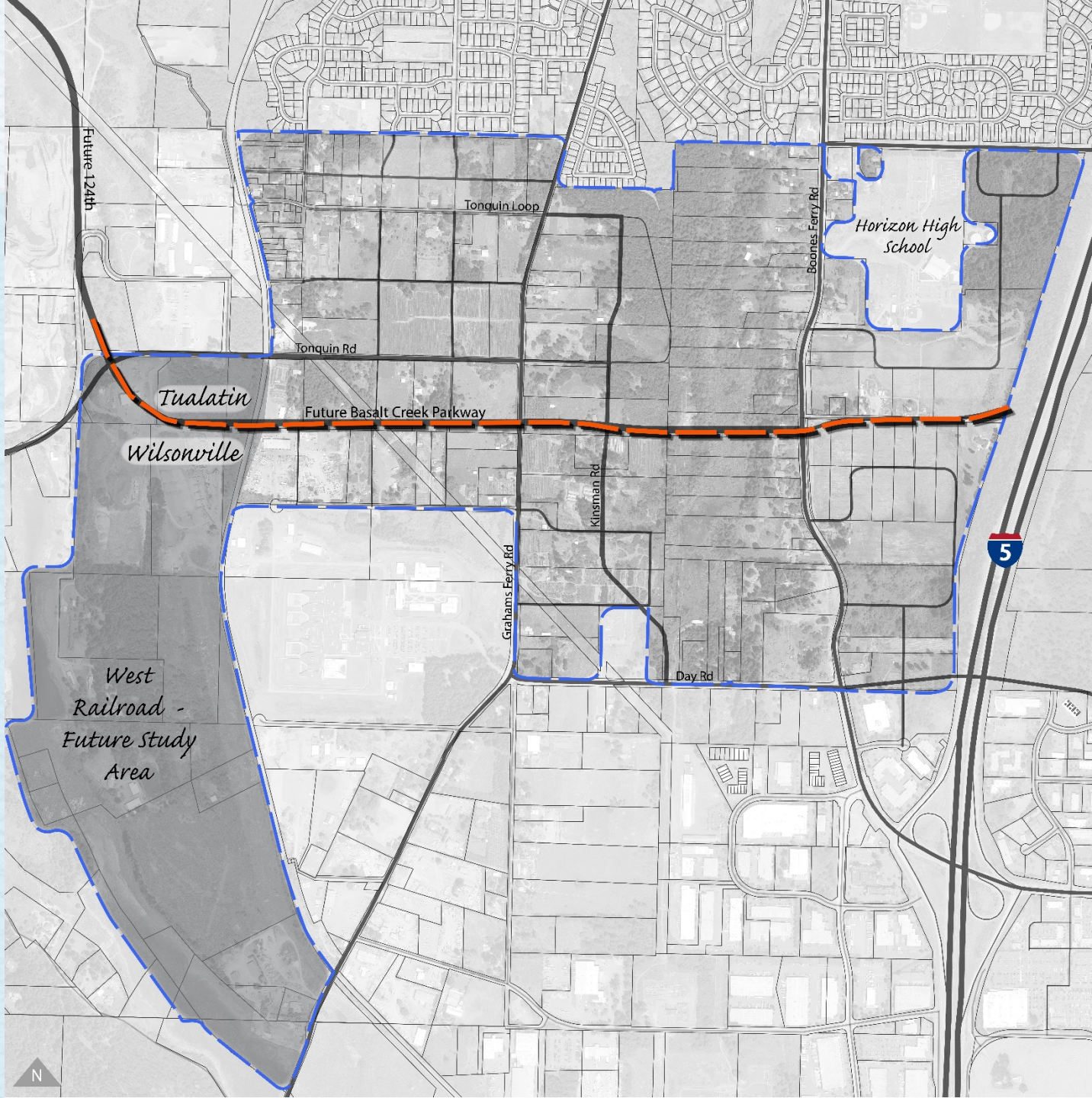
- Basalt Creek
- West Railroad Future Study Area



- **Basalt Creek Parkway:**
Tualatin north,
Wilsonville south

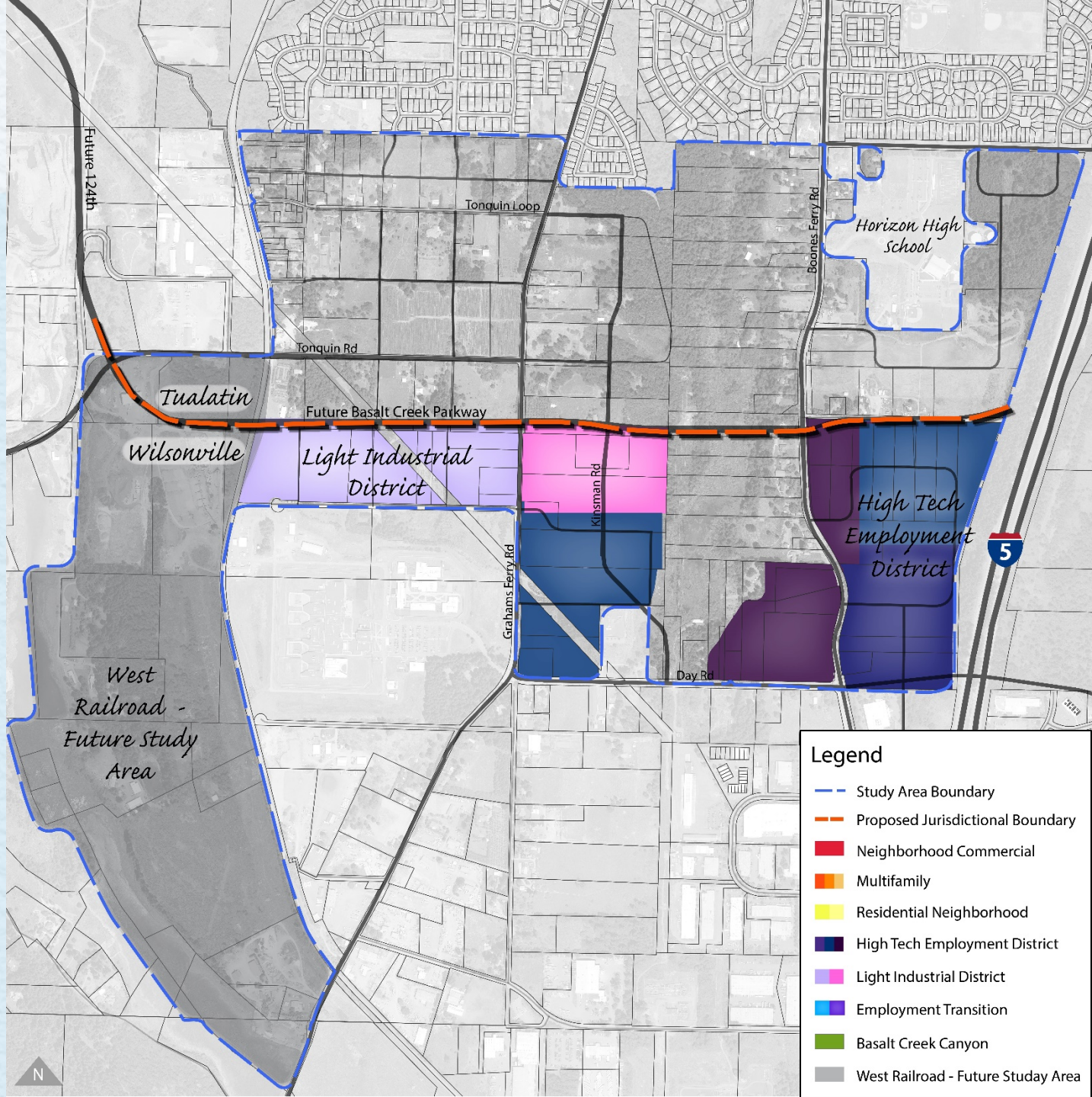


- Proposed Jurisdictional Boundary follows Basalt Creek Parkway



Wilsonville Land Uses

- Light Industrial
- High Tech Employment



Legend	
	Study Area Boundary
	Proposed Jurisdictional Boundary
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	Light Industrial District
	Employment Transition
	Basalt Creek Canyon
	West Railroad - Future Study Area

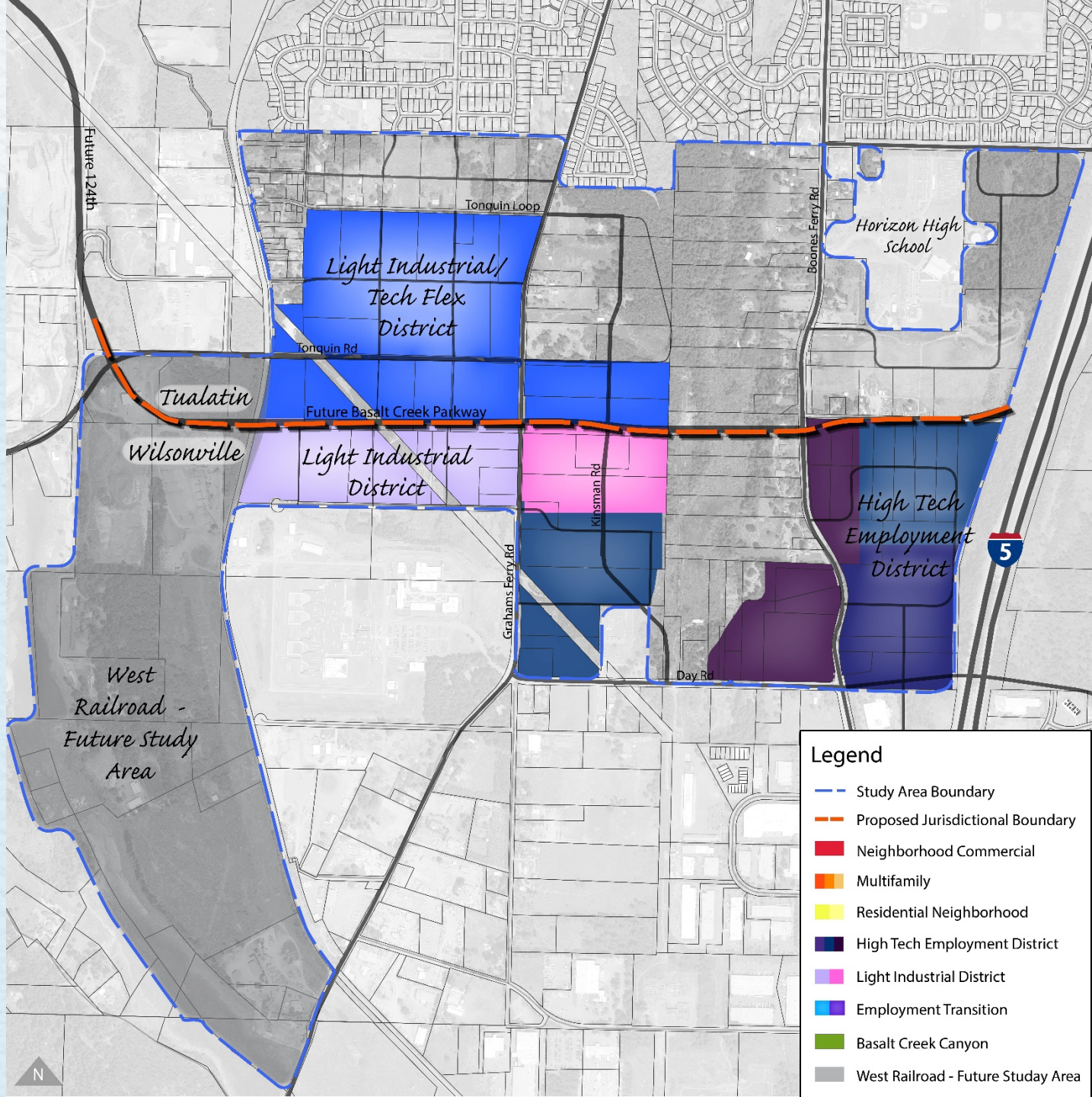
Tualatin Land Uses

- Light Industrial and Tech Flex

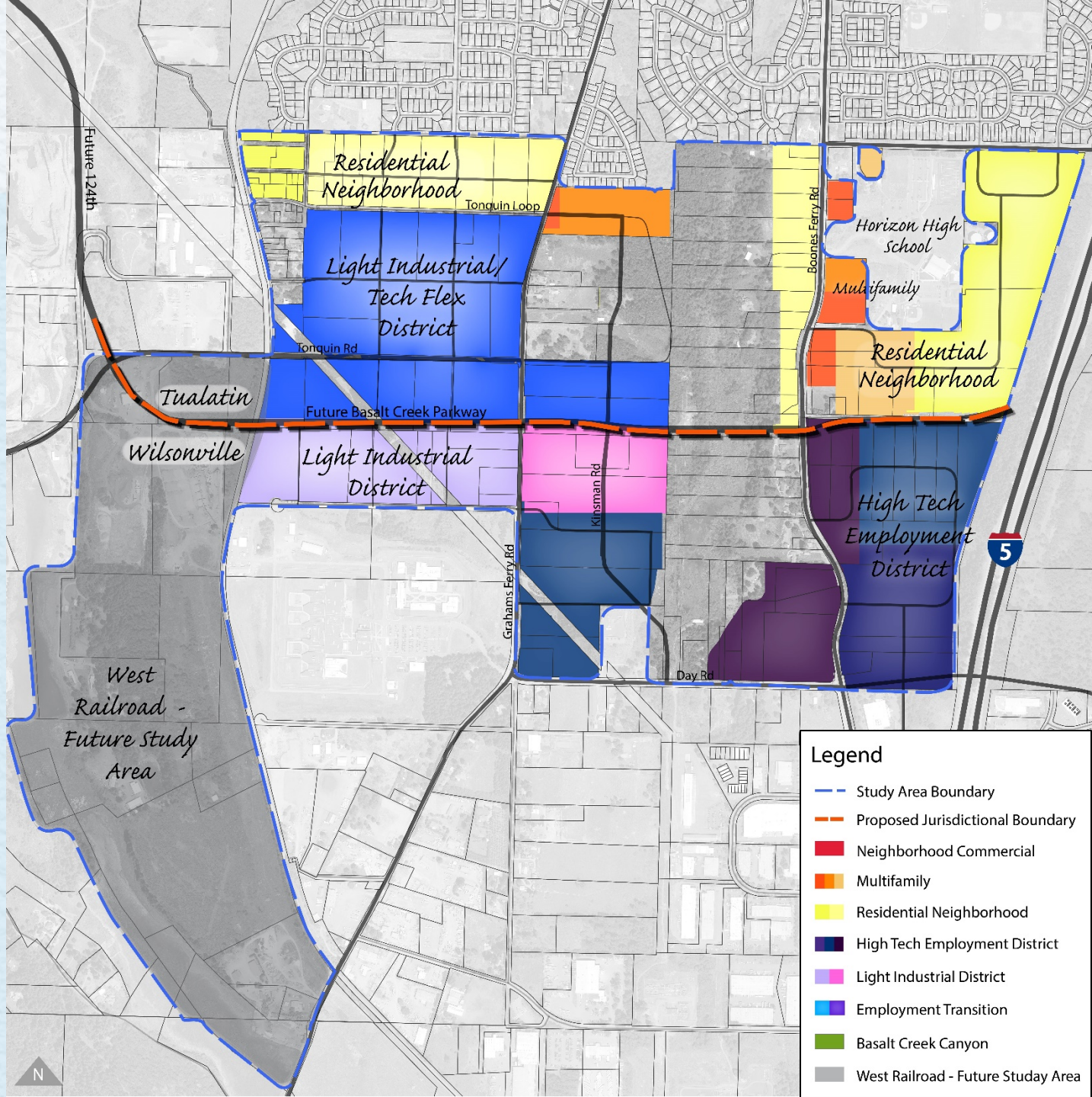
Wilsonville Land Uses

- Light Industrial
- High Tech Employment

Placement based on land suitability

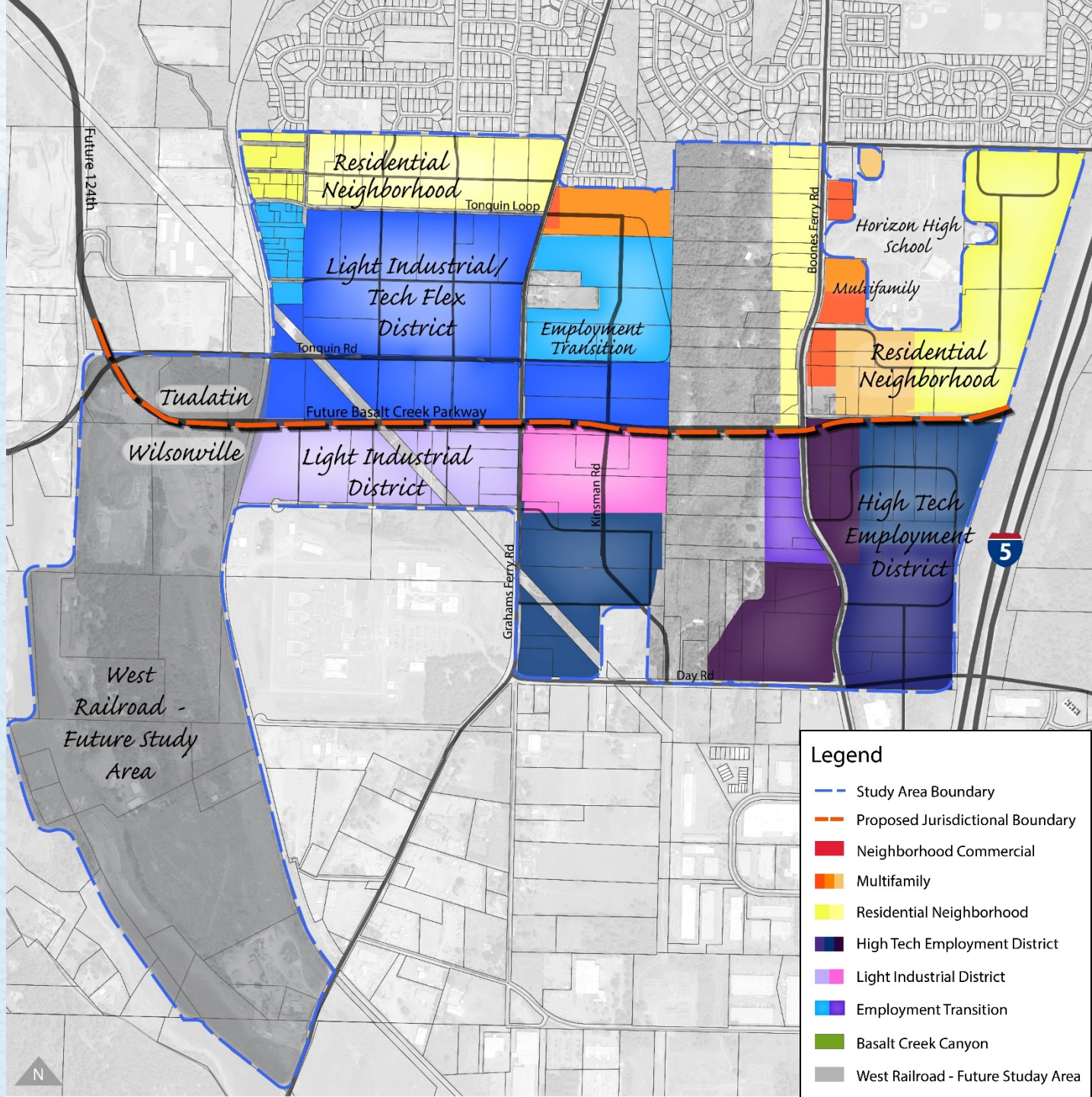


- **Housing to the north:** Buffers existing residential in the City of Tualatin

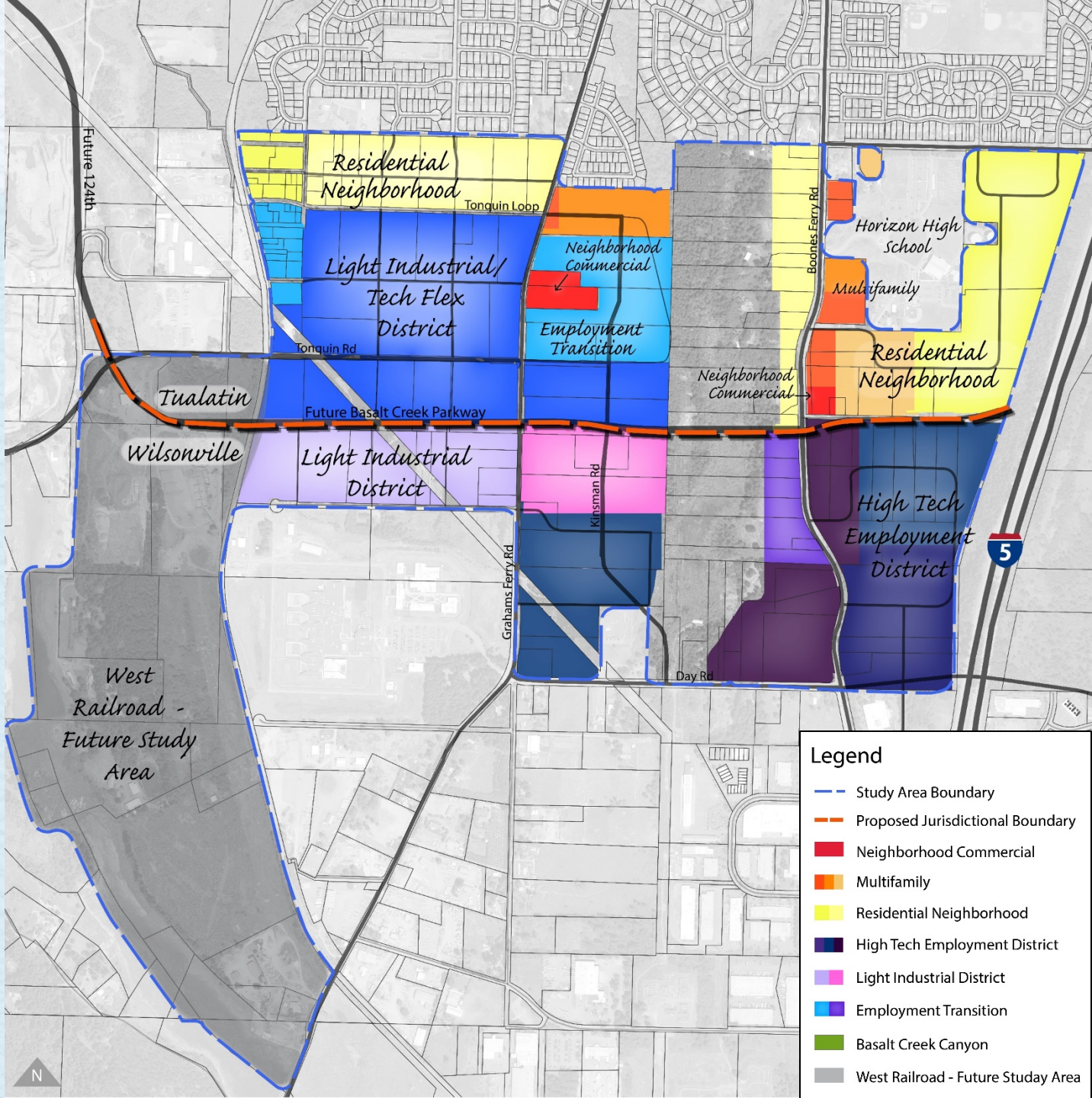


Legend	
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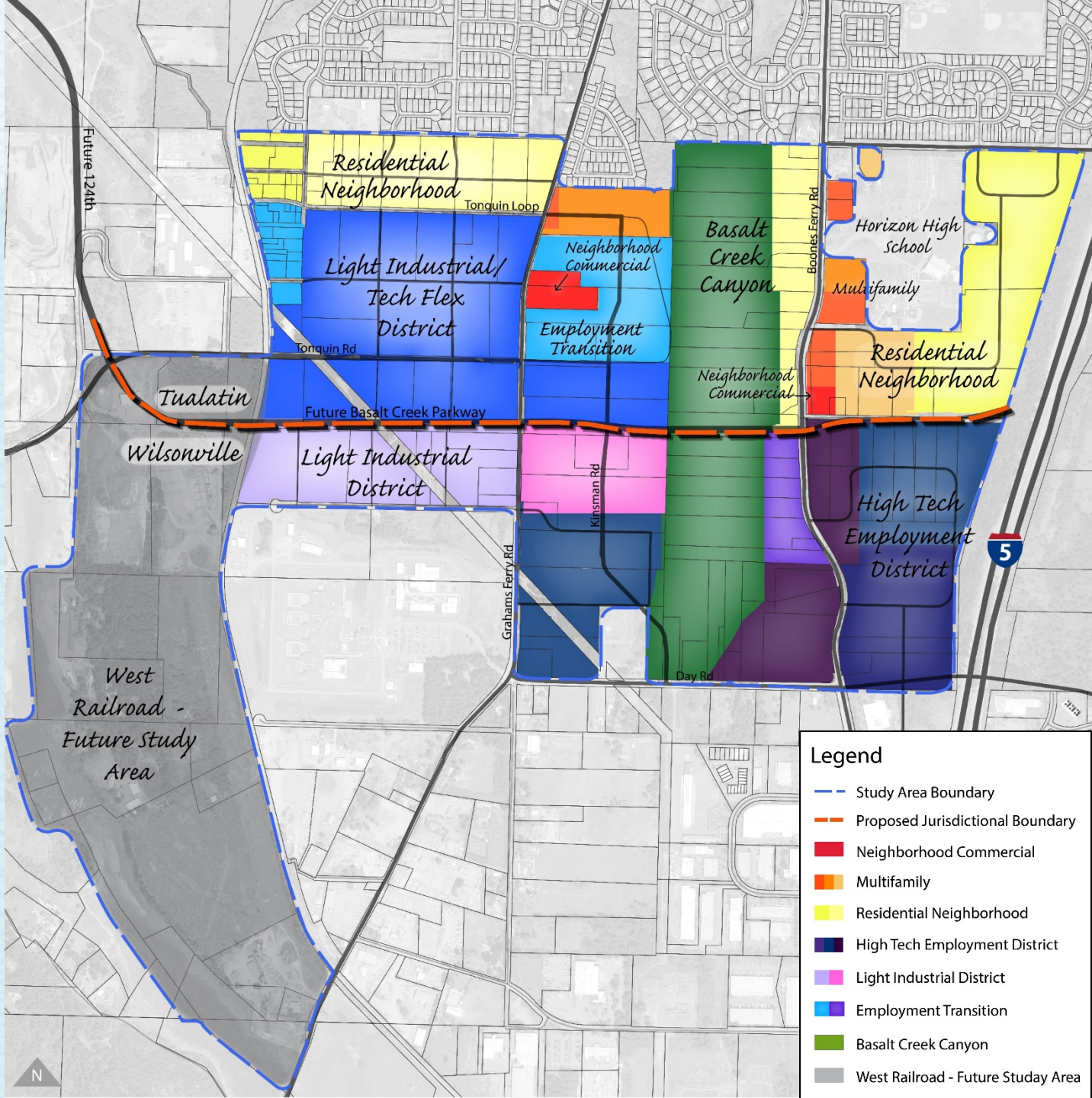
- **Employment Transition:**
Buffers new residential



- **Small Retail Node:** Serves local residents & workers

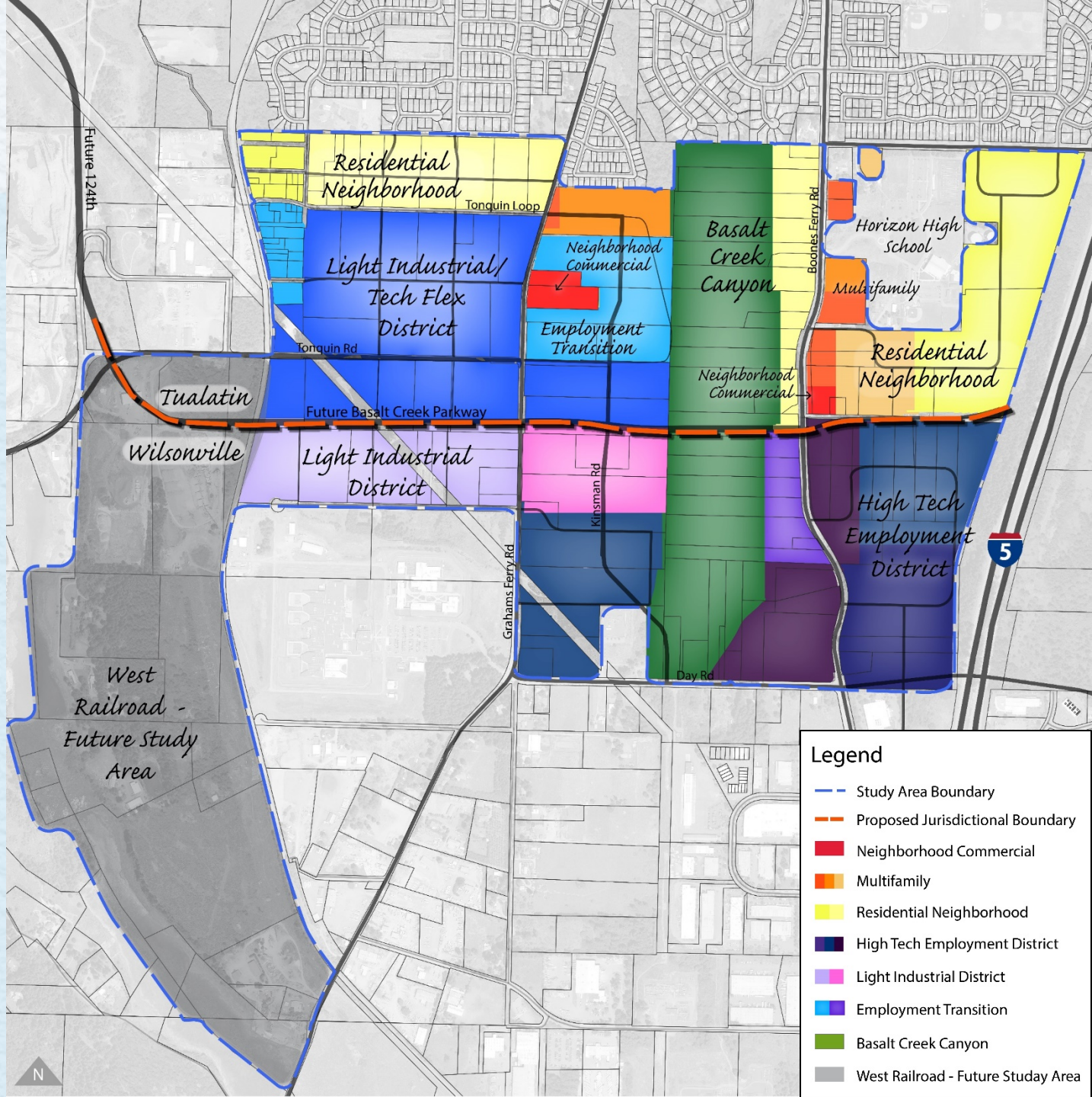


- **Basalt Creek Canyon:** Open space spans both cities



Legend	
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Basalt Creek Land Use Concept Map

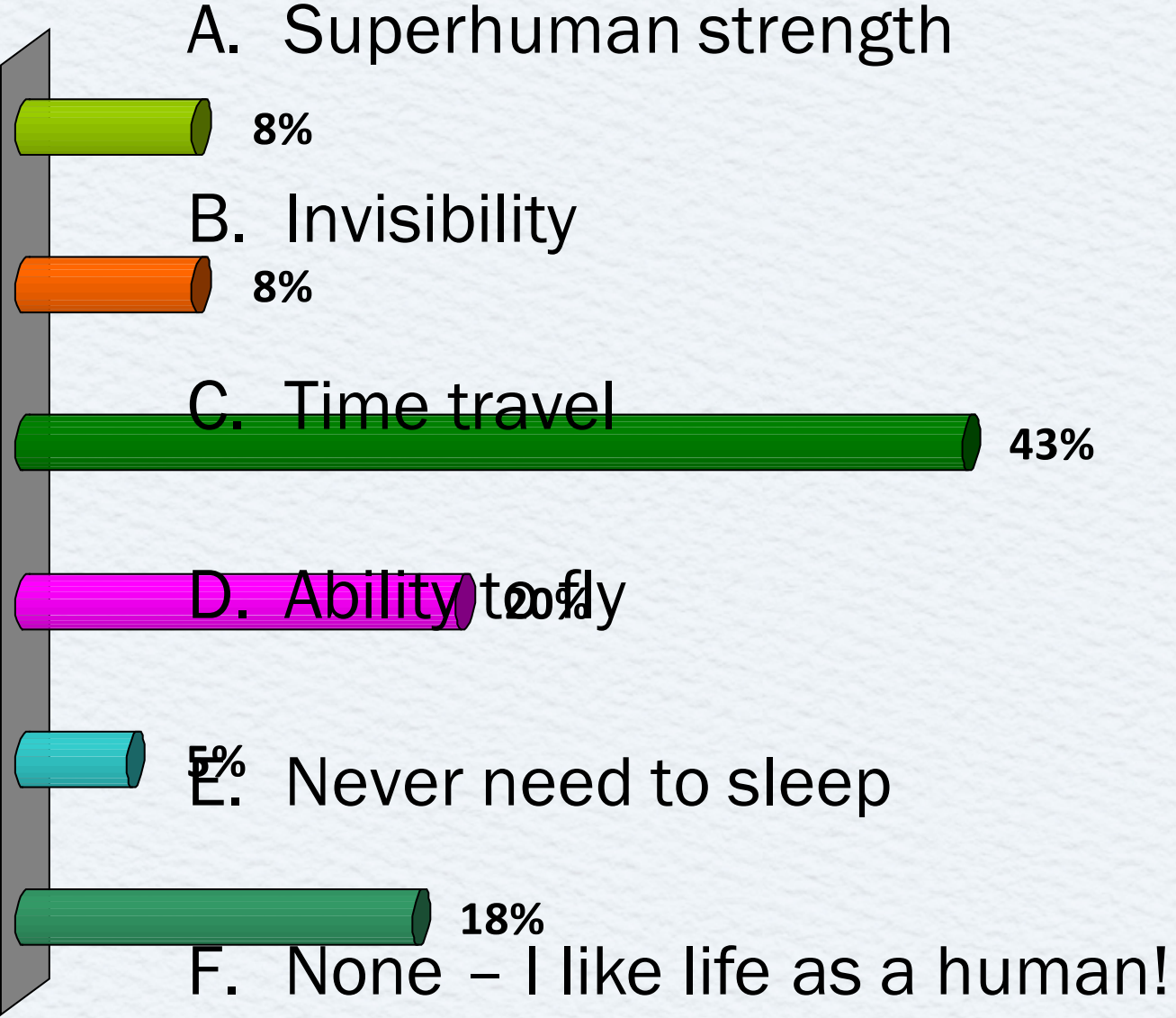


Instant Polling

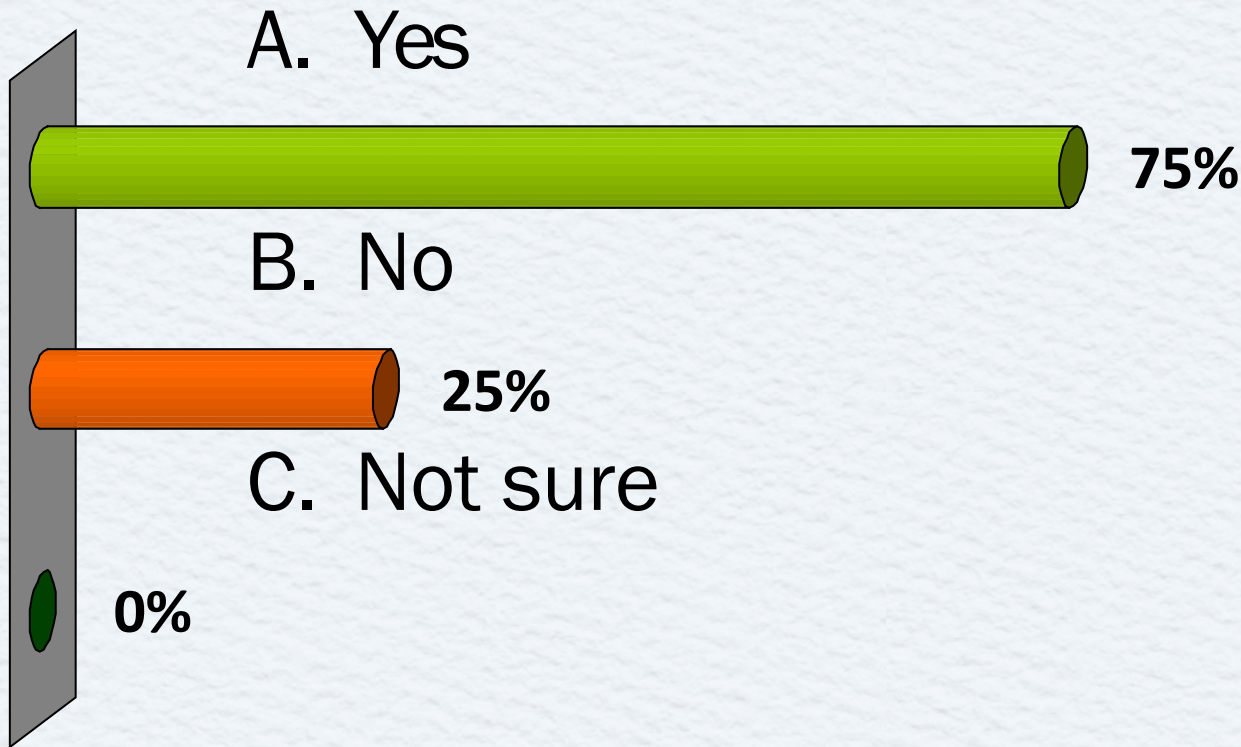
- Go with your gut!
- No right or wrong answers
- Responses are anonymous



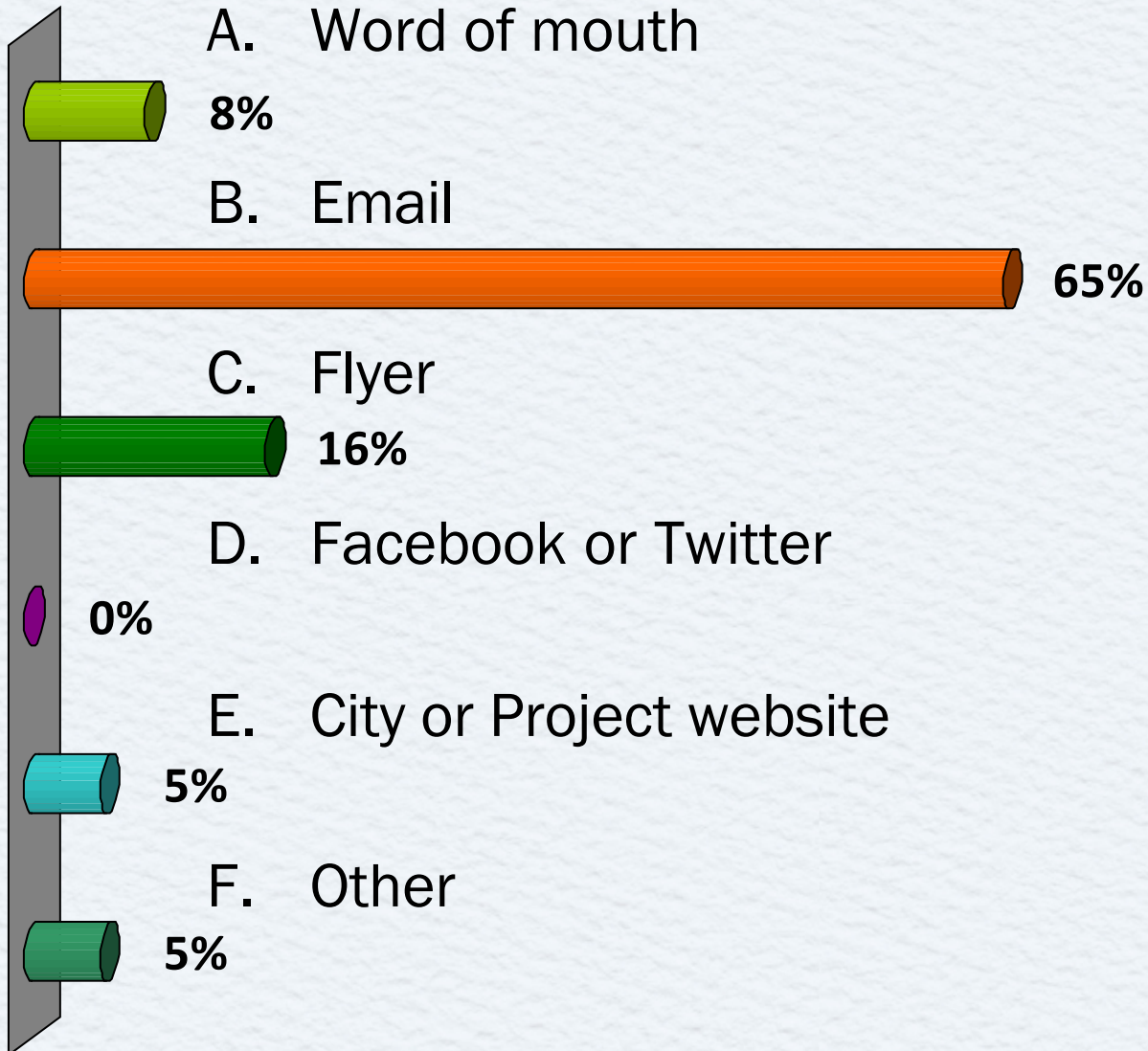
Which superpower would you rather have?



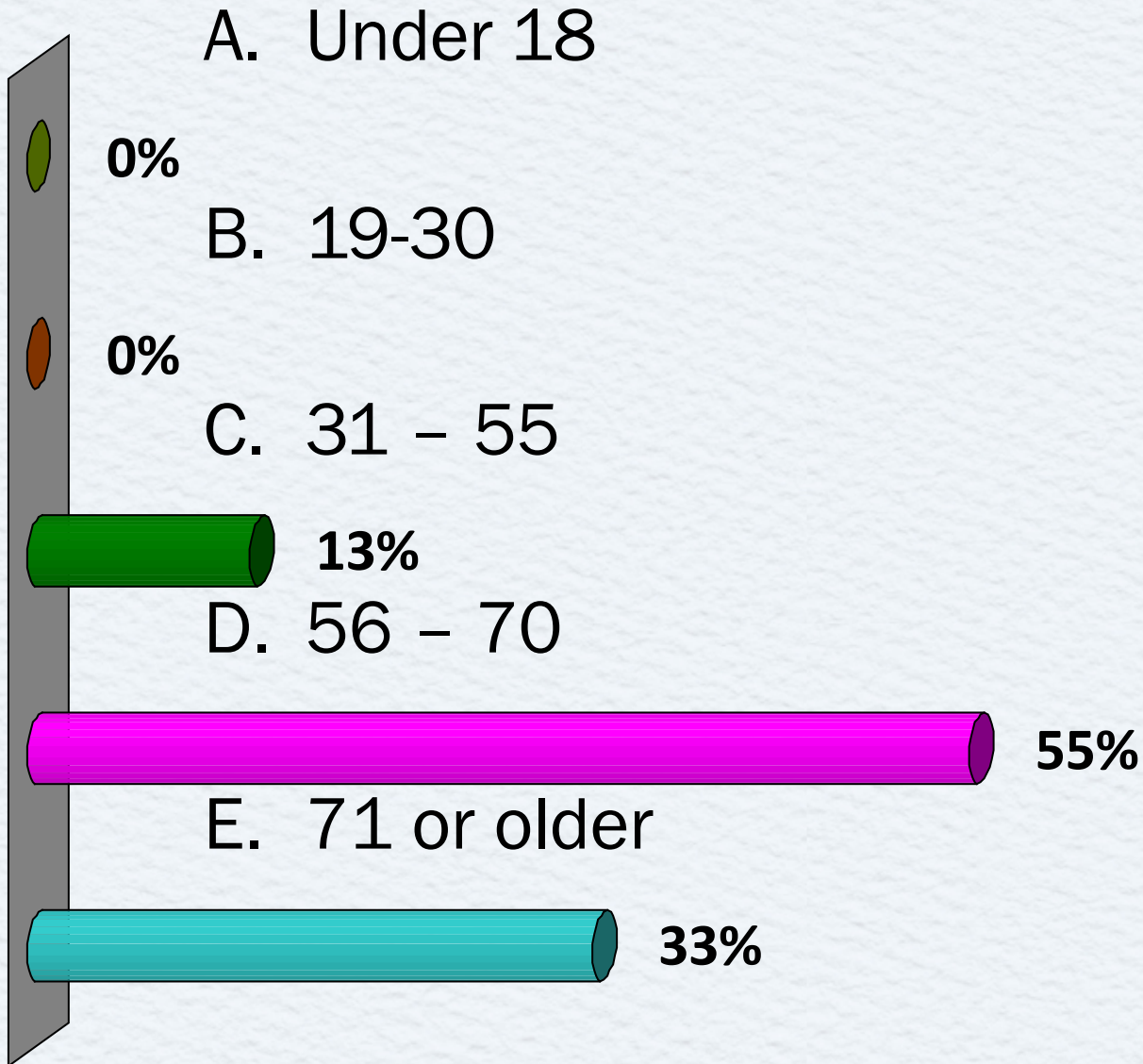
Have you been involved in the Basalt Creek project before today?



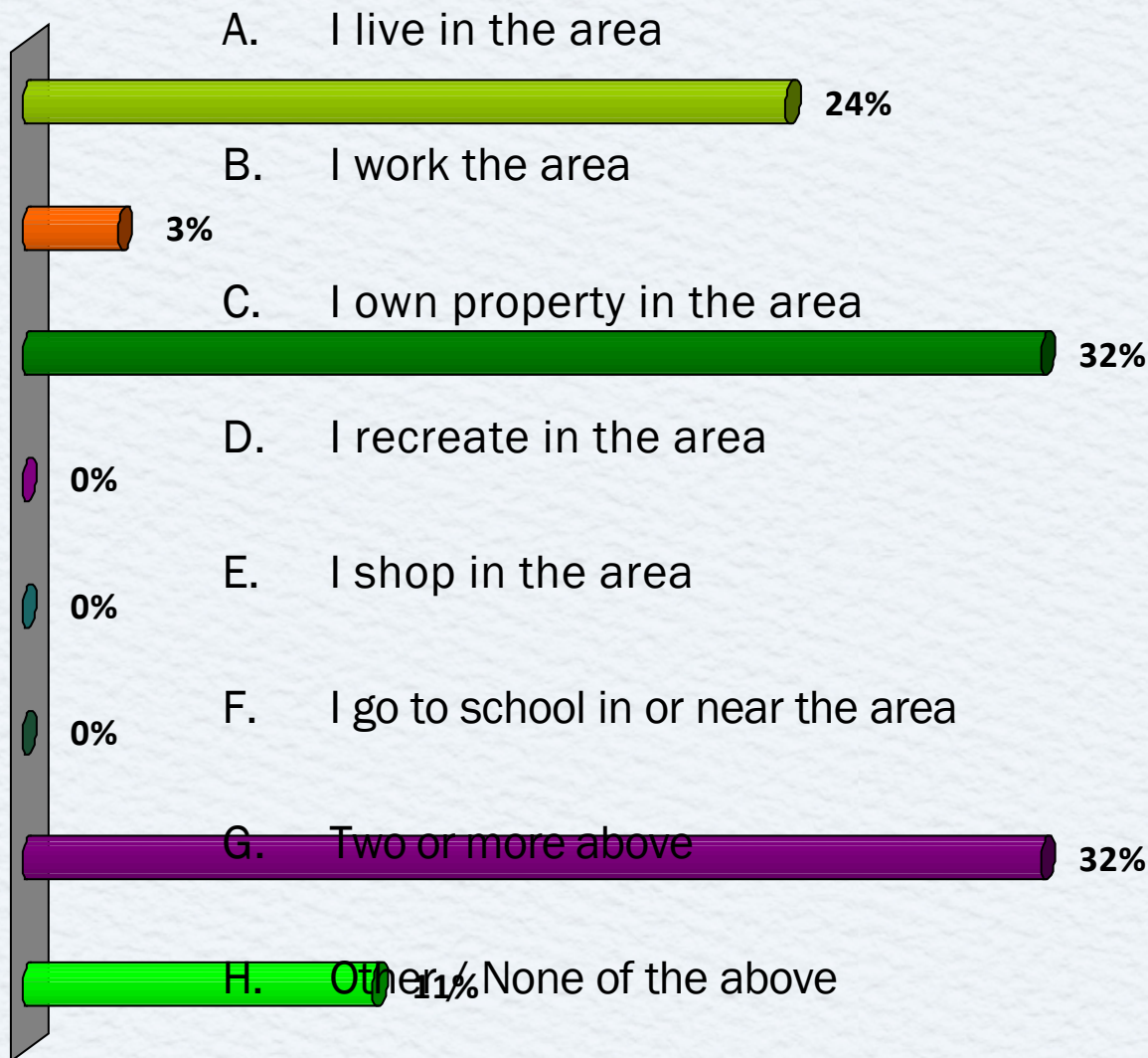
How did you hear about today's event?



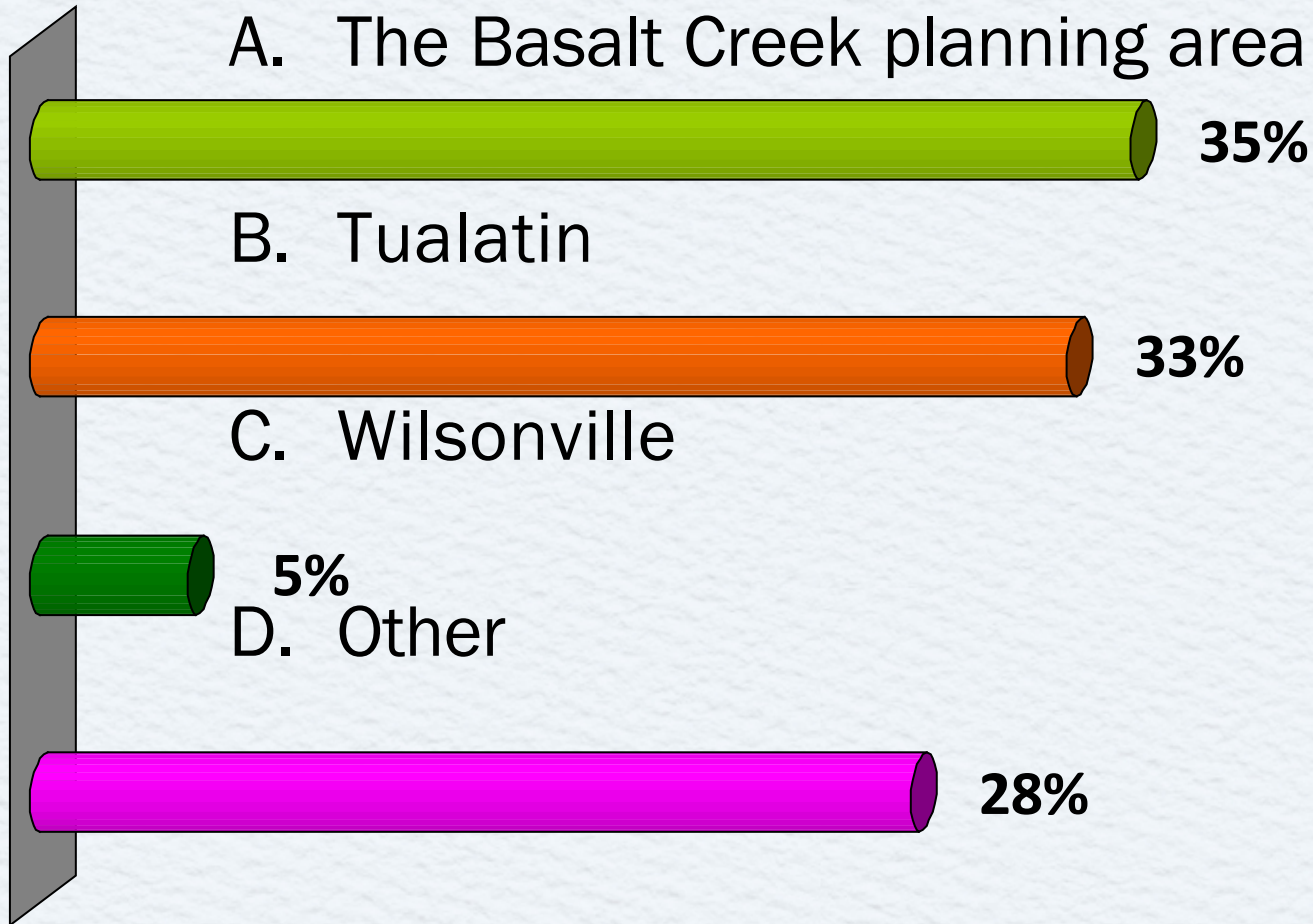
What is your age?



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



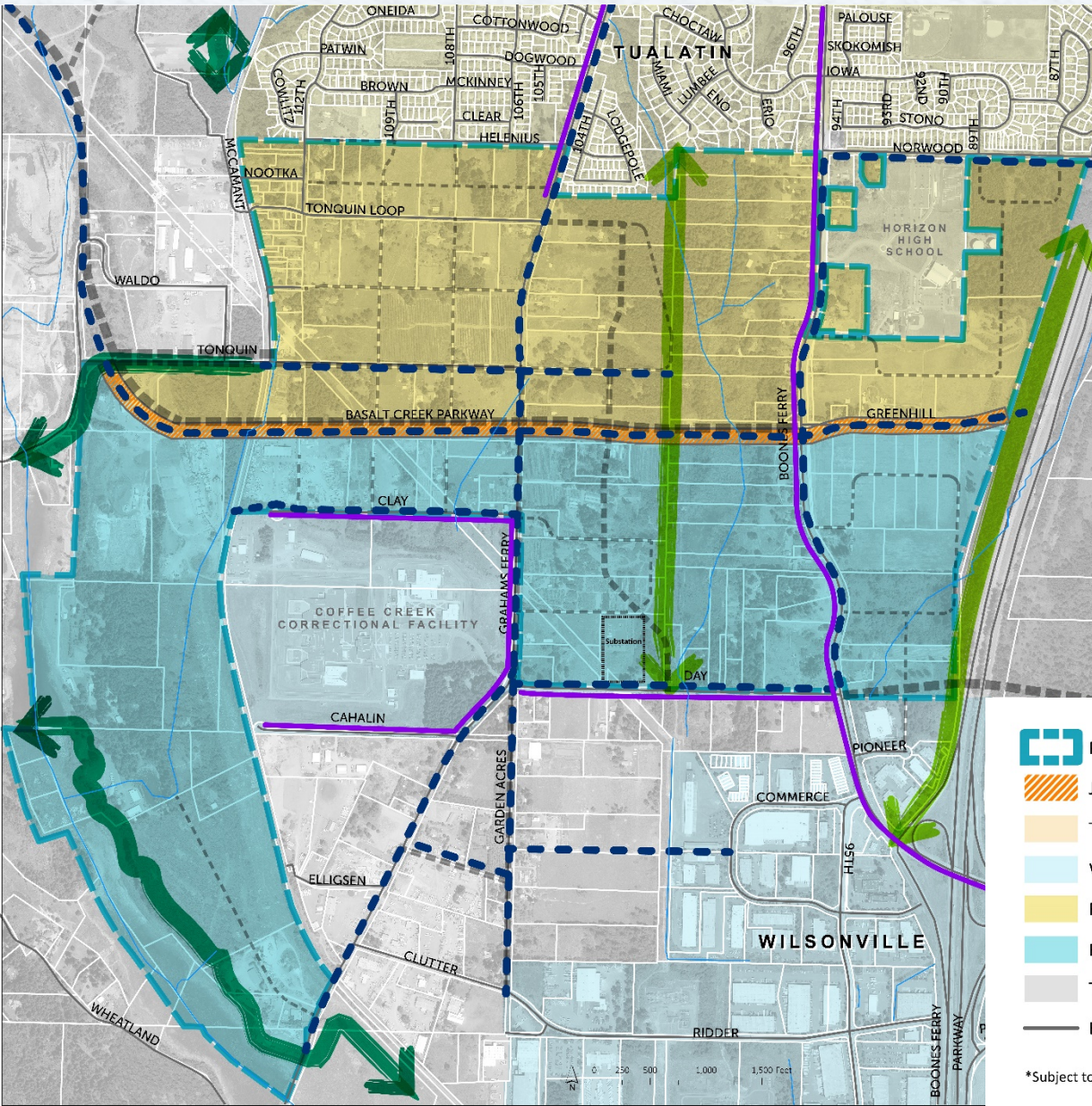
Where do you live?



Bike, Pedestrian and Trail Network



Bikes, Trails and Pedestrian Network



- | | | | |
|---|-----------------------------|---|--|
|  | Planning Area |  | Arterial |
|  | Jurisdictional Boundary* |  | Collector |
|  | Tualatin |  | Local |
|  | Wilsonville |  | Existing Bike/Pedestrian Network |
|  | Future Tualatin Boundary |  | Proposed or Improved Bike/Pedestrian Network |
|  | Future Wilsonville Boundary |  | Planned Regional Trails |
|  | Taxlot |  | Planning Area Trail Opportunities |
|  | Existing Roads | | |

*Subject to Considerations for Success

In the future, how might you walk or bike through the Basalt Creek area? (choose one)

- 5% A. Commuting to and from work
- 3% B. To get to transit (bus or WES)
- 3% C. To run errands
- 50% D. For exercise or recreation
- 21% E. To access recreation / natural areas
- 18% F. Other / Not sure

How often do you think you would walk or bike in Basalt Creek in the future?

15% A. Daily

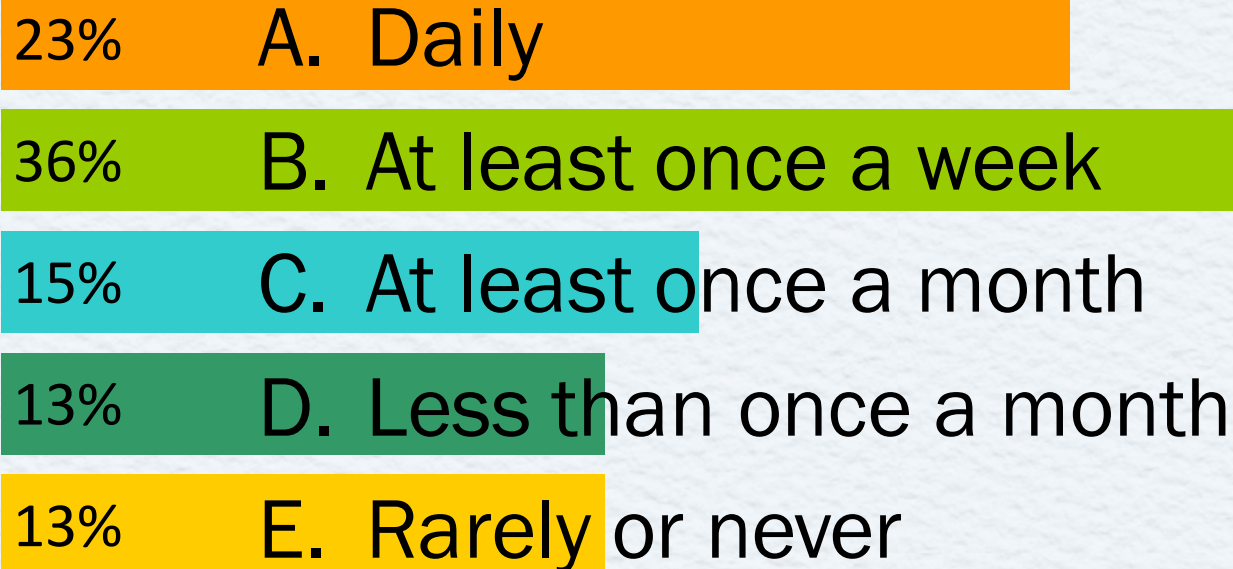
29% B. At least once a week

17% C. At least once a month

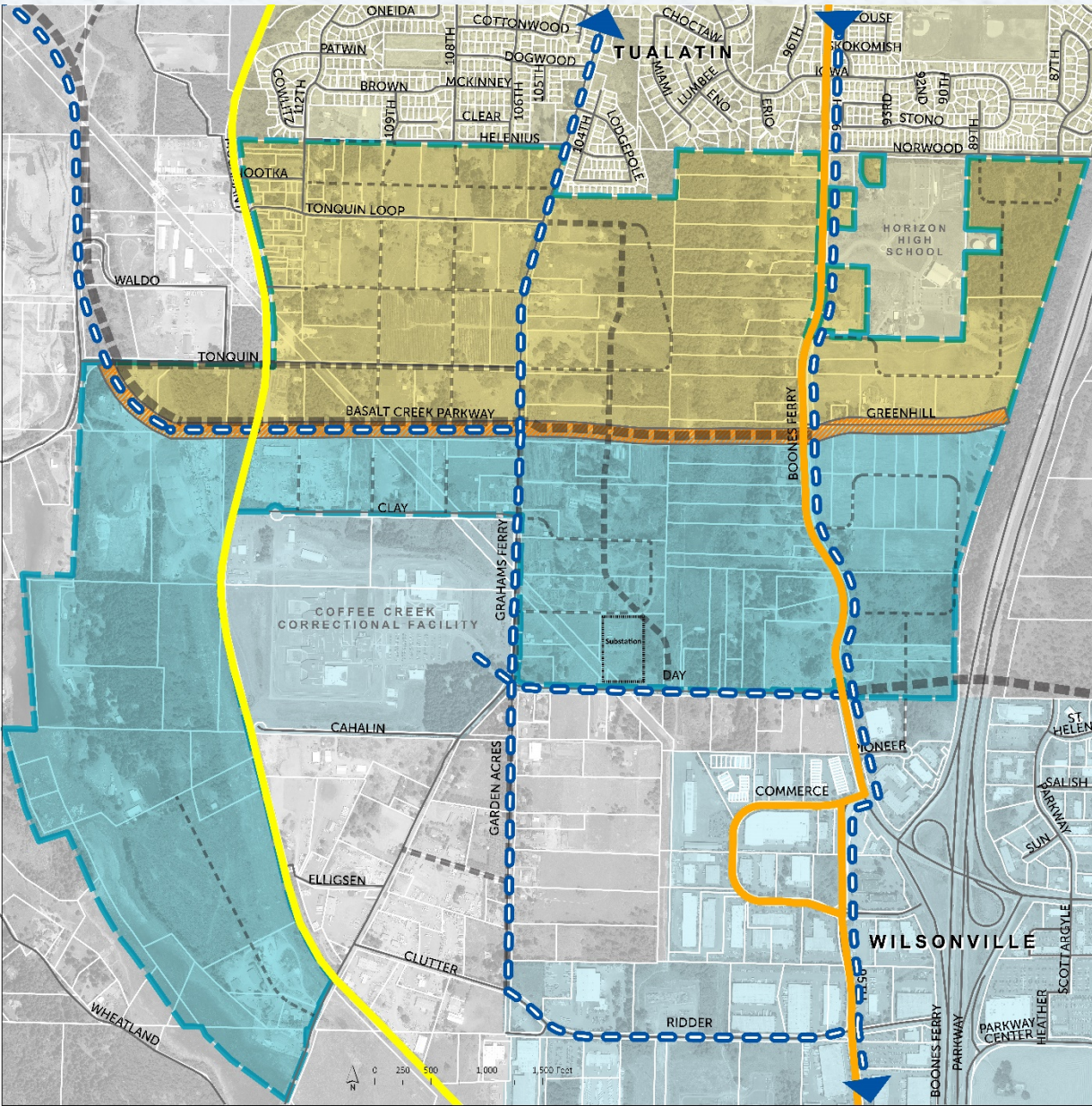
15% D. Less than once a month

24% E. Rarely or never

How often do you currently walk or bike?



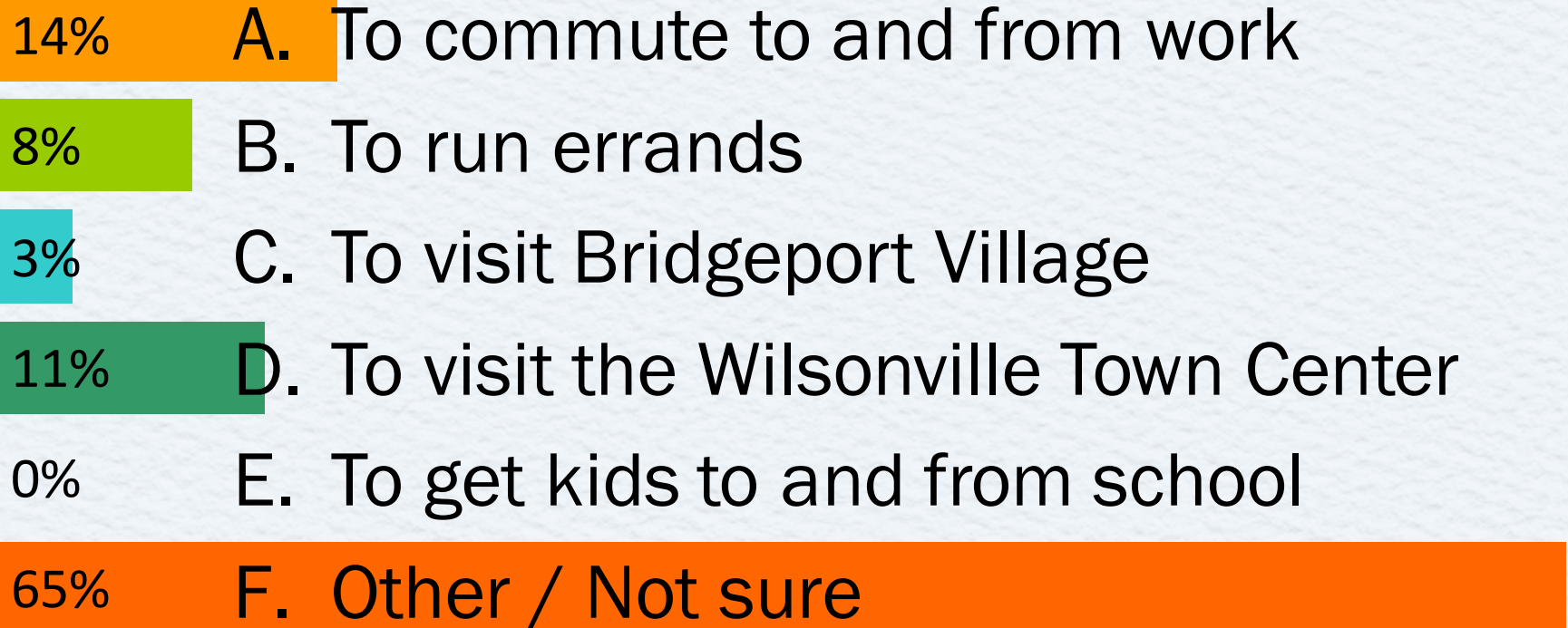
Transit Network



-  Planning Area
-  Jurisdictional Boundary*
-  Tualatin
-  Wilsonville
-  Future Tualatin Boundary
-  Future Wilsonville Boundary
-  Taxlot
-  Existing Roads
-  Arterial
-  Collector
-  Local
-  Existing Rail
-  Existing Bus Line
-  Proposed New Bus Line

*Subject to Considerations for Success

In the future, how might you use transit in the Basalt Creek area?



How often do you think you would use transit in Basalt Creek in the future?

3%

A. Daily

17%

B. At least once a week

28%

C. At least once a month

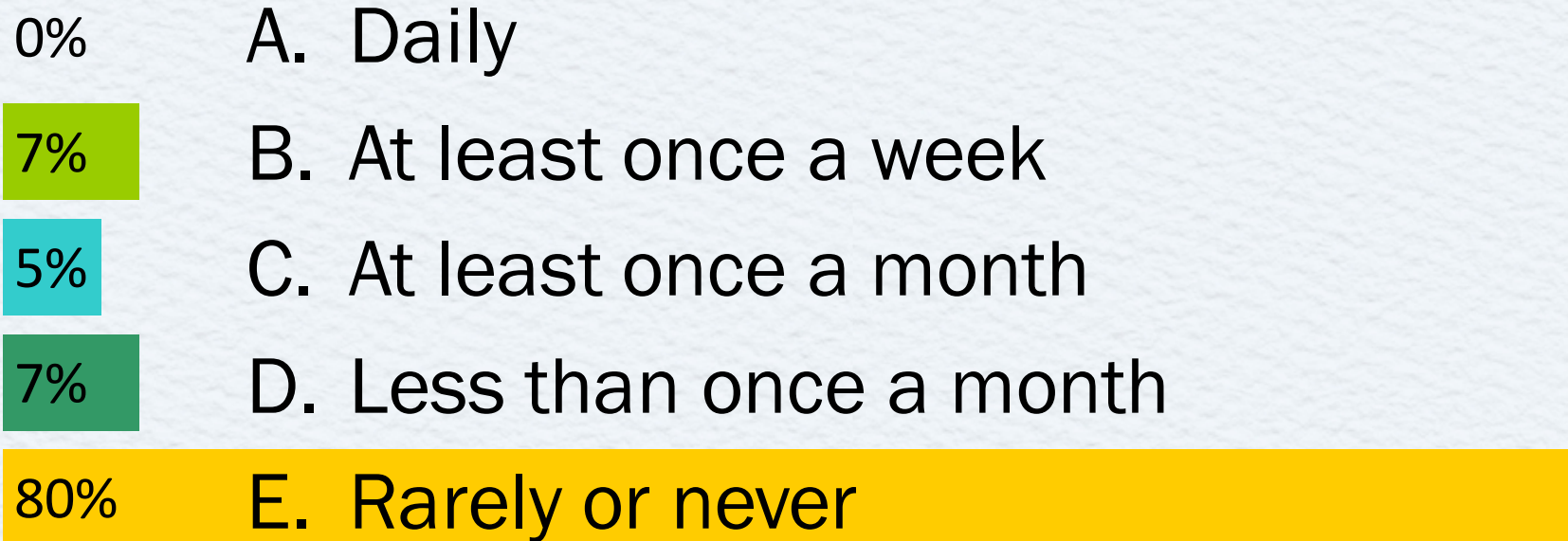
3%

D. Less than once a month

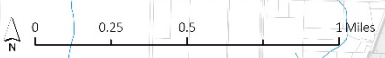
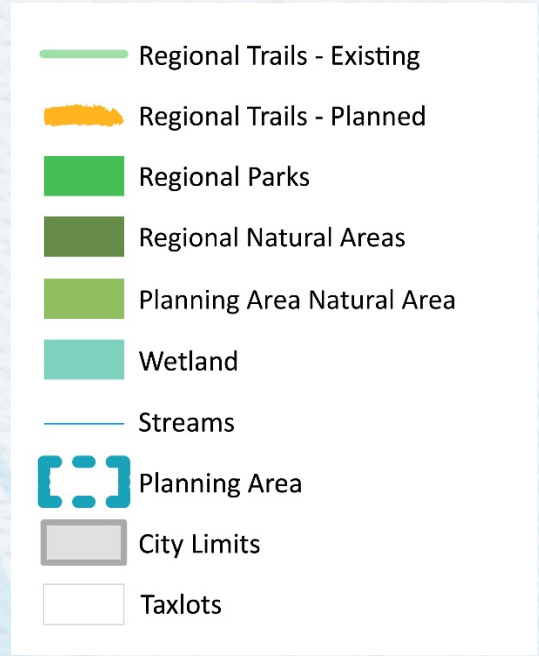
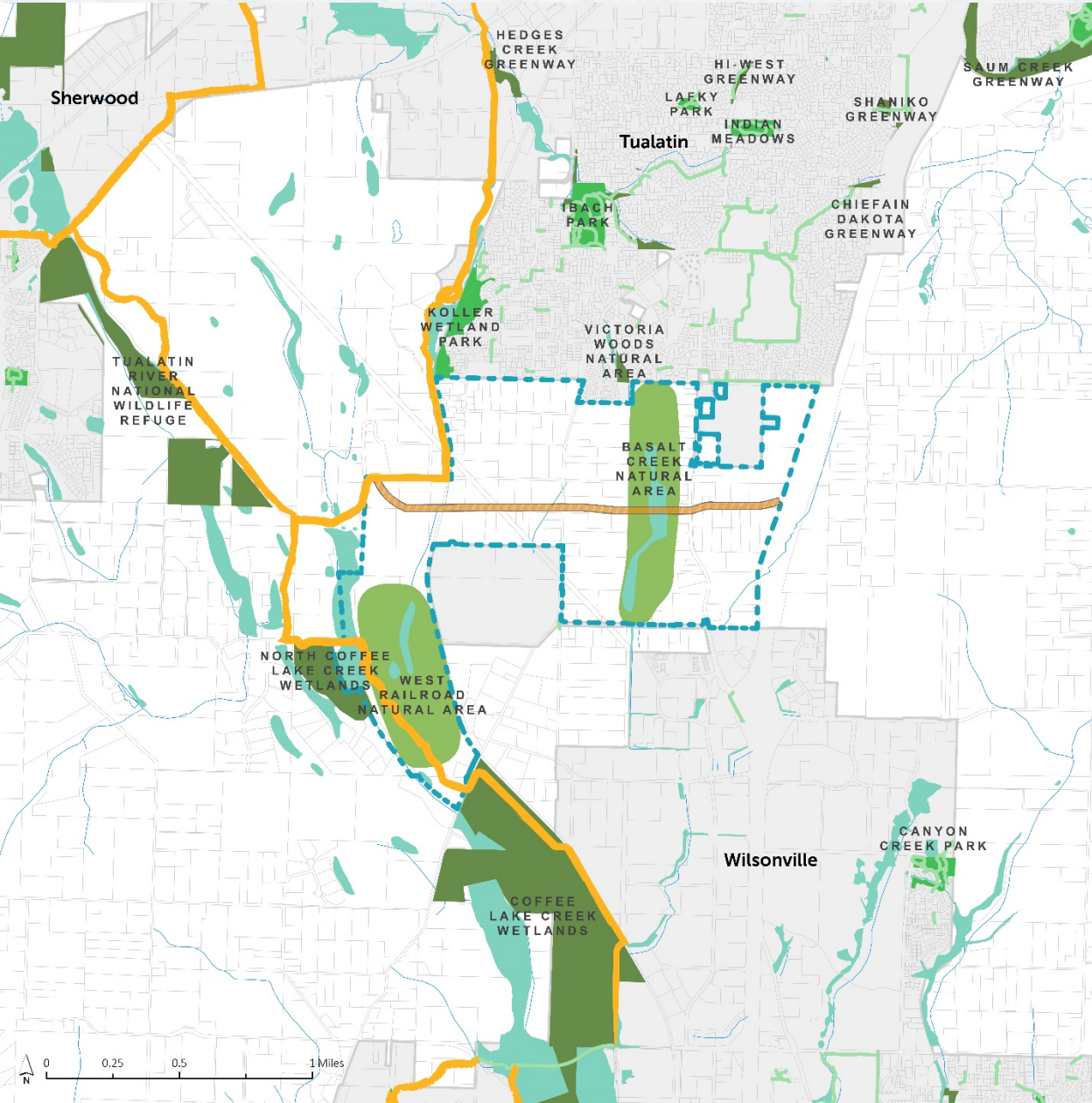
50%

E. Rarely or never

How often do you currently use transit?



Parks & Natural Areas



A variety of parks facilities and amenities are possible...



Neighborhood Park



15 to 20 acres

Pocket Parks



Less than an acre

Nature Interpretive Areas



Conservation Areas



Outdoor Education



Public Art



Which type of amenity would you like best in Basalt Creek?

31% A. Neighborhood Park

5% B. Pocket Parks

26% C. Nature Interpretive Areas

18% D. Conservation Areas

3% E. Outdoor Education

3% F. Public Art

15% G. Other / Not sure

Basalt Creek Concept Plan

CONCEPTS FOR PARKS & FACILITIES

WHAT TYPES OF PARK FACILITIES & AMENITIES WOULD YOU LIKE TO SEE IN THE BASALT CREEK AREA?

PLACE A DOT STICKER BELOW THE FACILITY AND/OR AMENITY YOU PREFER!



NEIGHBORHOOD PARK
15-20 ACRES



15



POCKET PARKS
< 1 ACRE



12



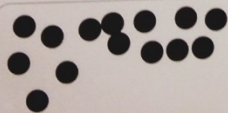
NATURE INTERPRETIVE
AREAS (E.G. CENTERS,
KIOSKS, OVERLOOKS)



8



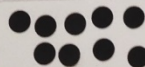
CONSERVATION AREAS



14



OUTDOOR EDUCATION



9

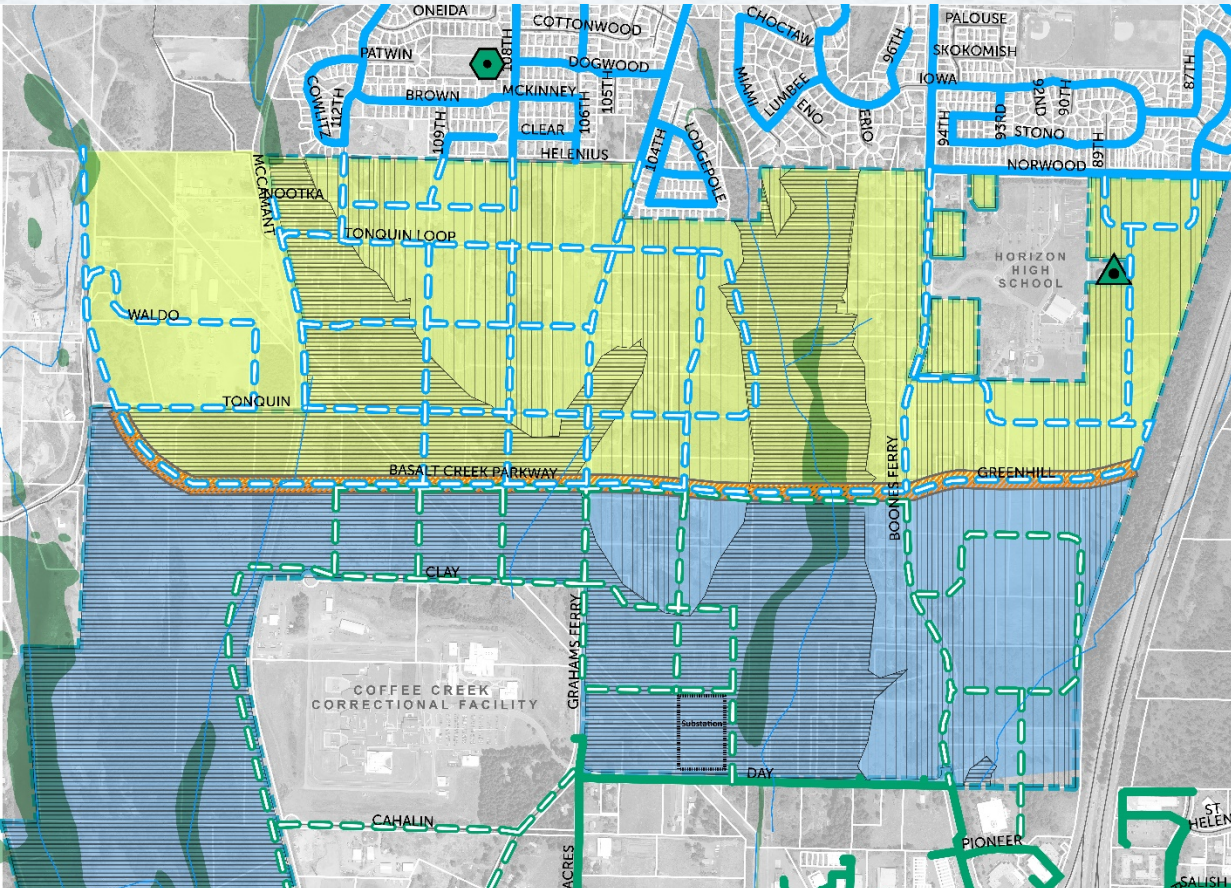


PUBLIC ART




4

Infrastructure: Water





 Planning Area

 Jurisdictional Boundary


 Taxlot


 Roads

 Pressure Zone B


 Pressure Zone C


Proposed


 Proposed Tualatin Water System

 Proposed Wilsonville Water System

Existing

 Existing Tualatin Norwood PS and Reservoirs

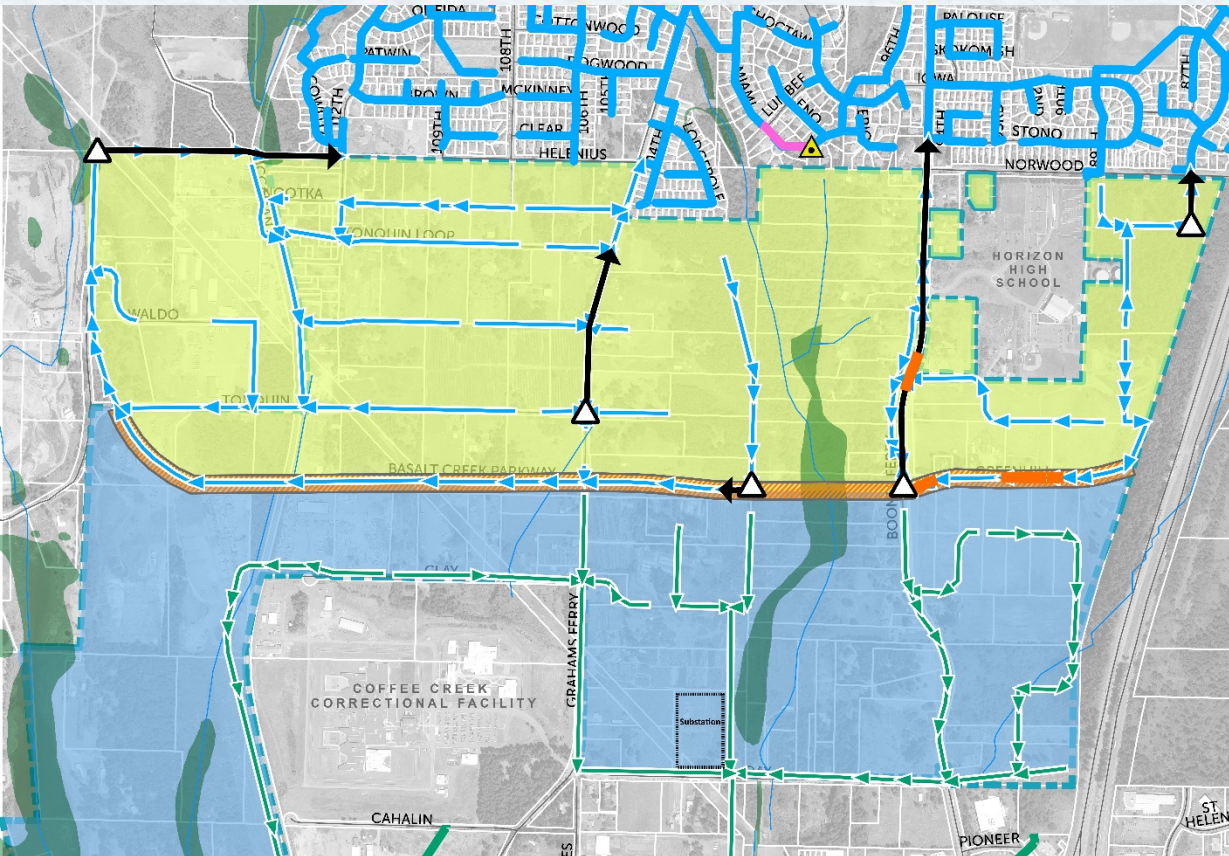
 Existing Tualatin ASR

 Existing Tualatin Water System






 Existing Wilsonville Water System







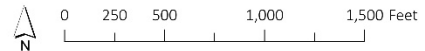
Infrastructure: Sanitary



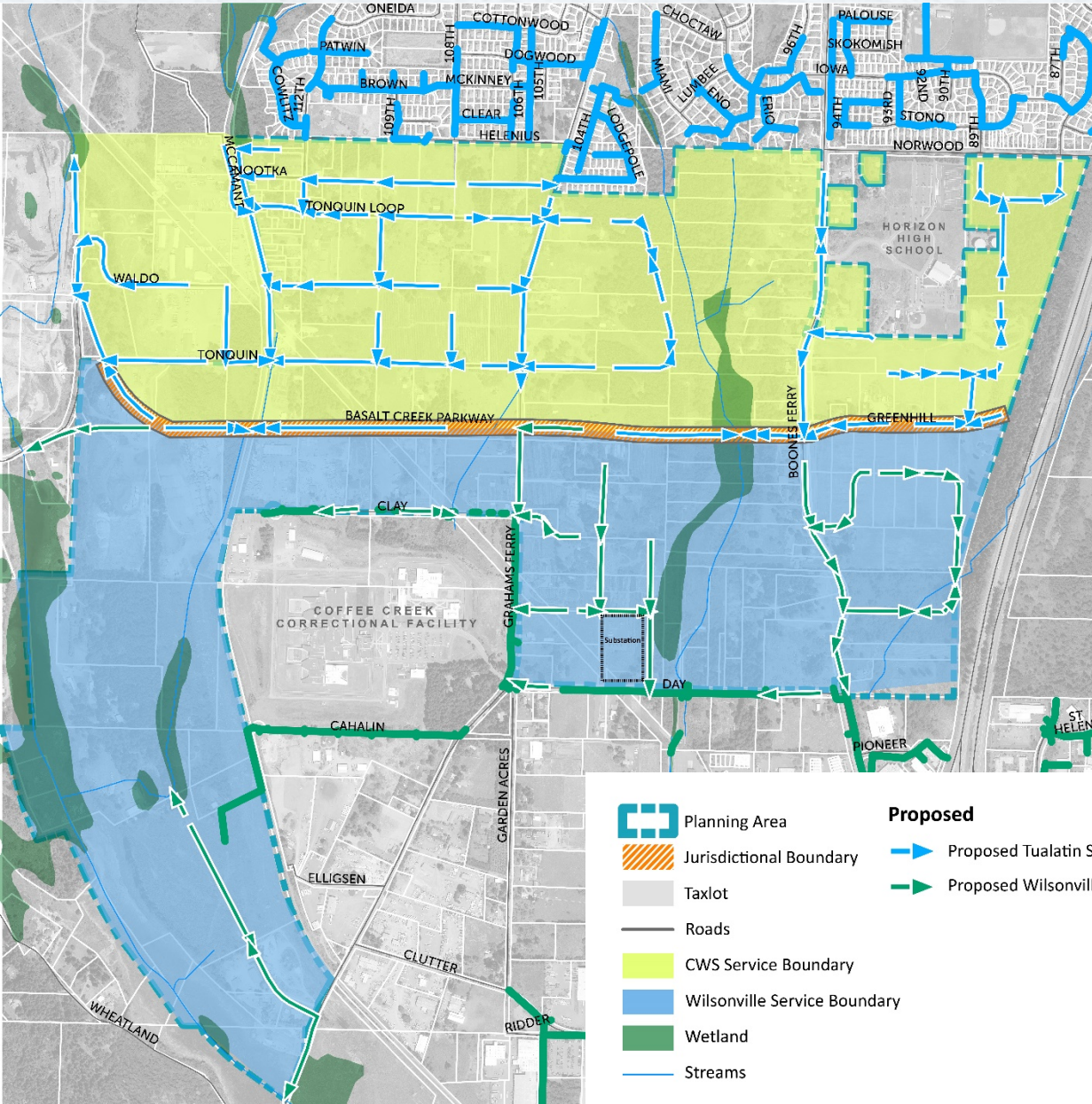
-  Planning Area
-  Jurisdictional Boundary
-  Taxlot
-  Roads
-  CWS Service Boundary
-  Wilsonville Service Boundary

- Proposed**
-  Proposed Pump Stations
 -  Deep Bore Segment (over 25' deep)
 -  Proposed Forcemains
 -  Proposed CWS Service System
 -  Proposed Wilsonville Service System



- Existing**
-  Existing CWS/Tualatin Pump Stations
 -  Existing CWS/Tualatin Gravity System
 -  Existing CWS/Tualatin Forcemains
 -  Existing Wilsonville System





Infrastructure: Stormwater



-  Planning Area
-  Jurisdictional Boundary
-  Taxlot
-  Roads
-  CWS Service Boundary
-  Wilsonville Service Boundary
-  Wetland
-  Streams

- Proposed**
-  Proposed Tualatin Stormwater System
 -  Proposed Wilsonville Stormwater System

- Existing**
-  Existing Tualatin Stormwater System
 -  Existing Wilsonville Stormwater Mainlines



What will be in the Concept Plan?

- The planning process
- Considerations for success
- Land use plan
- Service plan for water, stormwater and sewer
- Transportation plan
- Implementation strategies

Next Steps

- Team is working on the Draft Concept Plan
- Present Draft for Council Feedback
- Finalize Concept Plan

- Additional Documents that will be developed:
 - Metro Regional Framework Plan Memo
 - Draft Comprehensive Plan Amendment for Wilsonville
 - Draft Comprehensive Plan Amendment for Tualatin
 - Intergovernmental Agreements for a variety of topics

Thank You!

Further questions or comments:

www.basaltcreek.com

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