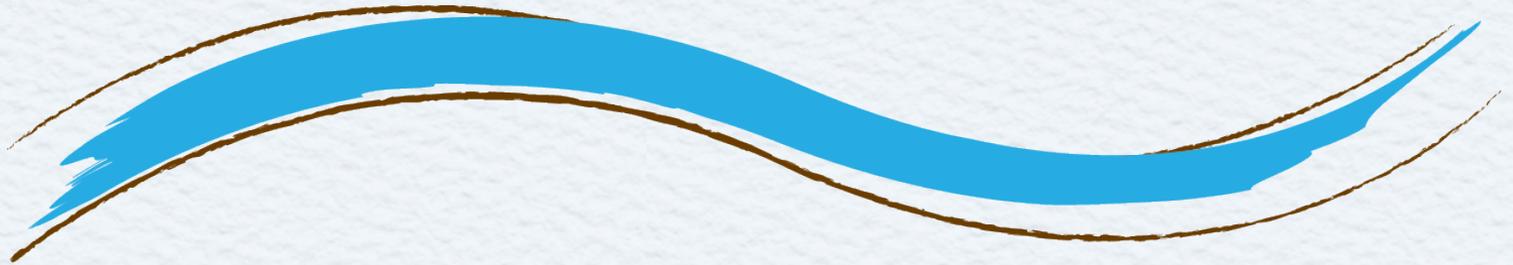


Basalt Creek  
concept Plan



**Concept Plan  
Open House**

April 28, 2016

# Tonight's Agenda

**Project  
Update –  
Draft  
Concept  
Plan**

**1**

**Interactive  
Polling –  
Give your  
feedback!**

**2**

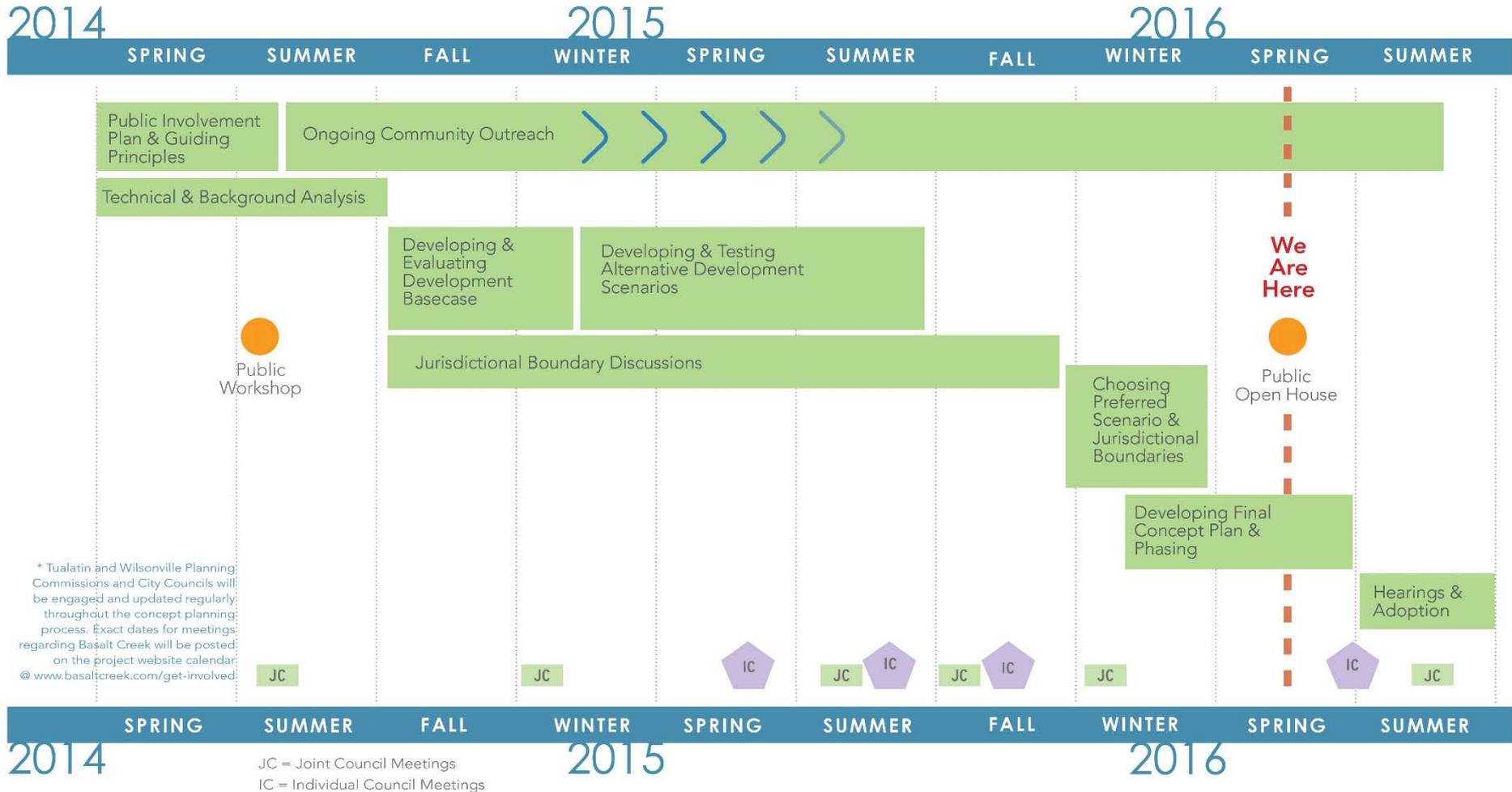
**Question  
&  
Answer**

**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](http://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)

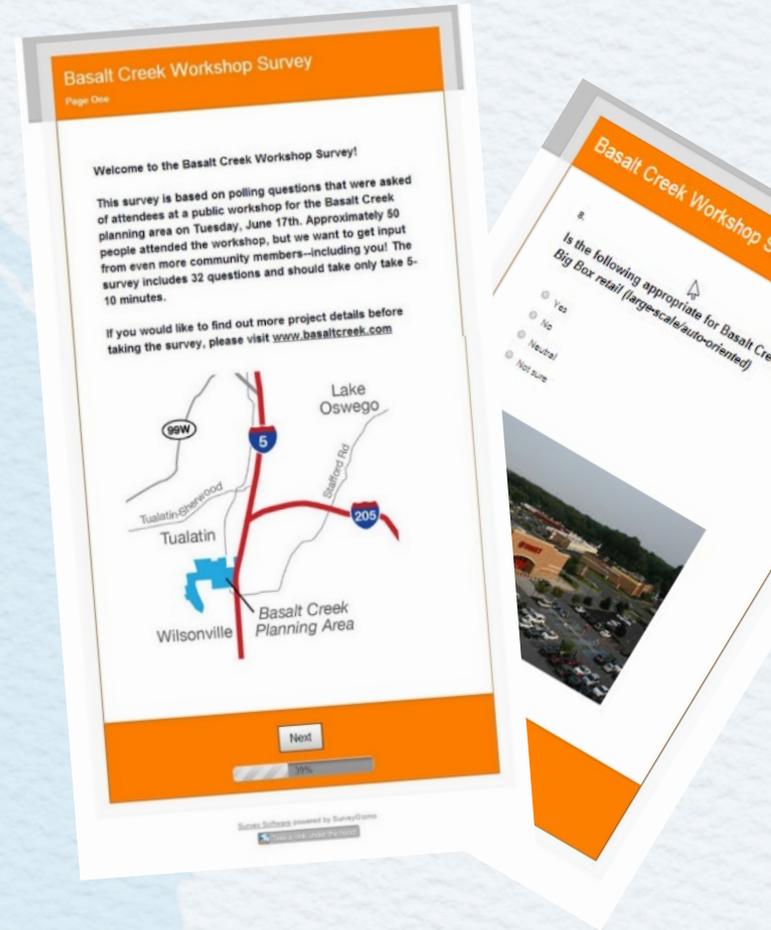
- 40 attended
- Wide range of ideas
- Housing to the north, industrial to south
- Protect existing neighborhoods
- Open to a range of employment and commercial uses
- Appropriate transitions between land uses



# 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*

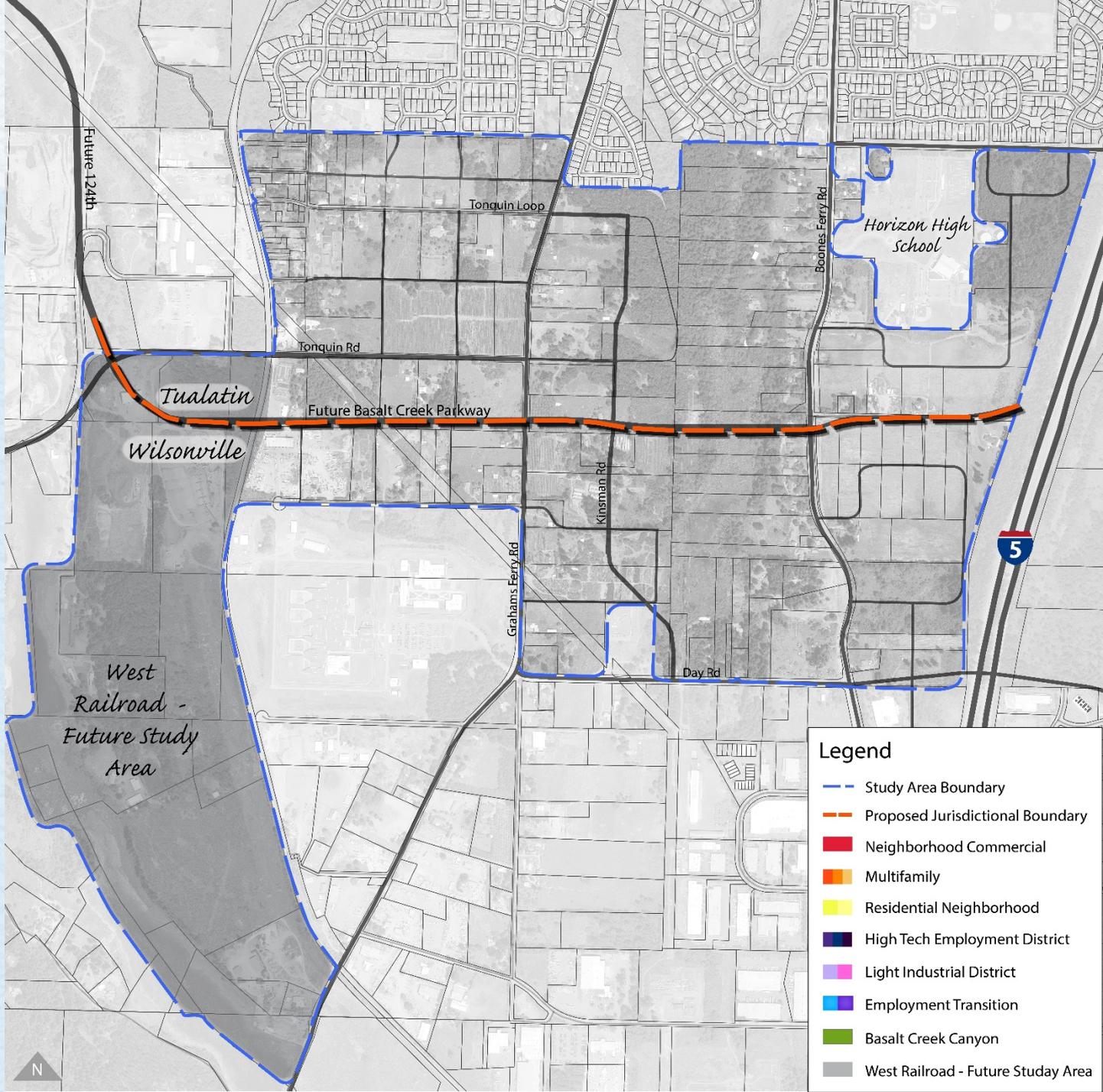
# Themes from Joint Council

- 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



Preferred boundary subject to the Considerations for Success

- ### 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

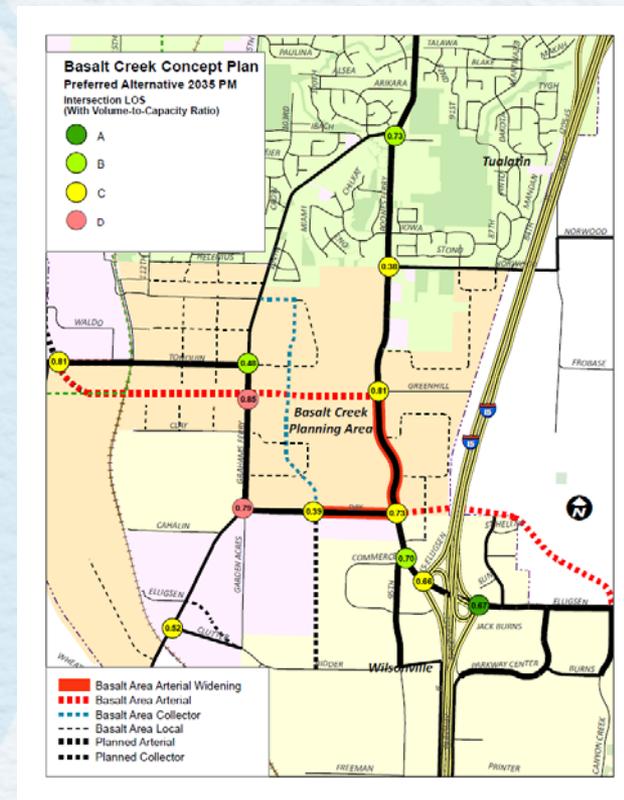
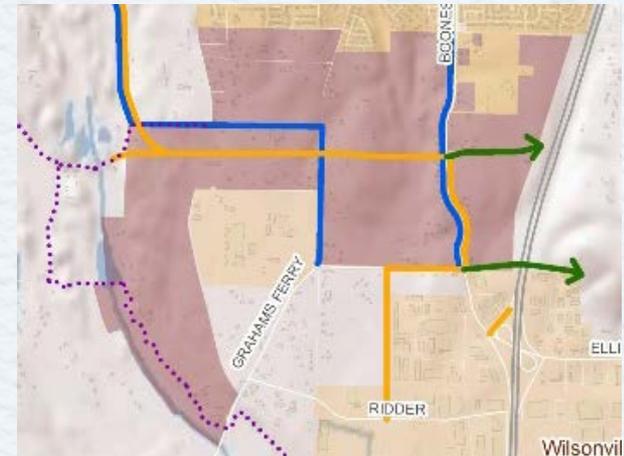
# Ten Considerations for Success

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

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

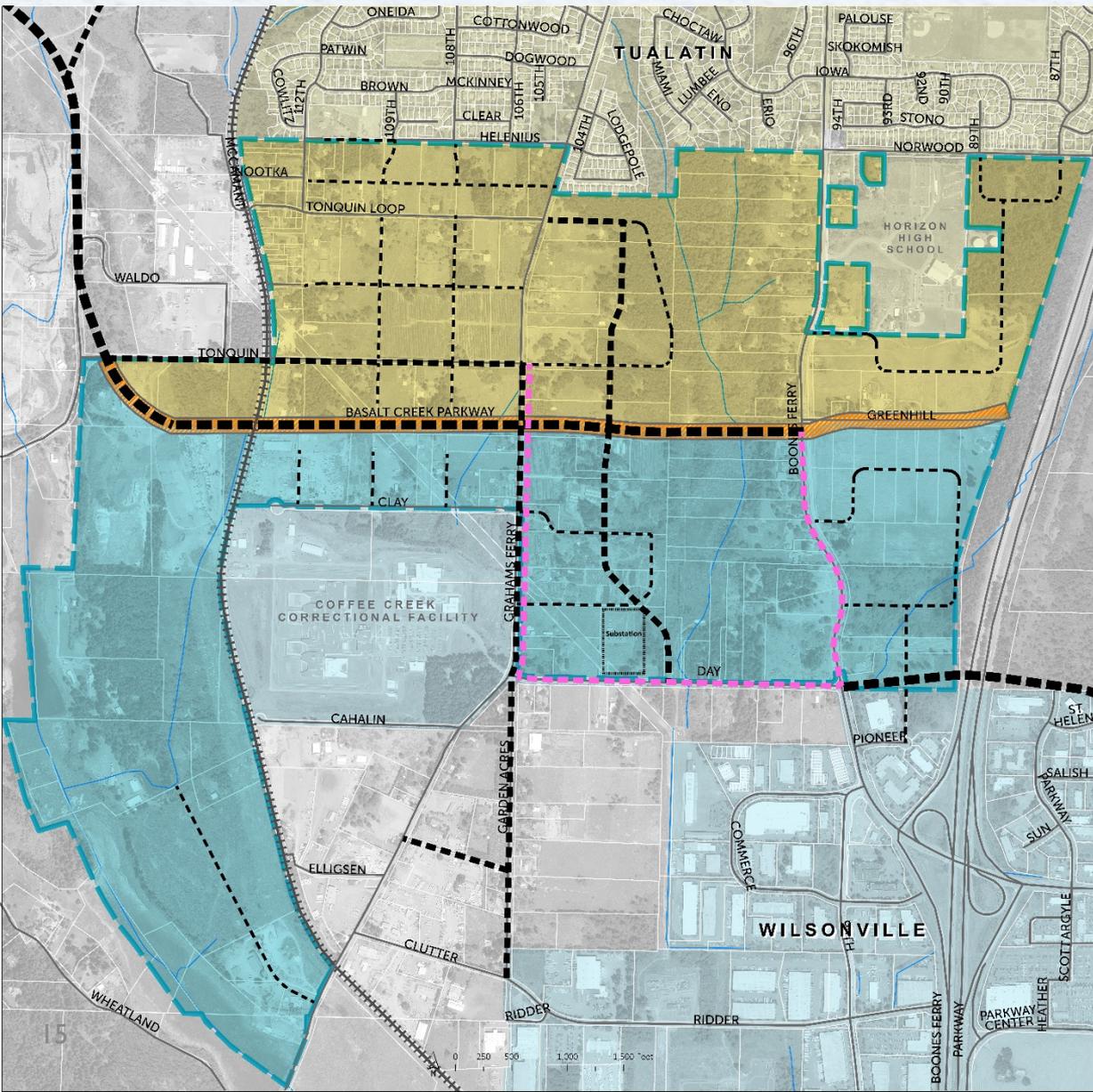


# Ten Considerations for Success

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.



# Road Network Concept

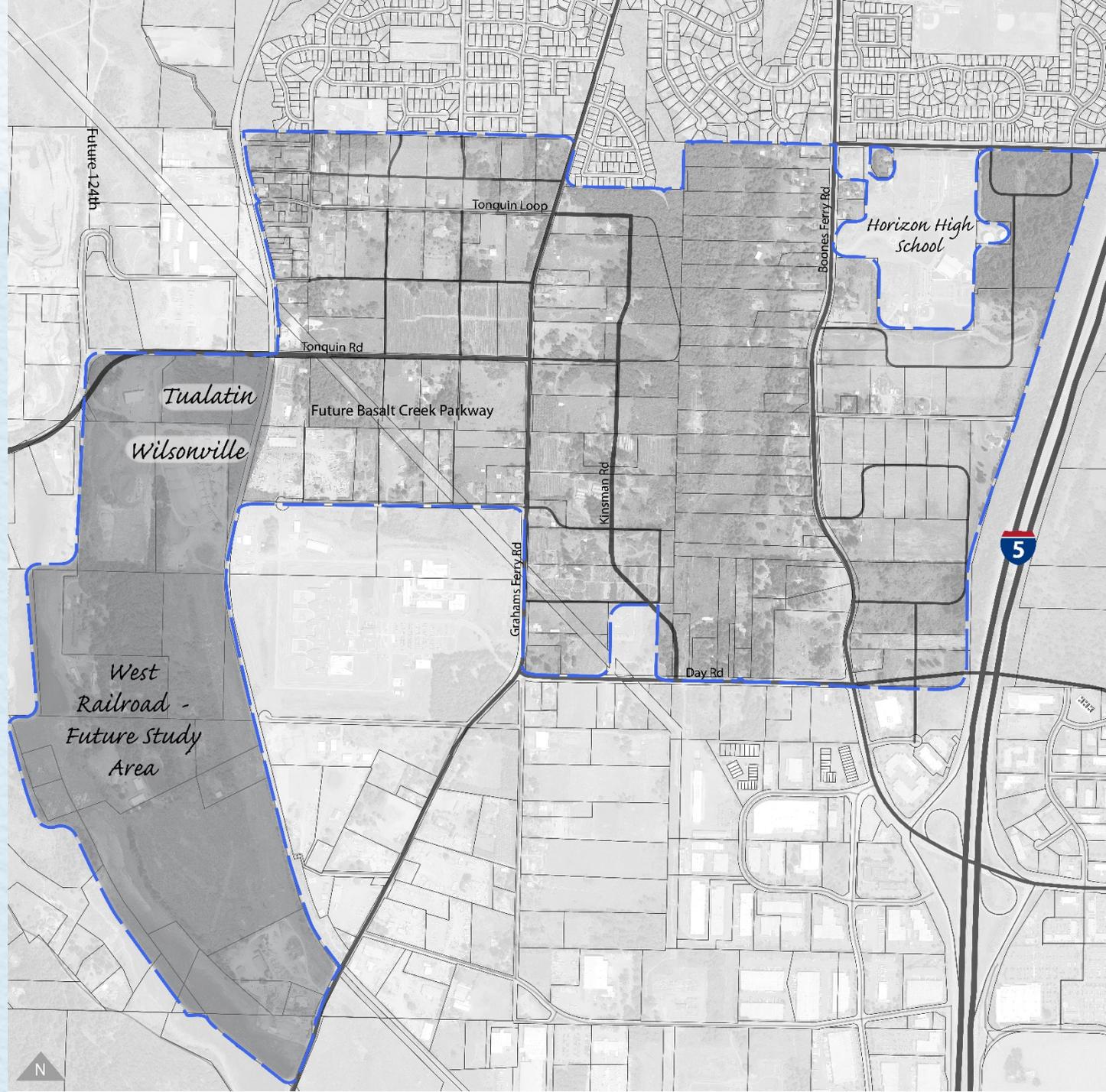


-  Planning Area
-  Jurisdictional Boundary\*
-  Current Tualatin Boundary
-  Current Wilsonville Boundary
-  Future Tualatin Boundary
-  Future Wilsonville Boundary
-  Taxlot
-  Existing Roads
-  WES Commuter Rail
-  Arterial
-  Collector
-  Local
-  Collector Widening

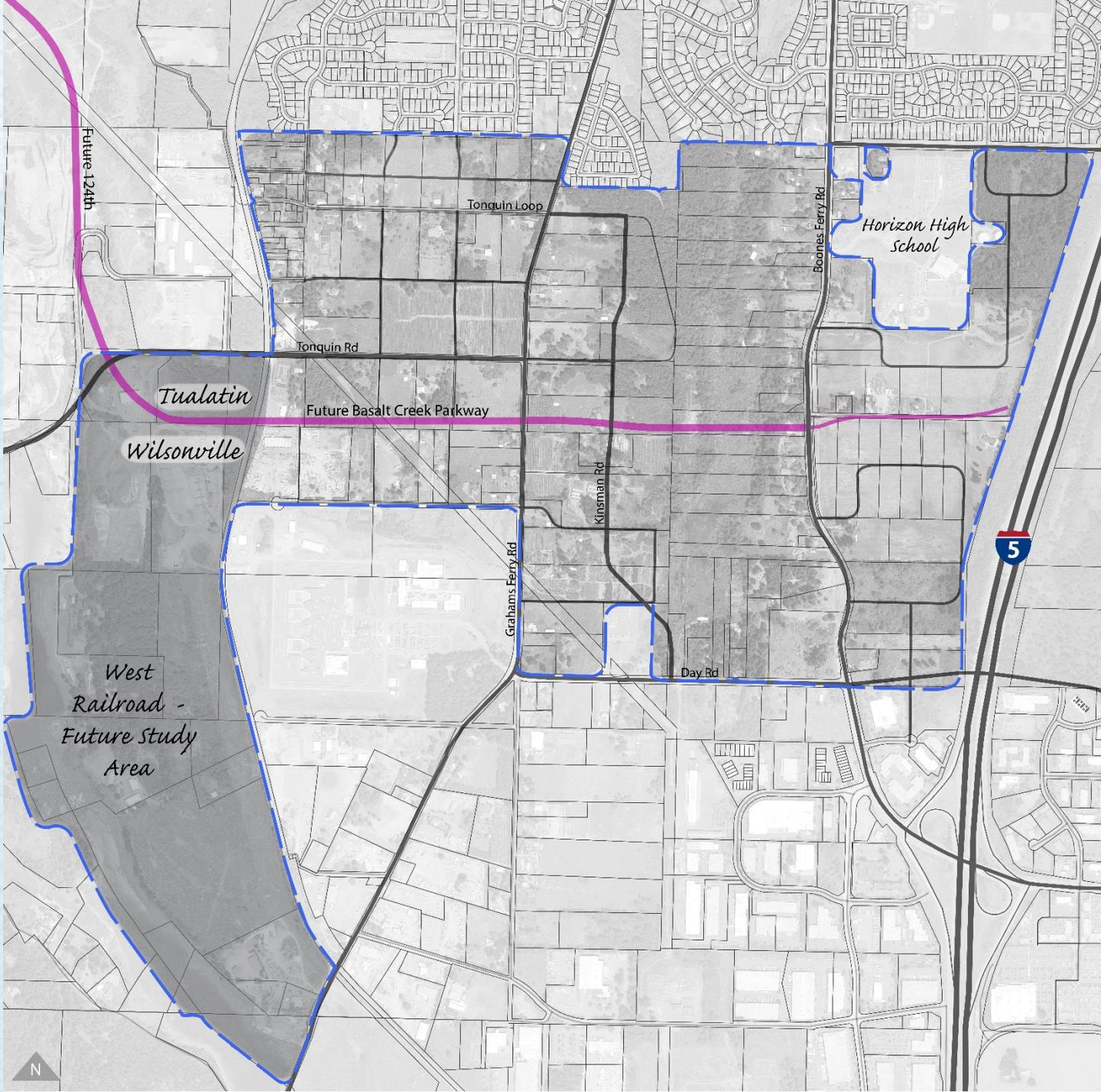
\*Subject to Considerations for Success

## Study Area Boundary

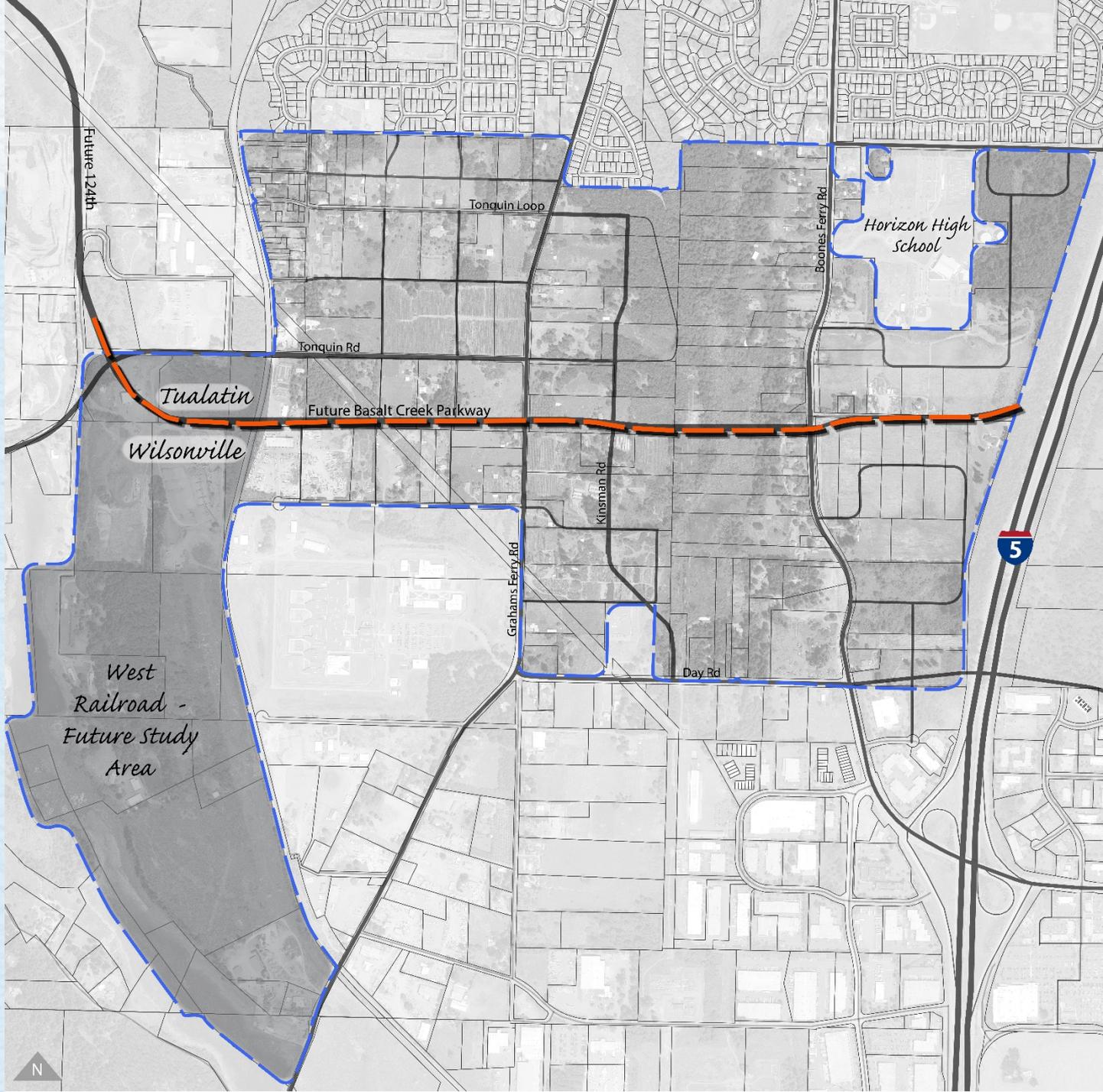
- Basalt Creek
- West Railroad Future Study Area



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

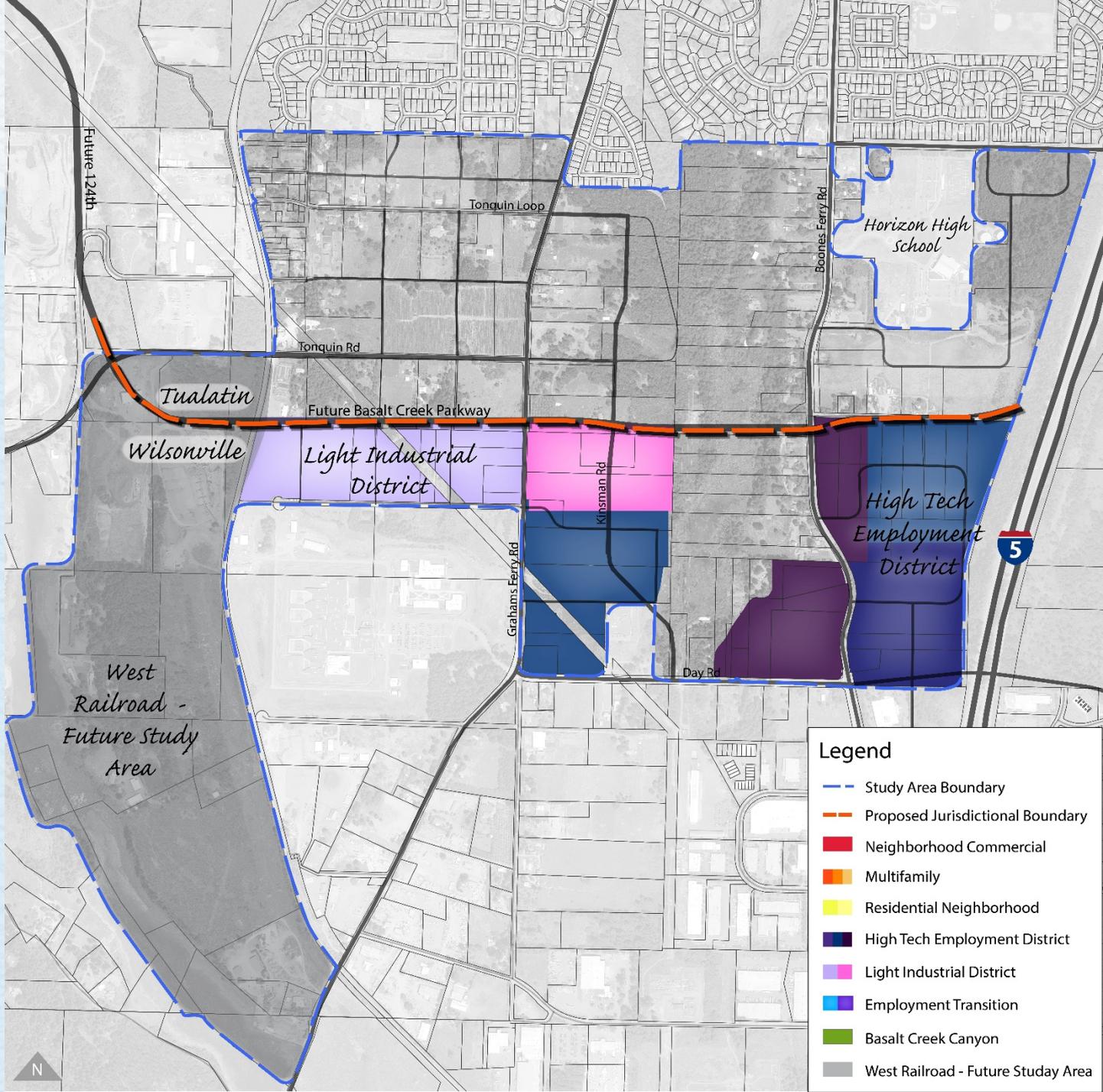


- Proposed Jurisdictional Boundary follows Basalt Creek Parkway



# Wilsonville Land Uses

- Light Industrial
- High Tech Employment



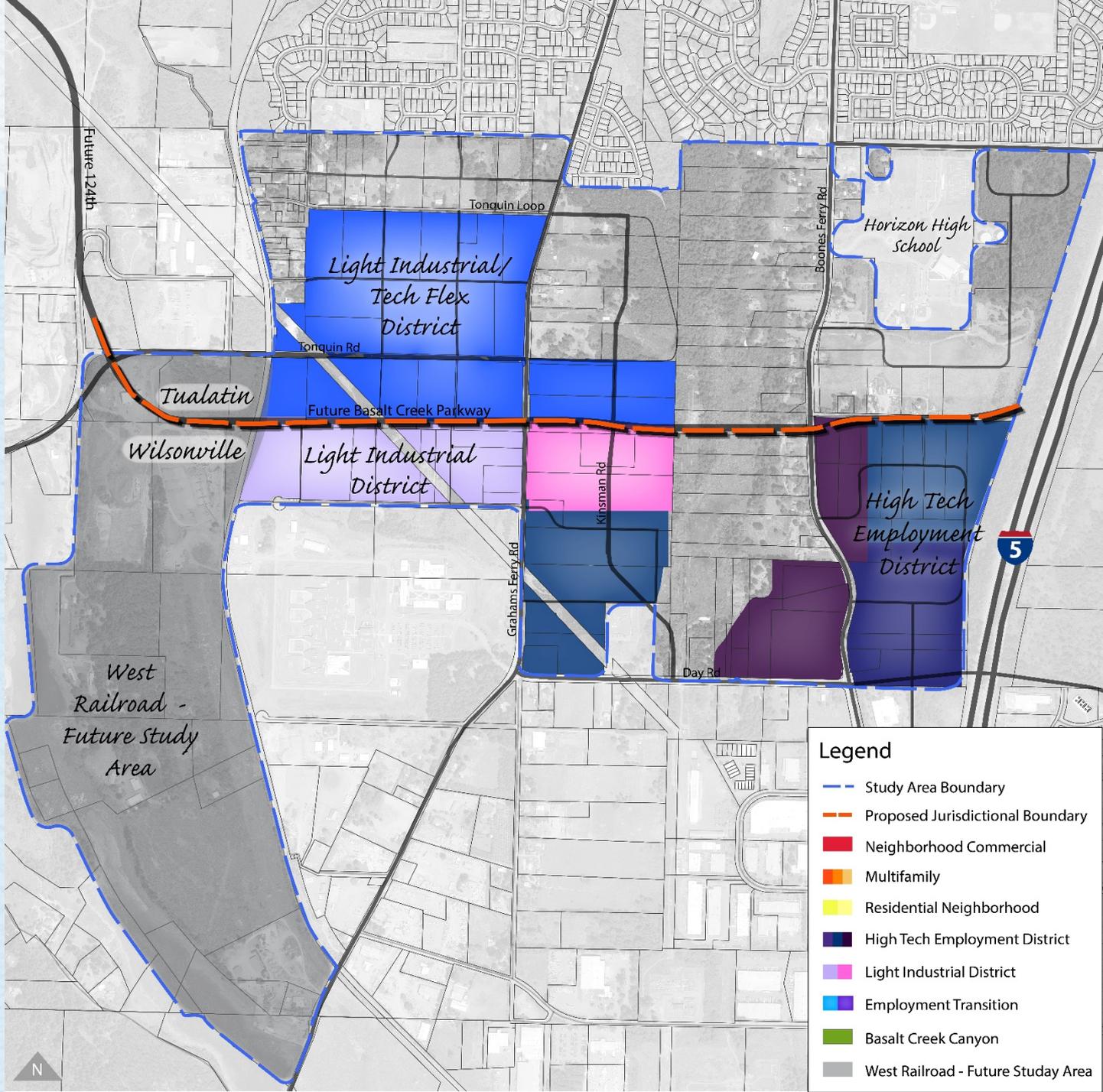
## Tualatin Land Uses

- Light Industrial and Tech Flex

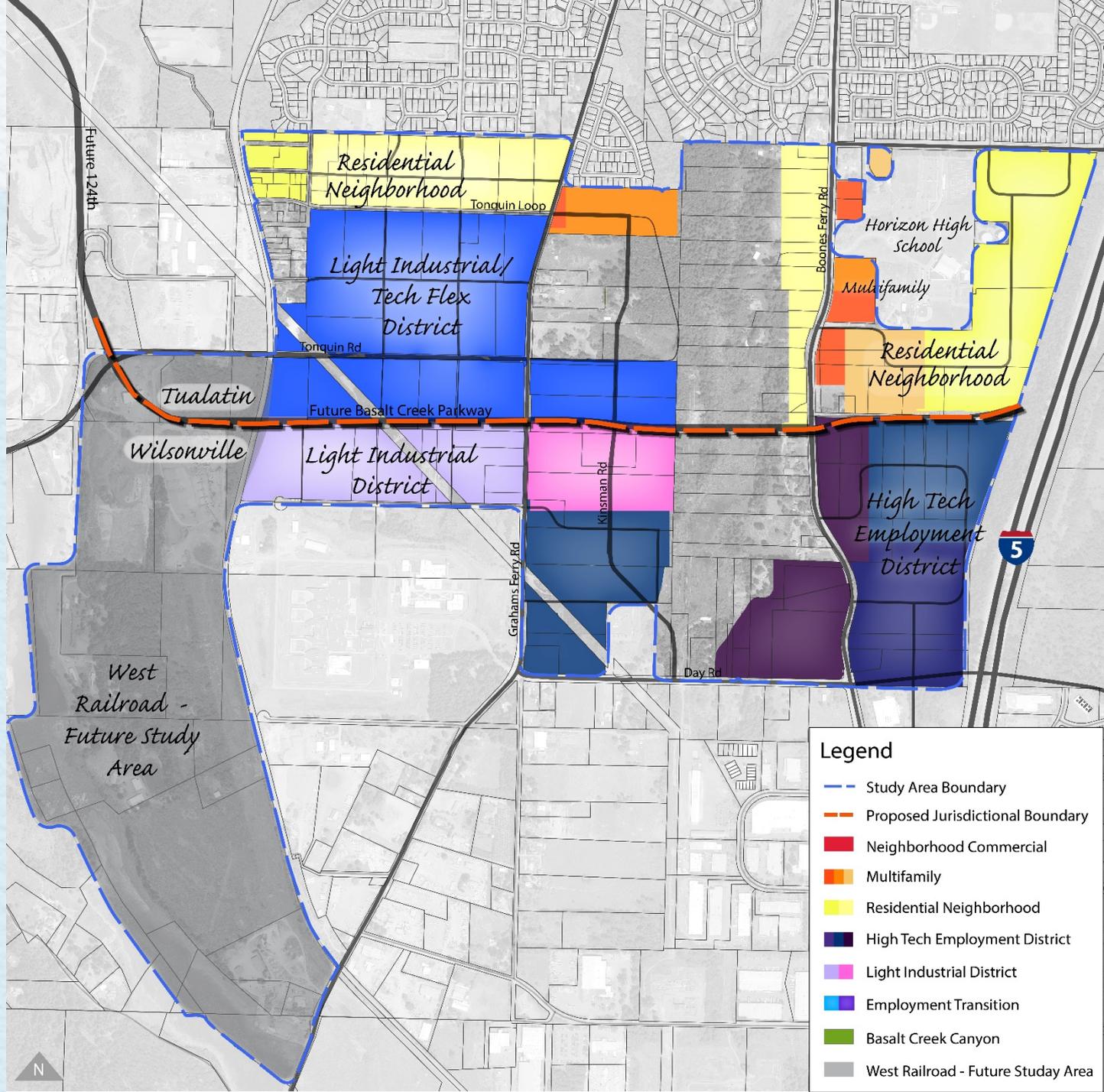
## Wilsonville Land Uses

- Light Industrial
- High Tech Employment

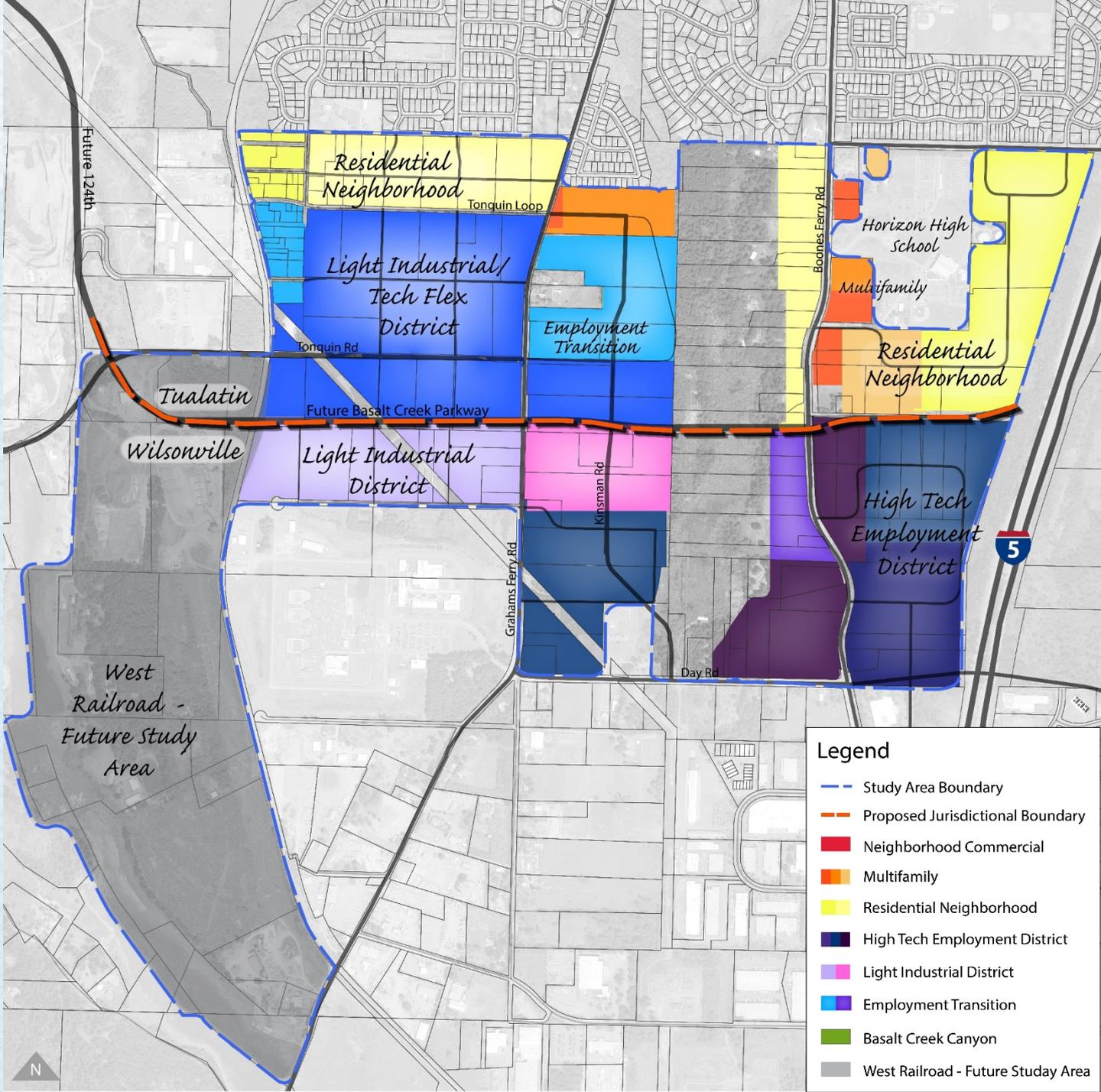
Placement based on land suitability



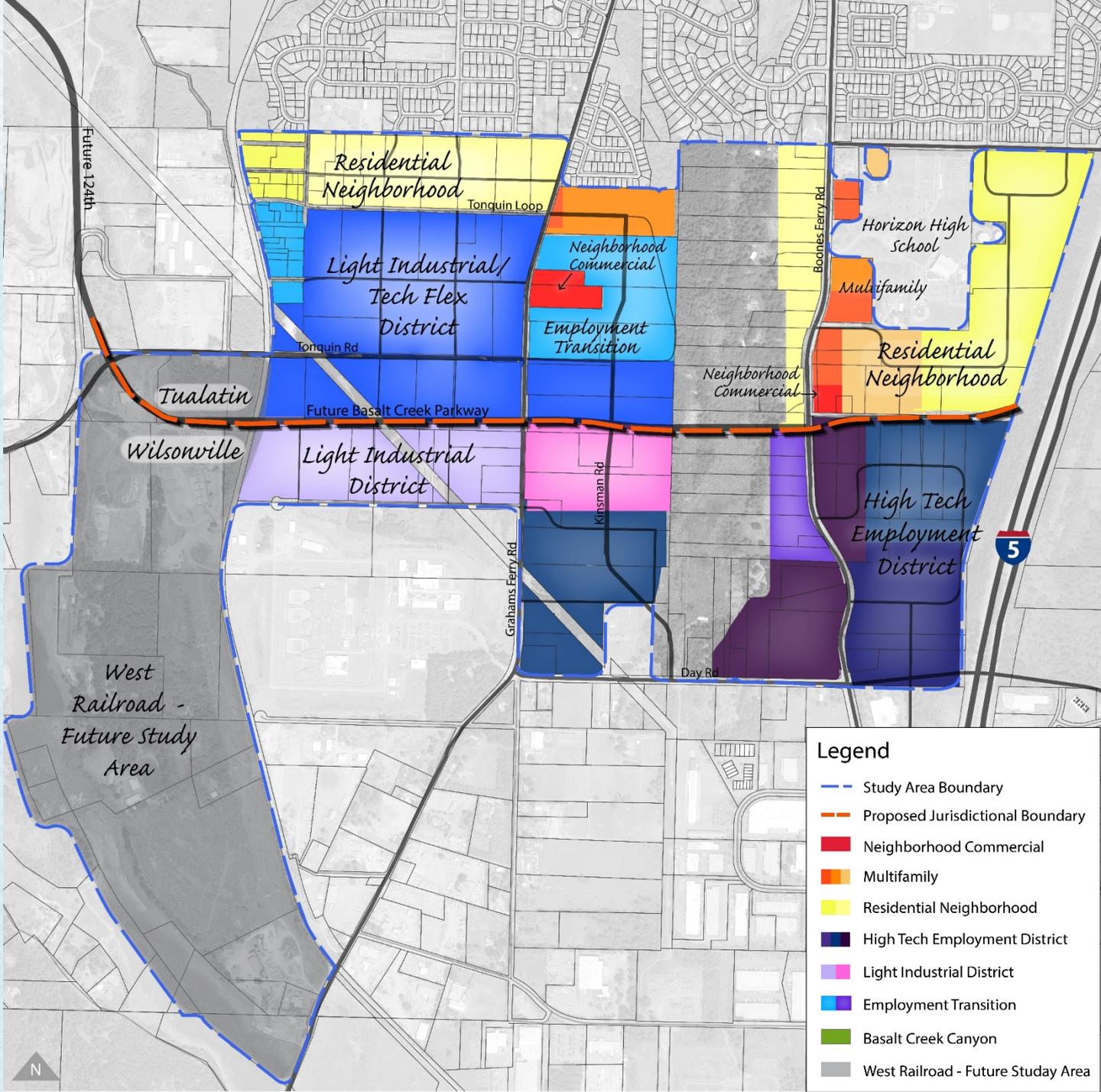
- **Housing to the north:** Buffers existing residential in the City of Tualatin



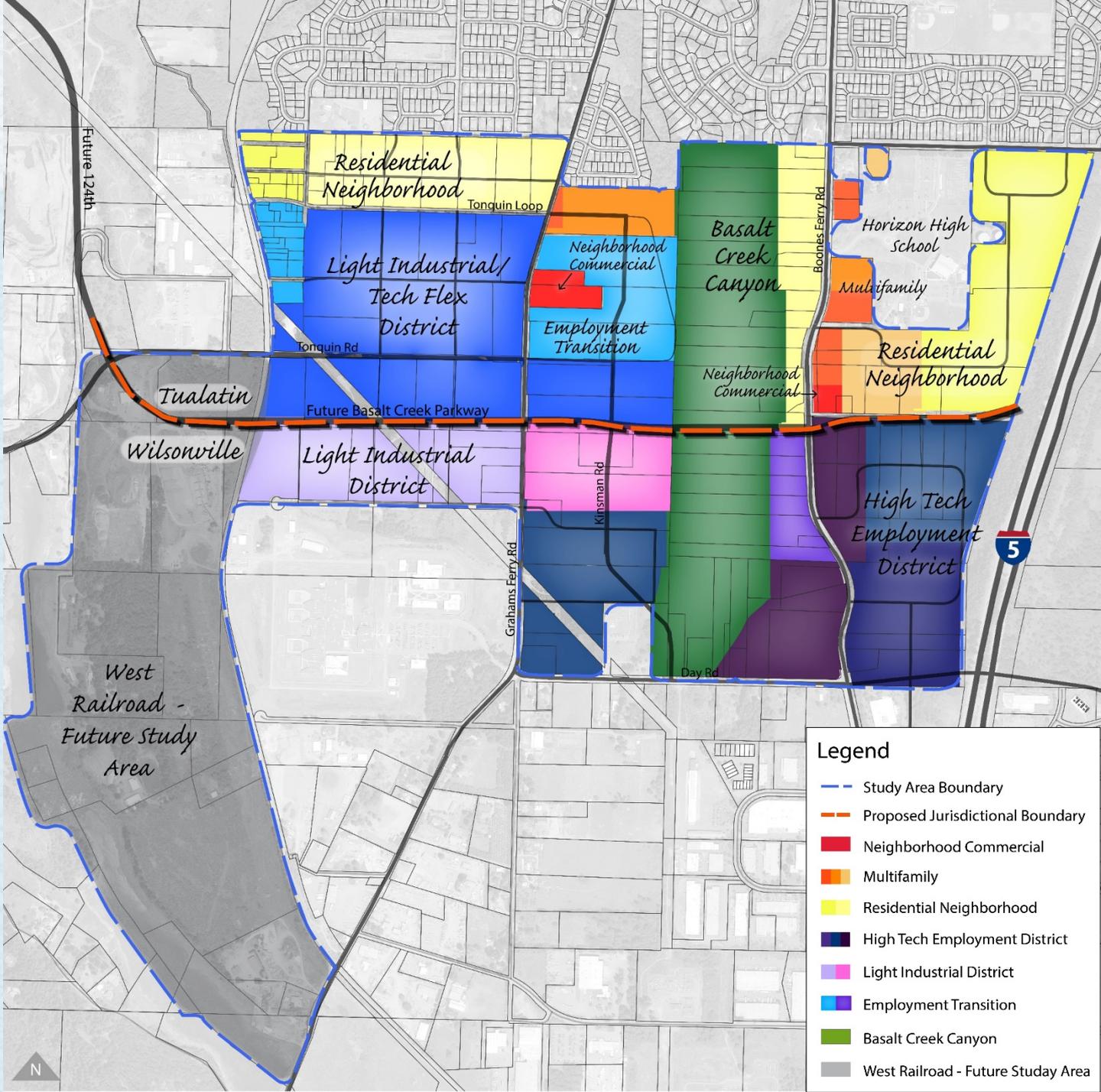
- **Employment Transition:**  
Buffers new residential



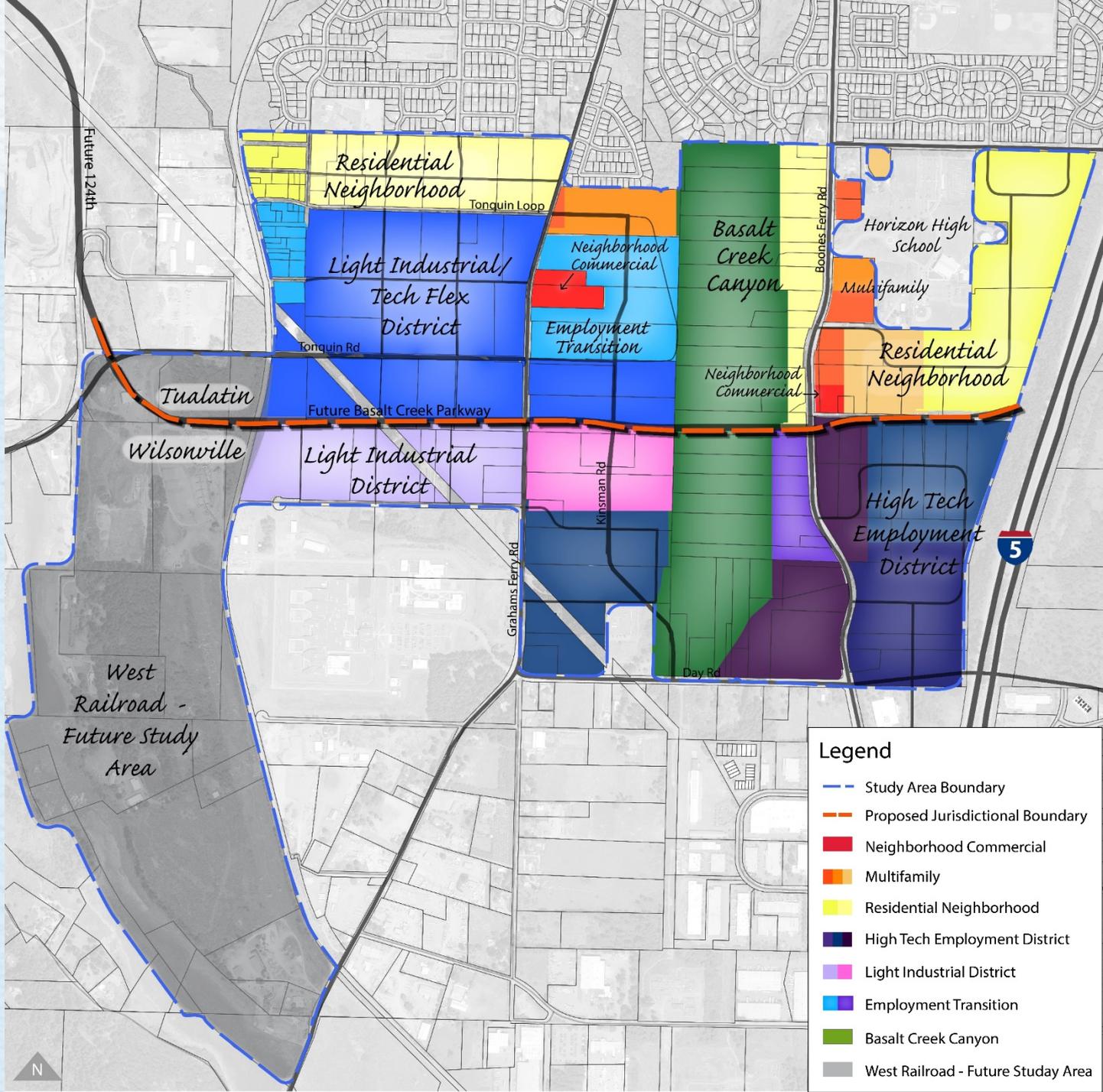
- **Small Retail Node:** Serves local residents & workers



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



# Basalt Creek Land Use Concept Map

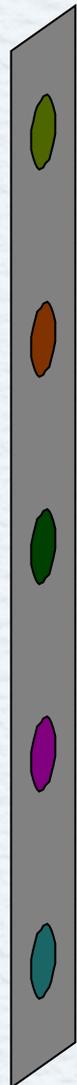


# Instant Polling

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

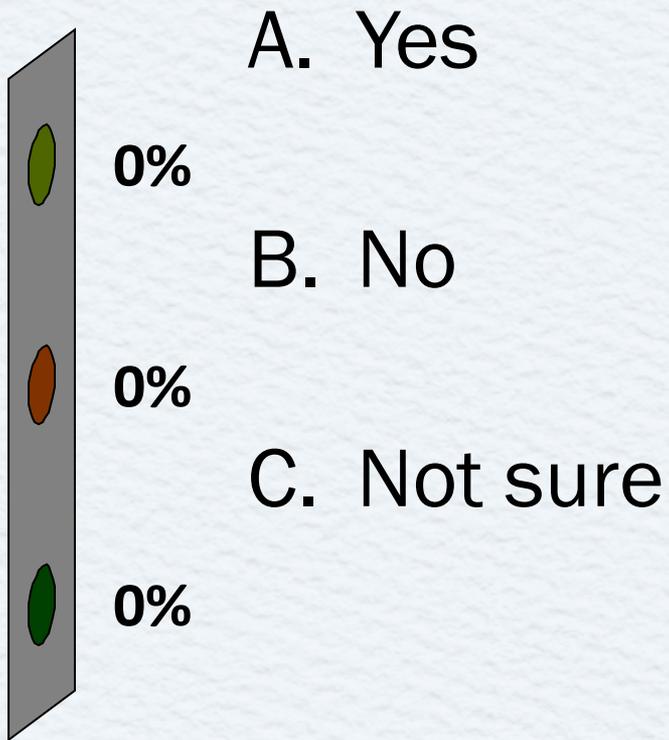


# Which superpower would you rather have?

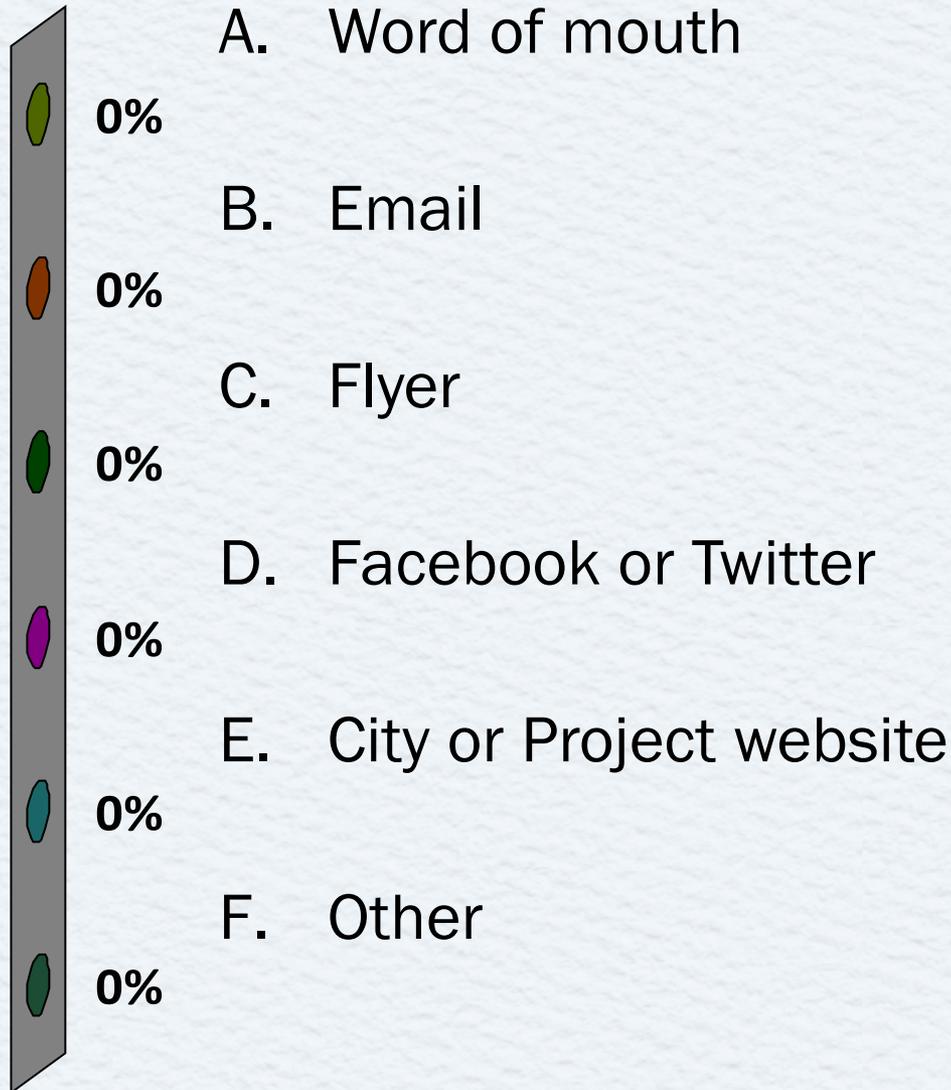


- 0% A. Superhuman strength
- 0% B. Invisibility
- 0% C. Time travel
- 0% D. Ability to fly
- 0% E. Never need to sleep
- 0% F. None – I like life as a human!

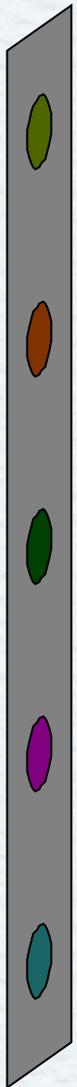
# Have you been involved in the Basalt Creek project before today?



# How did you hear about today's event?



# What is your age?



A. Under 18

0%

B. 19-30

0%

C. 31 - 55

0%

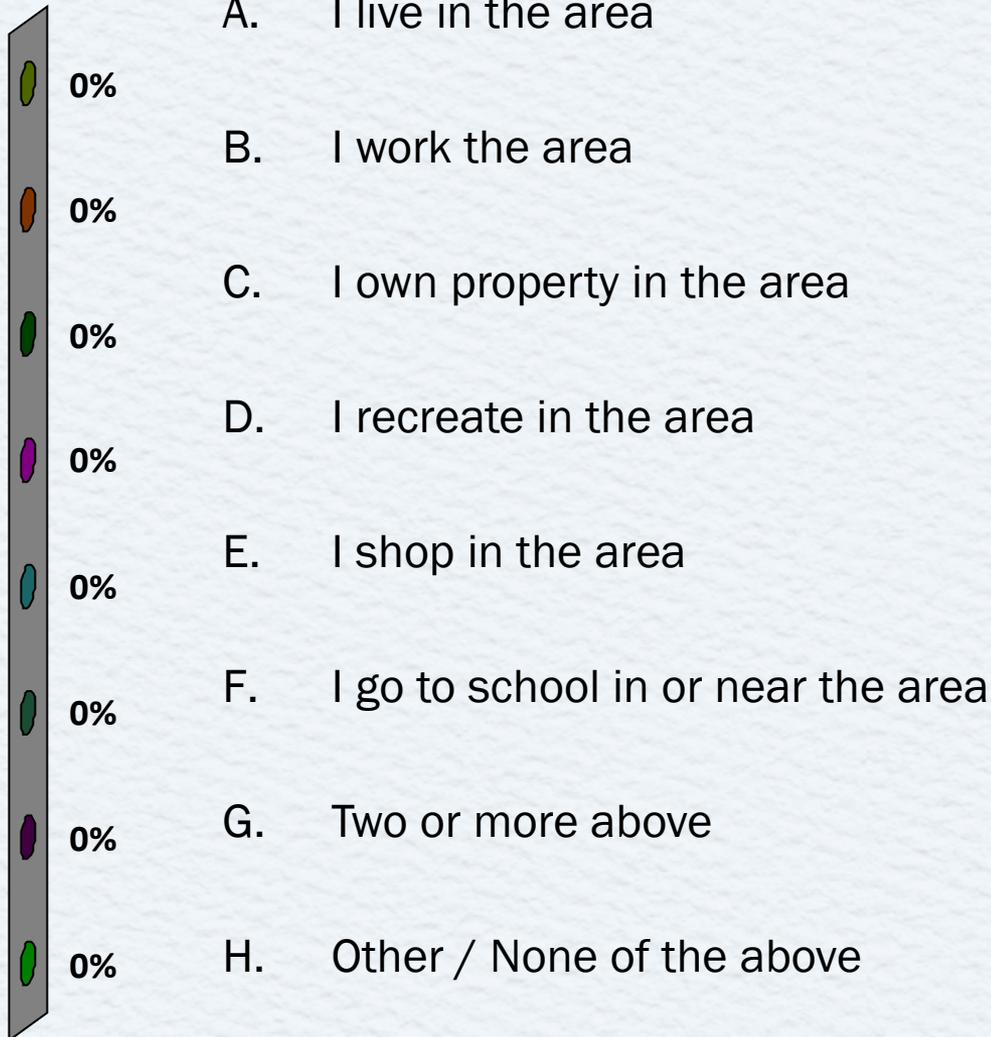
D. 56 - 70

0%

E. 71 or older

0%

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



# Where do you live?



0%

A. The Basalt Creek planning area

0%

B. Tualatin

0%

C. Wilsonville

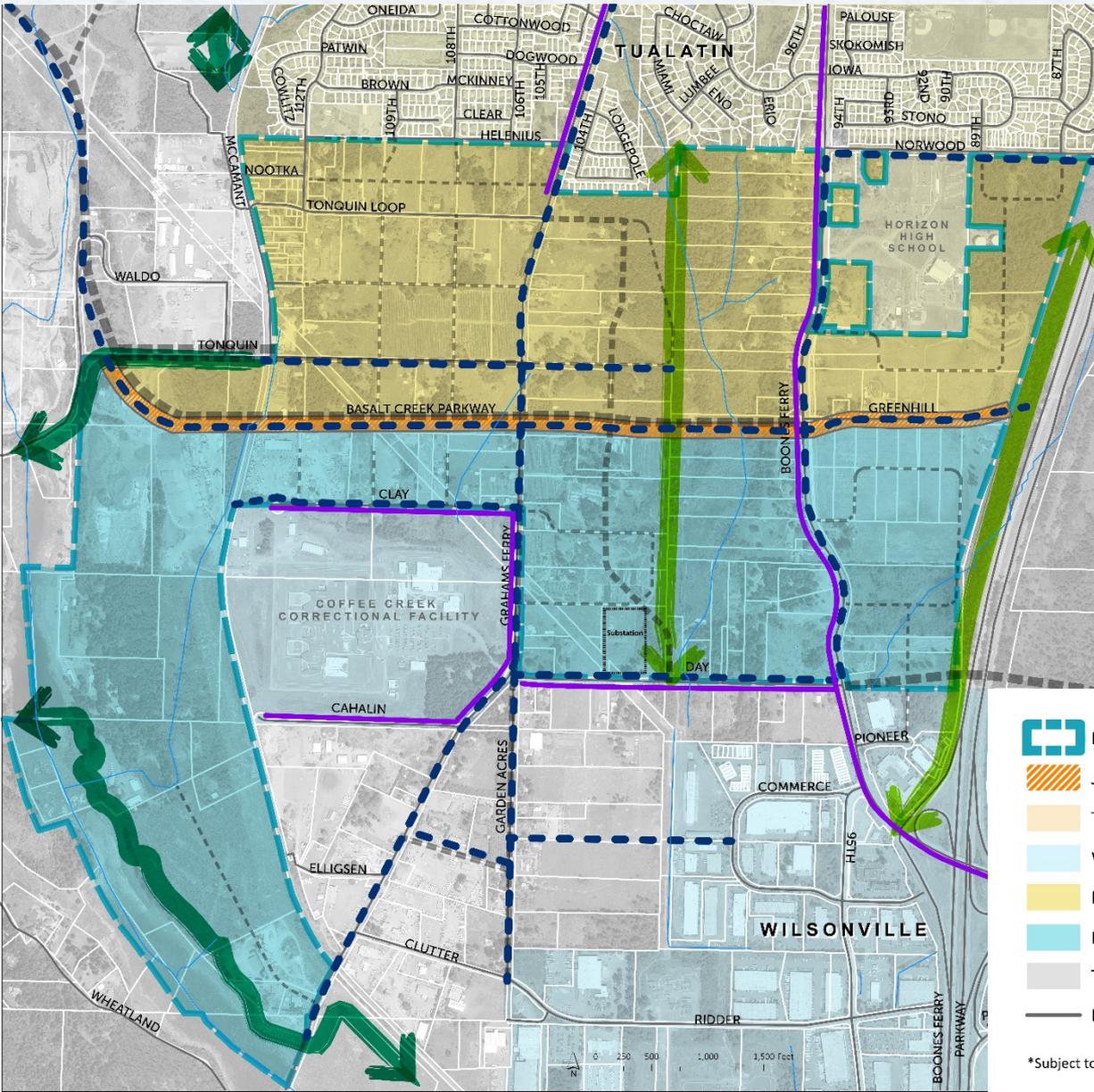
0%

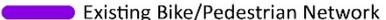
D. Other

# 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)

- 0% A. Commuting to and from work
- 0% B. To get to transit (bus or WES)
- 0% C. To run errands
- 0% D. For exercise or recreation
- 0% E. To access recreation / natural areas
- 0% F. Other / Not sure

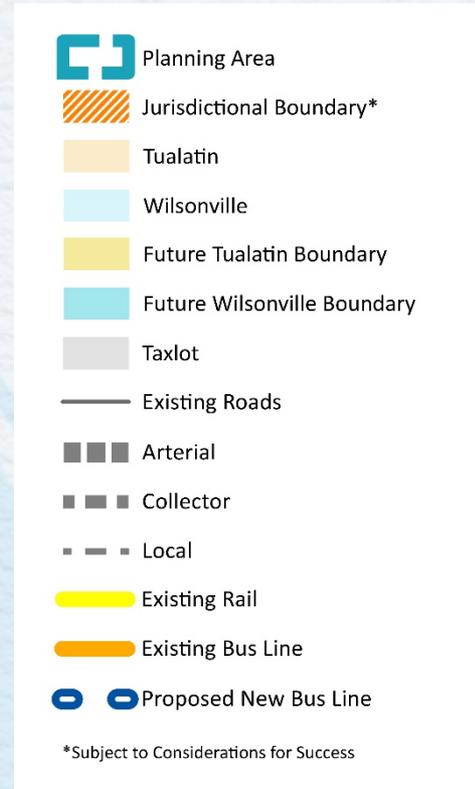
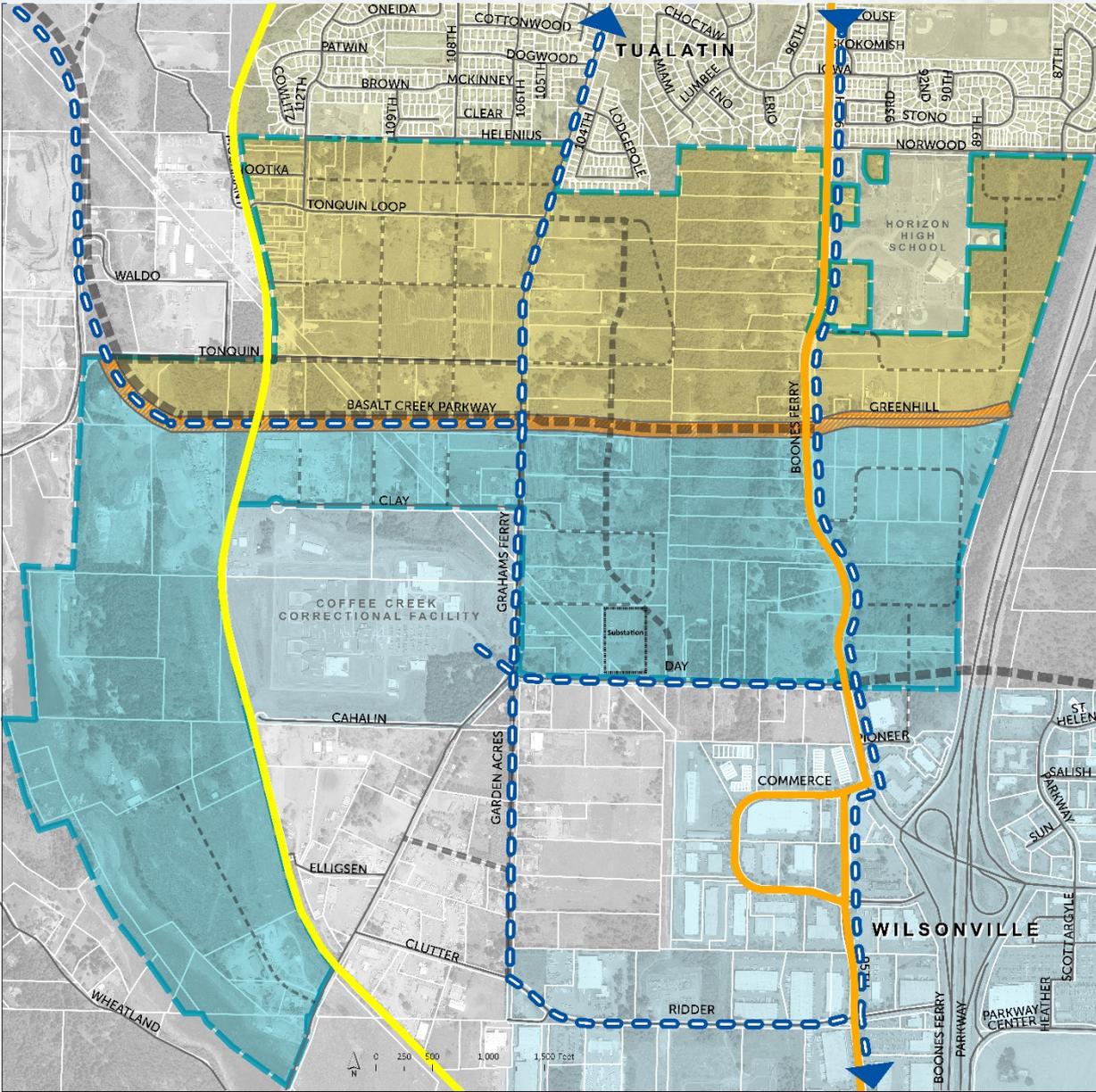
# How often do you think you would walk or bike in Basalt Creek in the future?

- 0% A. Daily
- 0% B. At least once a week
- 0% C. At least once a month
- 0% D. Less than once a month
- 0% E. Rarely or never

# How often do you currently walk or bike?

- 0% A. Daily
- 0% B. At least once a week
- 0% C. At least once a month
- 0% D. Less than once a month
- 0% E. Rarely or never

# Transit Network



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

- 0% A. To commute to and from work
- 0% B. To run errands
- 0% C. To visit Bridgeport Village
- 0% D. To visit the Wilsonville Town Center
- 0% E. To get kids to and from school
- 0% F. Other / Not sure

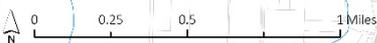
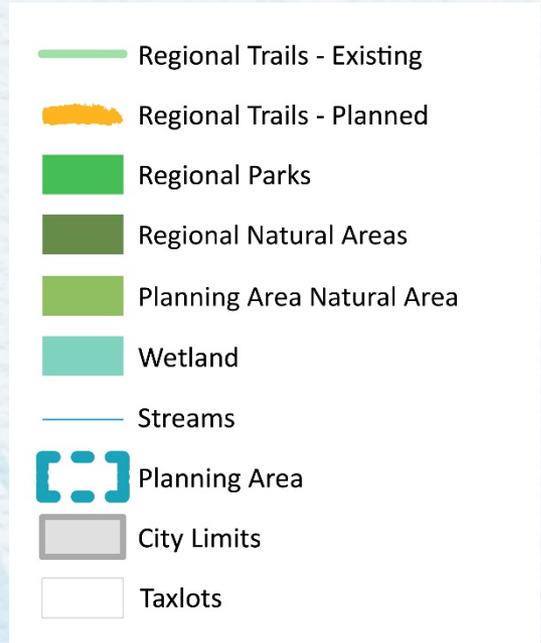
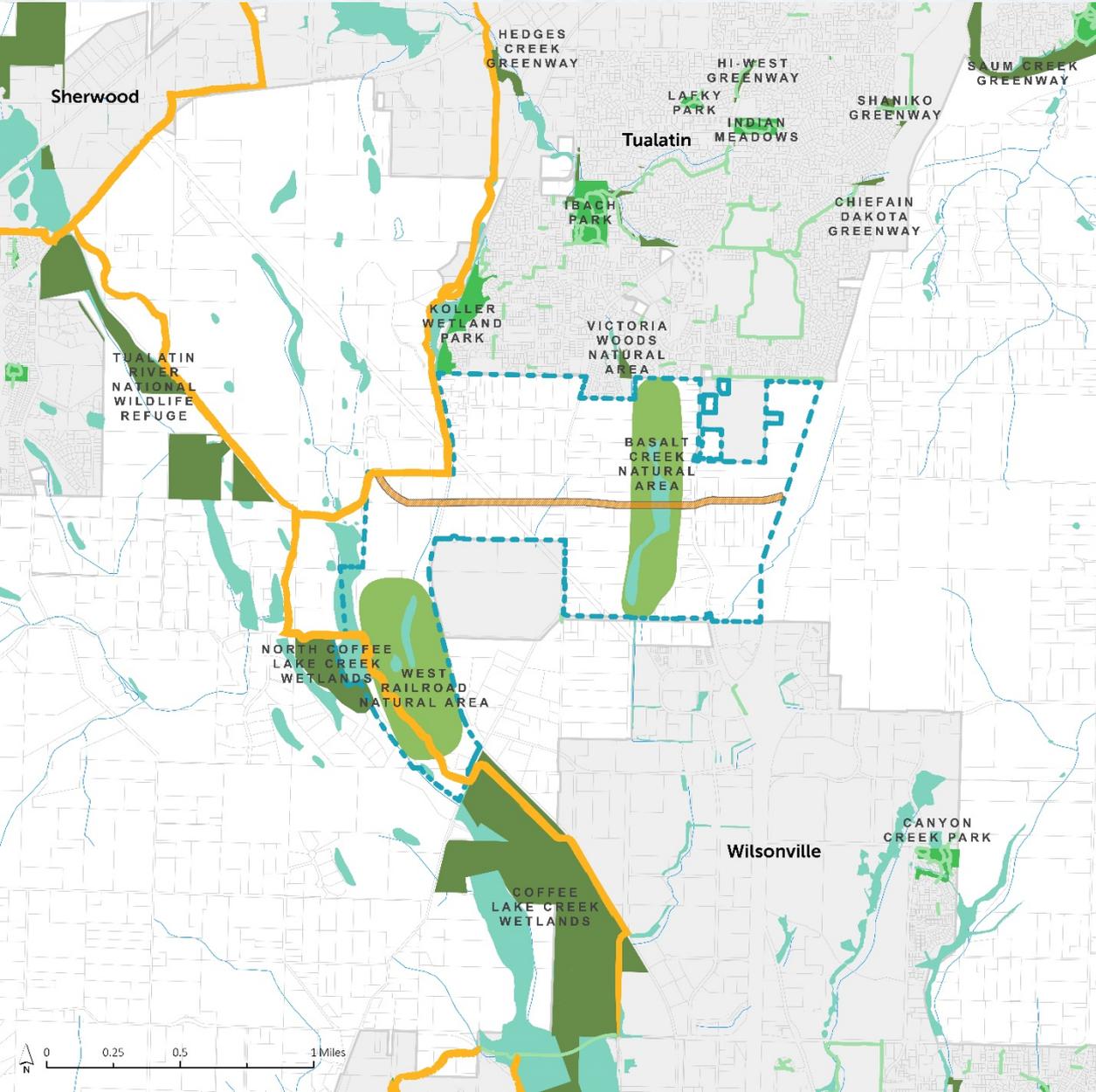
# How often do you think you would use transit in Basalt Creek in the future?

- 0% A. Daily
- 0% B. At least once a week
- 0% C. At least once a month
- 0% D. Less than once a month
- 0% E. Rarely or never

# How often do you currently use transit?

- 0% A. Daily
- 0% B. At least once a week
- 0% C. At least once a month
- 0% D. Less than once a month
- 0% E. Rarely or never

# 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



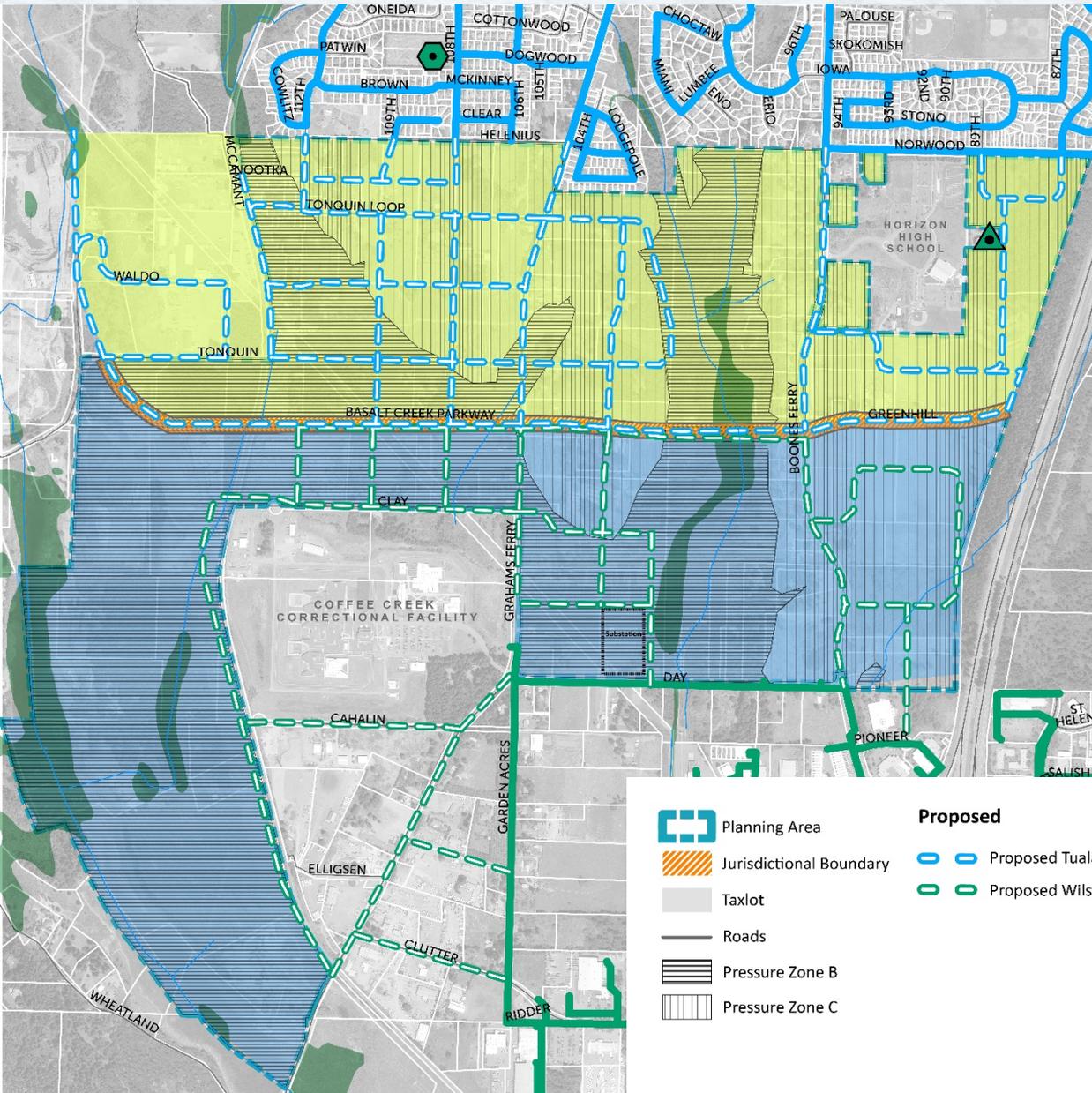
# Public Art



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

- 0% A. Neighborhood Park
- 0% B. Pocket Parks
- 0% C. Nature Interpretive Areas
- 0% D. Conservation Areas
- 0% E. Outdoor Education
- 0% F. Public Art
- 0% G. Other / Not sure

# 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

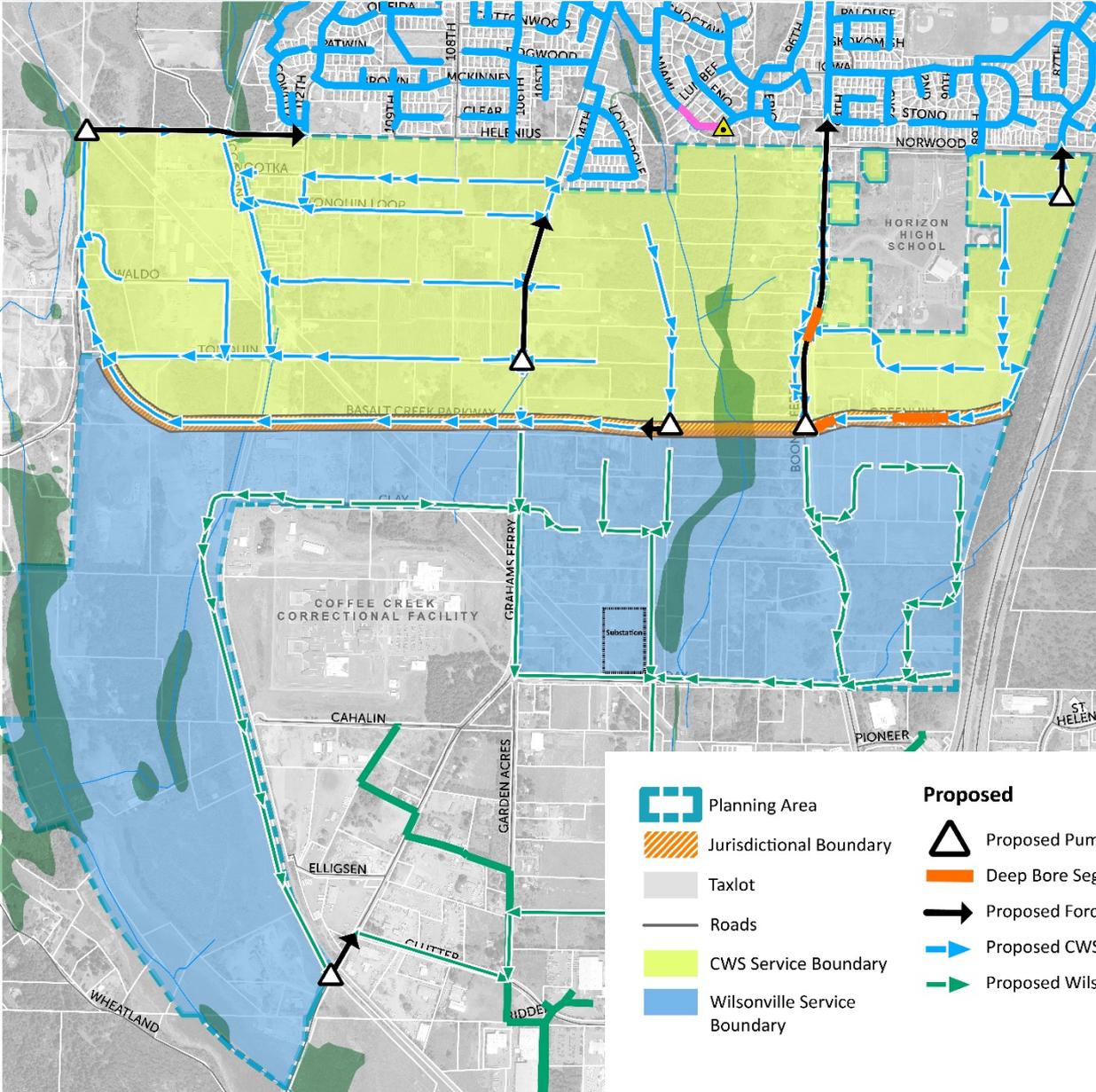
 Existing Tualatin ASR

 Existing Tualatin Water System

 Existing Wilsonville Water System



# Infrastructure: Sanitary



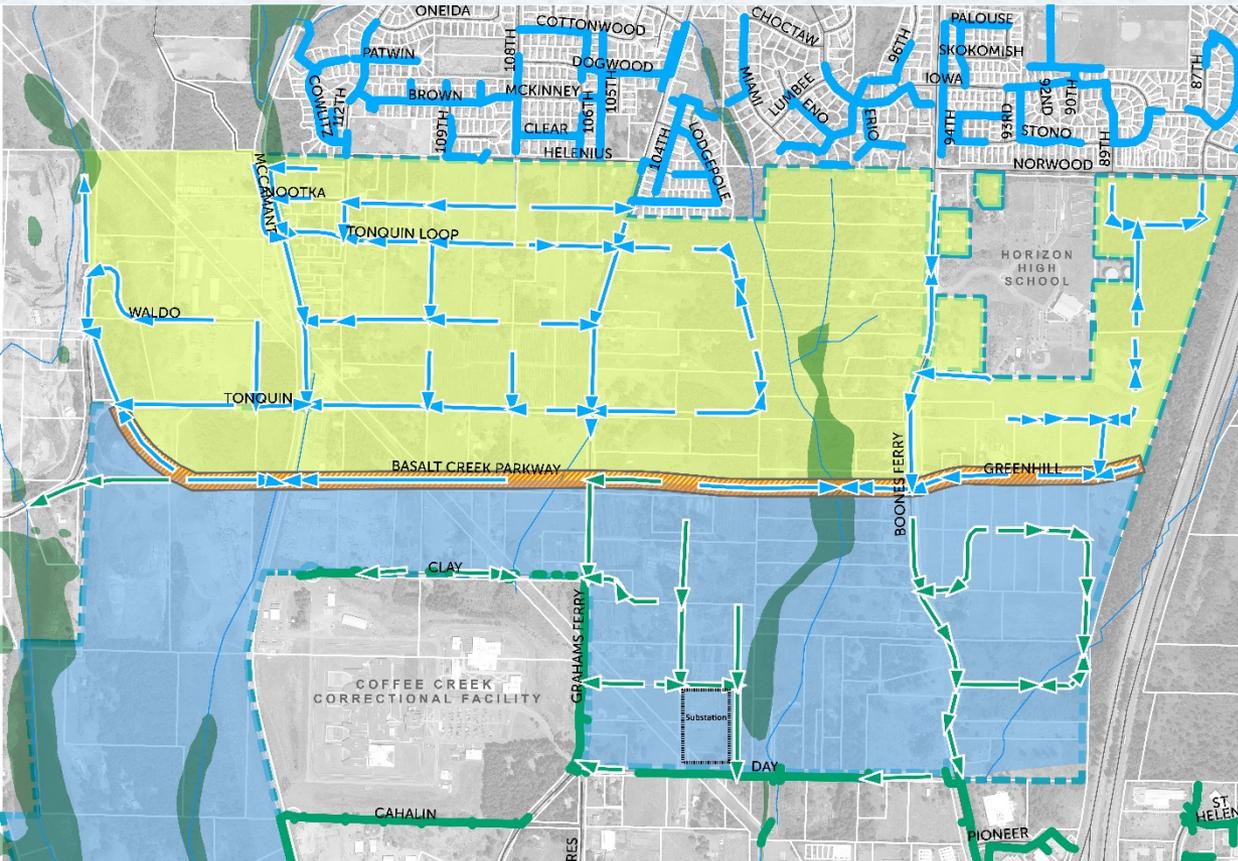
-  Planning Area
-  Jurisdictional Boundary
-  Taxlot
-  Roads
-  CWS Service Boundary
-  Wilsonville Service Boundary

- 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



0 250 500 1,000 1,500 Feet

# 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](http://www.basaltcreek.com)

Aquilla Hurd-Ravich, project manager

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503-691-3028