



## MEETING NOTICE & AGENDA

### TUALATIN PARK ADVISORY COMMITTEE December 14, 2021 - 6:00 pm

#### Virtual Meeting

#### To join by phone:

+1 253 215 8782 US (Tacoma)

Meeting ID: 846 0723 8848

#### To join by video:

<https://us06web.zoom.us/j/84607238848>

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"We are a group of enthusiastic advocates for the Parks & Recreation system with a focus on the stewardship and enhancement of our community."

#### A. Call to Order

#### B. Approval of Minutes

1. November 9, 2021

#### C. Communication

1. Chair
2. Staff
3. Public

#### D. Old Business

1. Basalt Creek Parks & Recreation Draft Plan
2. Parks Funding Update
3. Native Land and People Acknowledgment
4. Veterans Memorial Site Planning & Design

#### E. New Business

1. Annual Report
2. Tree City USA
3. Updates
  - a. Programs
  - b. Projects
  - c. Operations
  - d. Volunteers

**F. Upcoming Dates & Calendar Review**

**G. Committee Member Communications**

**H. Adjournment**



## Minutes

### Tualatin Park Advisory Committee November 9, 2021

#### Virtual Meeting

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<b>Members Present:</b>	Nadia Alvarado, Denise Cline, Beth Dittman, Brandon Gill, Emma Gray, Anthony Warren
<b>Members Absent:</b>	Josh Huffman (excused)
<b>Staff Present:</b>	Ross Hoover, Parks and Recreation Director Rich Mueller, Parks Planning and Development Manager Kyla Cesca, Office Coordinator
<b>Public Present:</b>	None

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#### A. Call to Order

Chair, Beth Dittman called the meeting to order at 6:01 pm.

#### B. Approval of Minutes

The minutes of October 12, 2021 meeting was unanimously approved on a motion by Anthony Warren, and second from Brandon Gill.

#### C. Announcements

1. Chair  
Beth Dittman stated she enjoyed being able to participate in the ORPA conference and thanked the department for the opportunity.
2. Staff  
Rich Mueller reminded members Emma Gray, Anthony Warren, Josh Huffman and Nadia Alvarado; their appointment will expire in January and to reapply if interested, and Nadia has the option to reapply as a regular member.
3. Public  
None

#### D. Old Business

1. Parks Utility Fee Asset Priority Update  
Ross Hoover shared that City Council approved the asset priority plan for deferred maintenance. Council also understands there are additional funding needs and asked staff to look into a possible bond. A consultant has been selected and is already reaching out to stakeholders to present their findings to Council. Brandon Gill asked if the meeting was available for viewing and Ross confirmed it is under the work session on the City website.

## Tualatin Parks Advisory Committee Meeting Minutes – November 9, 2021

2. Acknowledgement of Native Land and People  
Beth Dittman reported that the presentation was given to City Council at work session and thanked Emma Gray for representing TPARK.
3. Basalt Creek Parks & Recreation Plan  
Rich Mueller stated a draft of the plan is completed and ready for review. A final survey will be on the website from 11/11-12/3 for comments and we will be looking for feedback and recommendation from TPARK at the December meeting.

### **E. New Business**

1. December Meeting  
The group discussed the importance of needing a December meeting and verified the regular meeting date will work for everyone.
2. Veterans Memorial Planning  
Rich Mueller recapped the previous planning efforts of Phase I. We have begun Phase 2 internal research for site specific planning and conceptual design at Tualatin Commons. The community engagement phase will begin in January and work to create a site plan with costs that reflects the planning processes.
3. Program Updates  
Ross Hoover reminded members of the upcoming holiday lights parades. Kyla Cesca shared updates about the Veterans yard signs and wintertime characters letters. Rich Mueller reported the completion of the splash pad renovation and update on the Brown's Ferry boardwalk replacement project.

### **F. Upcoming Dates**

Calendars were reviewed.

### **G. Committee Member Communications**

None

### **H. Adjournment**

Chair Beth Dittman adjourned the meeting at 7:14 pm on a motion from Emma Gray, and second by Brandon Gill.

***“We are a group of enthusiastic advocates for the Parks & Recreation system with a focus on the stewardship and enhancement of our community.”***



## Final Survey: Basalt Creek Parks & Recreation Draft Plan Survey

### 1. Do you have any thoughts about the plan you would like to share?

- playgrounds, picnic shelter and sports fields
- You apparently forgot about the community need and desire for sports fields/complex.
- Good Plan!
- Pickleball is very popular in this area. From serious player, to social players, and families. Many cities are putting in "dedicated" pickleball courts, with permanent nets. As an avid pickleball player, I see the need for these dedicated courts. Families are more likely to play pickleball if they do not have to set up a net. I see families play at George Rogers park in Lake Oswego on their dedicated courts. It adds to a vibrant community, and is such a fun way for residents to get outdoors and get exercise. For the amount of use these dedicated courts would get, it is well worth the investment. Thank you. Barry Berger Tualatin resident.
- WOW! An amazing amount of thoughtful work. I delight in seeing accessibility being throughout the plan
- Thank you for providing an opportunity to comment on the plan. It appears to be a thoughtful plan that will be visionary and worthwhile IF you secure the parkland before it develops. Otherwise, there will have been a wasted opportunity to improve the livability and quality of life for the residents and people who work in this area of the Tualatin community.

Natural areas and right of way for road(s) and trails adjacent to the main park need to be in addition to the developable acreage you are planning for the main park facilities, which is too small. Please use public art to inspire and interpret the trail and park development.

- Comprehensive plan for parks
- This plan looks awesome! I am thrilled that a park will be created in this area!!
- Comprehensive and well done plan with good public involvement.
- Goal 3 is not achieved by the draft plan. Particularly the goal to "conserve and restore natural areas to support wildlife." Wildlife require areas free from human disturbance to complete their life history needs, as well as habitat to move throughout the landscape. Your plan discusses connecting trails, but not connecting key habitats to facilitate wildlife species movement, which is critical with our changing change. Undercrossings and overcrossings are essential for species movement, in addition to connecting habitats.

- Need more multi-use synthetic turf fields. Tualatin is far behind most other communities.
- I am so happy to see that there is a planned park in South Tualatin. As an avid runner and cyclist we are very excited to see new trails as well.
- Connecting parks and/or greenspaces with trails is of high-importance to me. I really like the idea of staying on a trail and moving between these types of places. Often, it's the trail walk I enjoy the most about a park. The paths don't need to be large, just continuous and contiguous between the parks and/or greenspaces. Some observational stopping points and/or benches along these trails would be a plus.
- comprehensive
- Quiet surprising and disappointing that half of the park site option proposals are in area designated to be manufacturing.
- good plan
- More fields not unusable nature land
- Great!
- Parks that have playgrounds, fields, courts and other things that kids can do
- I believe this was already factored in. Making sure bike lanes are included in the plan to connect Wilsonville, Sherwood and Tualatin.
- Good job, good plan.
- I see a miss in this plan for the West section. Safe walking and biking accessibility to the newly proposed trail system coming from the Ibach neighborhood. To be more specific, Graham's Ferry needs sidewalk and a bike shoulder developed to make it walk/running and bike friendly. There is a nasty bottleneck between Tonquin Loop and Tonquin road on Graham's Ferry that is not safe for biking or walking/running currently.
- okay
- Tualatin desperately needs dedicated pickleball courts not courts that will be shared with other sports! There is already dedicated tennis courts and futsal courts in the area but no dedicated pickleball courts! As a long time resident of Tualatin I would like to be able to play where I live instead of driving to LO, West Linn, or other areas
- Well thought out plan
- Without physically visiting the physical site I feel I am somewhat blind/ignorant. I am not all in support of the bridge over the creek. There are pollution and noise issues in addition to traffic congestion that are not addressed. How will nature trails/expanded walkways cross busy streets? P.22 How will the park and connecting trails address traffic congestion? I love that throughout the plan the goal is to meet neighborhood, employee and community needs. P.28 Should the legend cover almost a quarter of the map? P.98 Stormwater facilities on the east side; does the land itself transfer to the city? In other words, the city maintains them do they also own the facility land? Please use my personal email: [marissa@houlbergdevelopment.com](mailto:marissa@houlbergdevelopment.com)
- no
- Make Boones Ferry wide enough to accommodate more traffic lanes. More lanes are needed for existing traffic, which will drastically worsen with new home sites.
- It makes sense to divide the area into three sections given the vast difference in terrane and intended use. I want more information about how the parks and trails (regardless of them being created and operated by the HOA's) in the new development will be connected to and accessible by the existing neighborhoods (especially Norwood Heights).

- The plan looks like it does a good job of taking into consideration how to develop the land in a friendly way for both cars and people!
- Appears to be a comprehensive plan.
- Well thought out
- Tualatin lost out on an opportunity to create multiple multi-use synthetic fields. We are continuing to fall behind surrounding communities.
- Need more sports fields.
- Thank you for all the work on this. I believe we need more turf fields for youth sports.
- We have to prioritize our youth sports. Having multiple sports fields will enhance these parks even more.
- Great connectivity and park ideas
- Very excited to see this plan come to fruition !
- Yes - this needs to have baseball fields / soccer fields. Not just 1 field. Our city lacks sports facilities for our youth.
- More sports fields!!!!
- I am really disappointed that there are not plans for a multiplex baseball field/ lacrosse or soccer. There is plenty of space and the city of Tualatin's little league fields for youths sports is subpar. The surrounding cities, Clackamas, Sherwood, West Linn all have beautiful turf complexes that allow their youth to play outdoors longer than our muddy fields. I would like Tualatin to focus more on our youth. Tualatin has done a great job of having nature parks and walking paths. We need a place where our youth can play that isn't underwater more than half the year. A place that brings people from out of town into our city. The addition of a youth sports complex could bring growth to small businesses during weekend tournament. I think it is a mistake to ignore the opportunity to create a place for children to learn to be a team. I understand not everyone loves sports, I myself was not the best athlete. What I have learned it that youth sports give kids confidence, help foster friendships, help create a sense of community and responsibility. Please consider modifying the plans to help expand opportunities for our youth.
- This plan needs a revision. We as a city a far behind others in this area when it comes to usable space for kids to play sports and be active year round. We need multiple turf fields, a baseball softball complex, and as many milt use spaces as you can fit. Tualatin is the laughing stock when you travel around the state to play tournaments or to be active year round without being in three feet of mud. Bring in teams year round which brings in revenue and keep our kids playing in town instead of looking for club teams down the road.
- Love parks!
- There should be more sports field for soccer. The areas that our kids currently play are less than ideal during the fall and winter months. It was so bad this year that practices were cancelled because of the poor field conditions.
- Okay plan
- The plan is complete and comprehensive.
- The city needs a sports complex. Not any of the proposed options.
- This plan has missed the mark. Our community must put our youth sports as the top priority. Create a sports complex that helps make Tualatin an attractive place to raise families.
- Please create a sports complex.
- No thoughts to share

**2. Trail Concept Plan: In addition to the regional trails planned by metro, a set of local pathways are proposed as part of the plan. They will connect residence, employees and community members. After viewing the map below, please let us know your level of support for the local pathways.**

	Supportive	Neither	Unsupportive
<b>On-Street trail/widened sidewalk (pink highlight)</b>	69	6	5
<b>Greenway Off Street (green highlight)</b>	71	7	2

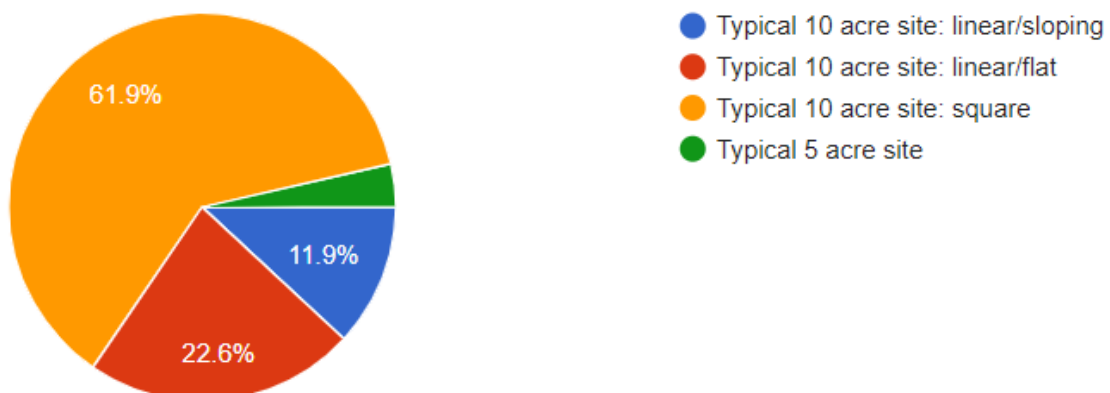
**3. Do you have any additional thoughts you would like to share about the trail concept plan?**

- Build as soon as possible
- I am a walker, and always delighted to have safe walking paths to explore
- I think we have plenty of trails now.
- Ensure the off-street, separated trails are built when the roads are developed. Ensure the relatively flat hard surface is about 16 feet wide for safety and enjoyment of the many users the facilities will support. Design the street lighting to adequately light the pathways as well since they are an integral part of the transportation system.
- Good plan
- Looks great!
- Good trails plan with connectivity.
- good
- Your definition of 'trails' should not include sidewalks. It is deceiving when you talk about the 'trails' in your plan. The term 'trails' should be restricted to pathways that do not have, and are not adjacent to, motorized vehicles or roads (e.g., walking trails through natural areas).
- We really do need a bike lane on Grahams Ferry from Victoria Gardens to Tonquin. That sections is very dangerous for walkers and cyclists.
- The best part about trails is getting away from traffic and "noise" (at least as much as possible). Aside from general pedestrian mobility/convenience, planning for "trails" next to semi-trucks and heavy traffic doesn't sound too appealing.
- build it
- Good plan
- Parks that have fields and courts, not trails
- Good plan
- I would say more access points to the west sections of the trail via walking/running from the Ibach neighborhood.
- good
- Good plan
- Connected trails are great! Trees and native plants.
- no
- Want the on-street section to connect across Norwood and onto 89th



- NA
- Good connections for walking
- Appears to connect to places.
- Looks like people can get around
- Off street pathways open up opportunities for biking in particular that can reduce car/bike accidents. In favor of both, but lean towards off-street.
- We need more synthetic turf fields and pickleball courts.
- We already have enough parks. Need more sports fields.
- Trails look good.
- Connecting the trail system to potential stops at local coffee shops, breweries, cafes, farmers market, or food card pod would be a great way to make Tualatin an even more livable and lively city.
- Connectivity is good
- Less road trails so kids /dogs can be free and not have to worry about speeding cars
- Please make sure to minimize damage and disturbance to the Koller wetlands, but also please make the gun range close because it is terrible.
- More off street trails, PLEASE!
- More trials are not needed - better playgrounds and sports facilities for our youth is needed
- More sports fields!!!!
- We are not hurting for more trails and people to maintain this spaces.
- Love it
- Good
- You need a trail plan for the whole city. Not just new areas!
- Trails to a sports complex would be great.
- Nothing to share

**4. The plan includes different park example designs to give ideas on what a future park might be like. If you could chose one of the four park design ideas, which would you select?**



## 5. Why did you select the park example design you chose?

- I like the ability to incorporate sports or group activities, a field like the lush farms soccer field would be amazing and maybe a future option if the land is prepared for that.
- Playground, courts, sport field
- The only example with a sports field
- I like it that way!
- Most space for things to do.
- Like the more naturalized character of this option.
- No strong feelings
- It's the only concept that seems to have enough space to support youth sports. Considering you would be placing the park on the opposite side of a natural barrier from the residential neighborhoods, I can't see why you would want either sport courts or a "play area". This is very confusing considering the NEED for sports fields in the community.
- Based on the designs options presented, the square is the only shape and size that can accommodate multipurpose sports fields as well as all the other types of facilities shown in the small linear design concepts. Even at that, 10 acres is way too limited to meet the needs of this part of Tualatin and in the future people will wish you had the foresight and vision to at least double the size when you had the chance
- The linear options are fine as additional parklands only after the larger more useful site has been acquired. They can be very useful for those who don't live within a 5 minute walking distance to the main park where most of the bigger gathering will occur
- Playgrounds, picnic shelters, and trails
- Best one
- I chose option 2 because it utilized the full 10 acres and had options for larger recreational areas.
- It provides a better balance of recreational use and conservation (wildlife and ecological functions). It would be the best solution to meeting your 3 goals.
- We think that an additional field is a good idea.
- I think this area has some slopes to it already (down to the creek), so it makes sense to maintain the banks and build with them, rather than against them. I also like the idea of walking "deeper" into the park as this tends to push further away from the roads and can make me feel like I'm closer to nature.
- best chance for soccer fields, basketball courts, playground and picnic place
- Property funding, maintenance and amenities could be more readily funded without as much dependence on additional city revenue
- place for fields
- Best one
- playgrounds
- Big field
- It shows more trails than the square.
- Good plan
- best one
- Whichever one can allow for pickleball courts
- Something for everyone
- One can see far across the park, making it feel expansive. Can view more of the park offerings from alone spot.

- layout
- Sloping allows for geographical change, Scenic views
- Allows for more overall usable space
- I like the idea of supporting a large amount of recreation as well as making it seem extra friendly for families with young children
- Seems to be a good one.
- Don't know
- Like the option that has a dedicated field space. Great for impromptu games of soccer or ultimate Frisbee.
- Sports Field
- We need more synthetic turf fields and pickleball courts.
- Only one that includes sports field...but need more of them. Not just one.
- The only one that included what our city needs....sports field. However, one field is not enough.
- It's somehow the only one with a sports field.
- There is space created for a sports field.
- Sports field and multiple parking lots
- I thought it or the 10 acre square sight gave the most flexibility and accessibility.
- Like it
- Most inclusive to all walks of life (pun intended)
- Maintains the most existing trees.
- Tualatin desperately needs more outdoor sports options for kids. More basketball courts, baseball field options, more opportunities/locations to play
- not enough parking to have a large sports field on the 10 acre square site. Prefer some sloping for visual interest
- most stuff
- Because you can fit a baseball / soccer field complex
- More sports fields!!!
- Would like to see an example with a new concept. This looks like Jurgens. Take this opportunity to create something Tualatin does have. Add multiple soccer fields or a four plex baseball/softball area for youth. Adults have opportunities to play tennis and pickle ball at Jurgens. Please make our town competitive with the surrounding towns that put their youths needs first.
- Sports fields
- Great park design but not what we need.
- Just like it
- Best field
- I think they all are terrible. Tualatin needs more sports fields why not put some in the area
- This plan has the most things for family to do.
- We are in desperate need of additional sports fields for our youth. It is so important to give kids the opportunity to play different sports but that will never happen if there aren't enough fields to go around for the different sports. The spring is especially hard because there's softball, baseball, lacrosse and soccer all needing a place to practice/play and the grass fields are unusable until the end of March usually.
- The stuff in it.
- Sloping

- More sports field space.
- Has 1 sports field. However, we need to make more sports fields a priority.
- Please read what the majority of the comments focus on...youth sports.
- 1 of the 4 options actually has a sports field in it.
- Best for walking
- I don't like a steep slope so I picked the flat.

**6. Once land has been acquired there will be a community planning process to select the elements for a future park. The community will chose items such as a playground, sport court, trails, picnic shelters, natural area, green space etc. Is there an element you feel should be added to the list?**

- playground, trails, area for sports
- Sports complex
- I don't understand why there are less parking spaces for a 10 acre plot than a five acre plot?!?
- Skate park, basketball courts, fitness course
- As I mentioned before, "dedicated" pickleball courts.
- NO. Just Sports Fields! Every site plan I see here has a lack of parking and a lot of unused space. If you are adding a bunch of new people to the area shouldn't you proportionally add parks area?
- Large, multipurpose, and versatile sports fields with adequate parking are required to meet community needs. Provide night lighting if not located next to residential areas, otherwise don't. Wide pathways in parks link the facilities and are attractions in their own right by supporting walking and a safe place for children to ride bikes. And, as mentioned parks are a great place to integrate public art to enhance all the users experience.
- Water park. Something like the commons.
- No, you have an inclusive list already!
- Yes.
- skating and spray park
- more fields
- Skating area and spray park
- community gardens
- Easy bike accessibility
- Fitness course
- Dedicated pickleball courts please!
- Native plant garden, share plants. Water feature for children.
- soccer fields and skating
- Natural playground/play areas (as seen in several adjacent cities), refuge or wildlife habitat viewing area, area to acknowledge and teach about native land and original/rightful inhabitants
- This all sounds great, can't think of any additional elements currently.
- Sports courts and fields
- Playgrounds
- Things found at other parks.
- Things for kids and family's to do.
- Tennis and pickleball courts (set up for both, combined is good)

- Synthetic turf sports complex
- We need more synthetic turf fields and pickleball courts.
- Need more sports fields.
- More sports fields.
- A sports complex
- A sports complex. Not just 1 field.
- Splash pad, art features, and modern playground
- Splash pad
- BMX track
- Skating
- Chess area :)
- Wetlands/preserved natural areas.
- Splash pads for summer play
- covered picnic/rest area, safety lighting at night
- futsal courts
- Baseball and soccer turf fields. This can be used for softball, football, lacrosse, camps, and any outdoor fitness training.
- More sports fields!!!
- Turf baseball complex
- Baseball softball field
- Youth baseball/softball complex turf
- Juniors/seniors field with soccer fields and tball fields in the outfield
- Multiple soccer/football lacrosse fields
- Multi use turf fields for recreation
- Frisbee golf
- Love it
- More space for soccer fields.
- More soccer and sports fields. Kids are playing on poor park and school fields. City needs safe year round fields for kids.
- Baseball fields, soccer fields
- Bigger playgrounds, more basketball courts, a skating place and fountain and wading pool for kids.
- Yes, we desperately need a public (non school district) multi-use turf field with lights similar to Snyder Park in Sherwood and Hazelia Park in Lake Oswego. Additional futsal courts would be great as well.
- Vegetable gardens and butterfly garden.
- Trees
- No. Seems like what is at other parks.
- Sports complex!
- Sports complex!!
- A multi-use sports complex that would bring families and revenue to Tualatin.
- Thanks for listening
- Tualatin parks really need to step it up. Play structures need to be well thought out.

## **Basalt Creek Draft Plan Comments**

(Emails & Phone Calls)

**#1 - 11/12/21** – Eric Johnson with property in the Tonquin Industrial Group area called to say he does not want trail to be shown on his property. This is the Metro proposed Sherwood to Sandy trail under the Bonneville Power Lines. Rich Mueller contacted Eric Johnson back with information on the origin of this trail and that the plan will only show this in the Basalt Creek planning area, and removed from his property.

**#2 - 11/22/21** – John and Grace Lucini email with response:

From: Rich Mueller

Sent: Tuesday, November 30, 2021 3:56 PM

To: G Lucini <grluci@gmail.com>

Cc: Ross Hoover <rhoover@tualatin.gov>; John Lucini <JWLuci@gmail.com>

Subject: RE: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

Hi Grace,

Thank you for your comments and input regarding Basalt Creek Parks & Recreation Plan. This high level plan does not address operational procedures and regulations, which are part of future park planning phases. Your questions about operational processes and procedures will be addressed when planning occurs for a specific park site or trail section. I refer you to the Community Development Department for questions about planning procedures and land use in Basalt Creek.

At this time a Council presentation about the parks and trail plan is scheduled during work session on January 10, 2022, and consideration of acceptance at the January 24, 2022 meeting during general business. The plan adoption is expected to be considered in the winter or spring 2022.

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

From: G Lucini <grluci@gmail.com>

Sent: Sunday, November 21, 2021 11:18 PM

To: Rich Mueller <rmueller@tualatin.gov>

Cc: Ross Hoover <rhoover@tualatin.gov>; John Lucini <JWLuci@gmail.com>

Subject: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

Please accept this submission of our Citizen Comments as part of the Public Record for the proposed Basalt Creek Tualatin Parks & Recreation Master Plan.

Our comments are provided within the attached PDF file.  
Please let us know if you have any difficulty in opening the file.

We have included at the end of our Comments 3 specific requests for information from the City:

- Would you let us know when this proposed Master Plan will be presented for review and hearing by the City?
- Will the City of Tualatin Planning Commission be the Governing Body, or will this be presented and heard by the City of Tualatin City Council?
- As Interested Persons, we submit in writing a request to be Notified of future Public Meetings for this proposed Land Use Action. Our contact information is provided within our submission.

We look forward to receiving a response to these requests for information.

Respectfully submitted,  
John and Grace Lucini

**#3 – Marissa Houlberg with response**

From: Rich Mueller

Sent: Wednesday, December 01, 2021 12:56 PM

To: marissa@houlbergdevelopment.com

Subject: RE: Final Basalt Creek Survey

Hi Marissa,

Thank you for your Basalt Creek area parks and recreation survey comments, information and inquiry. I have responded to your questions below.

How will nature trails/expanded walkways cross busy streets?

The on street paths or wide sidewalks are expected to cross at traffic lights on Boones Ferry, and traffic light or designated pedestrian crossing on Grahams Ferry.

For the off street north south trail along the canyon, the plan is to go under Basalt Creek Parkway toward Wilsonville. The Basalt Creek Parkway shown on the trail map is from Washington County. We are not proposing street locations in our plan, but including county and city planned or proposed streets so that active transportation for pedestrians and bikes are considered to be included when future streets are designed/constructed.

How will the park and connecting trails address traffic congestion?

We don't have a park location at this time, but the intent is for a smaller neighborhood park (up to 10 acres) to serve the Basalt Creek neighborhood and business area with minimal traffic impacts. The plan includes a trailhead with off street parking in the industrial east side of Basalt Creek.

Should the legend cover almost a quarter of the map?

This map came from another plan, and will see about adjusting. Thanks for catching and bring to our attention.

Stormwater facilities on the east side; does the land itself transfer to the city? In other words, the city maintains them do they also own the facility land?

I understand that the two storm facilities are public, and once the developer builds them, the city receives these facilities as tracts during the subdivision plat process. The city will then own and maintain these storm facilities.

Thanks again for taking time to review and providing valuable input on the plan.

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

-----Original Message-----

From: Rich Mueller

Sent: Tuesday, November 30, 2021 1:05 PM

To: Marissa Houlberg <[marissa@houlbergdevelopment.com](mailto:marissa@houlbergdevelopment.com)>

Cc: Kyla Cesca <[kcesca@tualatin.gov](mailto:kcesca@tualatin.gov)>

Subject: RE: Final Basalt Creek Survey

Hi Marissa,

Thank you for providing comments and input. Yes, we received and will respond to your questions this week.

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

-----Original Message-----

From: Marissa Houlberg <[marissa@houlbergdevelopment.com](mailto:marissa@houlbergdevelopment.com)>

Sent: Saturday, November 27, 2021 8:17 PM

To: Rich Mueller <[rmueller@tualatin.gov](mailto:rmueller@tualatin.gov)>

Subject: Final Basalt Creek Survey



I am hoping my survey response was received. I 'submitted' the complete survey but did not close the tab. Later a message appeared, 'update' and then the survey appeared with the responses cleared. So I am hoping you received my responses!


Marissa

**#4 – 12/3/21 Email from Jim Odoms**

From: Jim Odoms <[odoms515@gmail.com](mailto:odoms515@gmail.com)>  
Sent: Friday, December 3, 2021 3:37 PM  
To: Kyla Cesca <[kcesca@tualatin.gov](mailto:kcesca@tualatin.gov)>  
Subject: Re: Last Chance!

Scrap this entire proposal. It is not necessary as there are ample parks/green spaces in the area. Also, there is no funding for this project. Eventually this will show up on our tax bill which is already too high.

From: City of Tualatin <[kcesca@tualatin.gov](mailto:kcesca@tualatin.gov)>  
Sent: Thursday, December 02, 2021 7:50 AM  
To: Jim Odoms <[odoms515@gmail.com](mailto:odoms515@gmail.com)>  
Subject: Last Chance!



Have you had a chance to review the draft of the Basalt Creek Parks Plan and take the final survey? If not, great news! The timeline has been extended to make sure everyone has time to share their feedback with us. If you have taken the final survey, thank you so much for your time and connecting with us.

**View the draft & take the survey on or before Sunday, December 5.**

Please don't miss the opportunity to view draft of the plan to address the needs and desires of the community in the Basalt Creek planning area. It is the result of months of public outreach, and research to develop site acquisition criteria and recommendations, community engagement to develop park design ideas, plus a plan for implementation. Community input has been an important part of this process, and we invite everyone to review the plan and then take the survey to share your thoughts!



City of Tualatin | Mailing: 18880 SW Martinazzi Ave., Physical: 8515 SW Tualatin Rd., Tualatin, OR 97062

[Unsubscribe odoms515@gmail.com](mailto:unsubscribe.odoms515@gmail.com)

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Sent by [kcesca@tualatin.gov](mailto:kcesca@tualatin.gov) powered by



11-21-2021 FOR THE PUBLIC RECORD

TO: Rich Mueller, Parks Planning & Development Manager City of Tualatin Parks & Recreation

Cc: Ross Hoover, Parks Director City of Tualatin Parks & Recreation

FROM: John and Grace Lucini

**RE: Citizen Comments -Proposed Basalt Creek Parks & Recreation Master Plan**

(Please forward this submission of Citizen Comments regarding an active Land Use Action by the City of Tualatin to the appropriate City Department for inclusion in the City's Land Use Adoption process and for review by the Governing Body)

We appreciate the opportunity to provide comments on the draft of City of Tualatin Parks and Recreation Master Planning for the Basalt Creek Area. It is apparent much and effort has been spent developing this draft.

As potentially directly affected property owners in the Basalt Creek Area, we also appreciated the efforts of the Parks and Recreation Department in reaching out to hold a Basalt Creek property owners Stakeholders Community Meeting on 9-9-2021 during the development of this Master Plan for the Basalt Creek Area. Attached to the end of our Citizen Comments, is a brief summarization of the issues and concerns which we heard expressed by Basalt Creek property owners during that 9-9-2021 Stakeholder's meeting.

(Please see APPENDIX #2  
9-9-2021 City Of Tualatin Basalt Creek Stakeholders-Property Owners Meeting 9-9-2021 -Ibach Park  
- Various Points Of Discussion We Heard)

Purposeful Land Use Planning is critical to produce high satisfaction recreational opportunities in a safe manner for all users of the parks and/or their facilities for long term use and preservation for future generations. Oregon Statewide Land Use Planning Goals #1, 2, 5, 6, 7, 8 and 10, 11, and 12 are relevant to this Land Use Planning effort. Goals #5 and #6 are particularly applicable as this Land Use Planning requirement is specific to protection and conservation of various natural Resources AND OPEN SPACES which have been in abundance in the Basalt Creek Area- and particularly within the Basalt Creek Canyon area.

We note the draft of this regional Master Plan for the Basalt Creek Area, states additional Public Master Planning of individual Parks and Trails in the Basalt Creek Area would be conducted by the City- which we support.

The comments provided within this submission may be applicable to this regional Master Plan or should be applied to the individual Master Planning of the future Parks and Trails in the Basalt Creek Area. If there are issues which will be shared throughout the Basalt Creek Area, it would seem appropriate that this regional Master Plan for the Basalt Creek Area would be the most appropriate Land Use Planning document to address common regional issues. This provides a strong framework upon which future individual Master Plans can build upon, provides for consistency of Land Use Planning within the region and provides for efficiency in future individual Land Use Planning for individual projects.

It is hoped the Land Use planning for these future individual Parks and Trails will require and provide strong and consistent outreach, input and integration of feedback from Basalt Creek Area property owners for long term success of this Master Plan and of the individual projects.

**POINTS OF CONCERN:**

**PROVISION OF PUBLIC SERVICES:**

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**TRANSPORTATION:**

- Additional information is needed within this regional Master Plan to give clear guidance on the planning requirements for the successful integration of traffic impacts caused by the future projects allowed by this Master Plan.
- The draft narrative briefly identified issues with congestion on SW Boones Ferry Road. However, this Master Plan does not provide specific goals and mechanisms to evaluate and mitigate impact on both local roads and on Boones Ferry, Grahams Ferry, and Day Road for types of parks anticipated to have scheduled events (such as sports fields with scheduled games or practices or larger event spaces) which may cause peak numbers of vehicles coming and leaving future parks during commute hours-and exacerbate local and regional traffic issues which already exist during commute hours.
- Little information is provided within this draft on specific actions to be used in planning future parks and trails in the Basalt Creek Area authorized by this Master Plan- to mitigate negative impacts of parking lots as to size, shape, lighting, noise and drainage, surface material, trash and location upon the surrounding environment and wildlife.
- Minimal information is provided as to impacts which may occur within the Basalt Creek Area due to the ongoing plans of Washington County to construct the Basalt Creek Parkway Extension across the entire southern border of the City's planning area- including a bridge across the Basalt Creek Canyon- where this Master Plan identifies a high percentage of future Parks and Trails will be located.
  - The Master Plan should identify potential impacts on planning future parks and trails - not only due to changes in traffic flow, but also impacts to future Parks and Trails by additional stormwater, noise or air pollution.
  - The Master Plan should also identify potential collaboration or competition on use of lands within this Master Plan's "Central Area". If the County locates a stormwater collection within the City of Tualatin's planning area, this basin this may impact the City's planning of future parks. There may also be a potential for integration of a stormwater basin developed by the County into the City's future Parks or Trails. These issues should be specifically identified within this regional Master Planning document.

#### **PUBLIC SAFETY: DEVELOPMENT AND ENFORCEMENT OF RULES AND REGULATIONS-**

This regional master plan needs to identify specific methods to be used to develop clear coordinated, integrated, consistent rules and regulations/limitations of future public parks and trails within the Basalt Creek Area-

- Due to stated plans for interconnection of trails with those of other local governments, this Master Plan should provide specifics as to the importance of-and actions which should be taken- to ensure the consistency, coordination and integration of rules and limitations to be applied to trails which connect to trails of other jurisdictions- throughout the region.
- This regional Master Plan should provide clear guidance and mechanisms on:
  - how the Public will be informed of any restrictions or limitations of use for all future parks or trails in the Basalt Creek Area- in a consistent manner in a regionally centralized location as well as at individual sites.
  - to avoid unintentional misuse regionally and at site locations, this Master Plan should identify a standardized method to provide potential users easily accessible information on restrictions or limitations if preplanning use any of the parks or trails.

- This regional Master Plan should include specifics how the health and welfare of citizens, property and the environment will be regionally planned and provided for planning future parks and trails throughout the entire the Basalt Creek Area- again to provide for consistency in goals and implementation.
  - How and when will Rules and Limitations on future Parks and Trails in the Basalt Creek Area be determined.
    - Which limitations or prohibitions will be universal to all parks and trails?
    - Which limitations or prohibitions be determined during the planning of individual projects or project types?
    - Clarity is needed as to the criteria which should be used for determining limitations or prohibitions on future parks and trails- to be applied in a consistent and thoughtful manner throughout the Basalt Creek Area
      - How will hours of use be determined?
      - Will overnight camping, creation of unplanned/unauthorized trails, use of firearms (an activity which occurs occasionally within the area), or littering be allowed in a future park or on a trail in the Basalt Creek Area?
      - What criteria will determine if dogs or bicycles etc. will be allowed, limited, or prohibited in specific areas?
      - This Master Plan should identify what impacts of funding may impact the planning of future park or trail use (i.e., Will Metro place limitations on dogs in Natural Areas)
  - The draft does not comment upon additional funding for planned routine and continuous Police monitoring which will be more challenging due to due to impacts of topography and vegetation.
  - This regional Master Plan does not provide information as to how various local governments will determine who will fund and provide for Public Safety Services- including Police, fire and emergency medical services on interconnecting trails between various jurisdictions.
  - This regional Master Plan does not provide information or guidance as to what actions the City should take to help ensure the privacy and freedom from trespass for local property owners within the Basalt Creek Area-relating to the planning of future parks and trails within the area.
    - This is an important issue, as most of the land within the Basalt Creek Area is currently not within the City Limits.
    - Clarity should be provided within this regional Master Plan for the Basalt Creek Area as to the regulations pertaining to the protections should be provided to local property owners with specifications as to which local jurisdiction the protections are applicable in the planning process; and which jurisdiction will be implementing the protections and enforcing violations.

The scope of this regional Master Plan of the Basalt Creek Area includes multiple Natural Resources which the City intends to incorporate and utilize in the planning for future Public Parks and Trails. However, the City lacks identification of multiple Natural Resources in the Basalt Creek Area in the **City's adopted Natural Resource Map 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations and Map 72-3: Significant Natural Resources**

(Please see APPENDIX #4 Maps 72-1 and 72-3)

How will the rules or limitations for future Parks and Trails in the Basalt Creek Area be developed for the protection and conservation of Natural Resources in the Basalt Creek Area?

How will the rules or limitations for the protection of Natural Resources in the Basalt Creek Area be enforceable when the City's adopted Natural Resource Maps 72-1 and 72-3- which do not provide relevant information as to the existence of various Goal #5 and Title #13 Natural Resources in the Basalt Creek Area which are to be protected?

**DOGS in NATURAL AREAS.** Basalt Creek Area is rich in many Natural Resources which can be negatively impacted by inadequate Land Use Planning.

This draft of a Master Plan for planning the future developments of individual parks and trails in the Basalt Creek Area specifically identifies opportunities for various future dog parks to be planned for the "Central Area" of the Basalt Creek Area- in the Central Planning area.

Yet, this regional planning document for future Public Parks and Trails in the Basalt Creek Area does not address nor provide relevant or educational information identified in Literature Studies- including reviews and studies published by Metro and the Oregon State Legislature -which recognize the negative impacts caused by dogs on natural resources, local waters, and on wildlife.

Nor does this regional Master Plan identify and address the conflicting plans to locate multiple dog parks in the Basalt Creek Central Area -which contains the highest valued habitats and the largest amount of wetlands of the three planning areas identified in this draft.

(Please see APPENDIX #1

5-10-2021 On Site Visit By City Of Tualatin Parks & Rec Department & Consultants-

<https://www.oregonmetro.gov/recreation-ecology-literature-review>

<https://www.oregonmetro.gov/sites/default/files/2017/09/28/impacts-of-dogs-on-wildlife-water-quality-science-review.pdf>)

This draft of a Regional Master Plan lacks criteria on areas where dogs will be limited or prohibited.

- Regional Plan lacks clear guidance or actions which will be required to mitigate the negative impacts of dogs- including if leashes will be required (except in specifically identified off leash areas).
- Regional Plan lacks clearly stated goals and methods of implementation for continuous and routine funding for additional services for any future parks and trails in the Basalt Creek Area- including designated off leash areas- for cleanup and removal of dog excrements and any needed treatment of the soil.

A reality should be acknowledged, that while most dog owners are thoughtful citizens, not all dog owners will pick up and dispose of solid dog waste in the appropriate or directed manner. Citizens also have limited ability to control where dogs urinate and have even less ability to remove the impacts of dog urine from the environment.

As a lifelong dog owner of many dogs, and having known the multiple joys of their companionship, I also realize the need for careful thoughtful planning of dog parks and the multiple negative impacts dogs have on the environment. The City should include within this Master Planning document- specific planning actions which will minimize the negative impacts of dogs to the environment and wildlife in the Basalt Creek Area - to help preserve the health and longevity of the natural resources the City is planning to exploit when locating parks and trails in the Basalt Creek Canyon Area.

## **ASSESSMENT OF EXISTING CONDITIONS & INFRASTRUCTURE- PART OF MASTER PLANNING**

Over the years, various levels of City staff have commented that required assessments and analysis of the existing conditions of the Basalt Creek Area will be done as development begins in the Basalt Creek Area.

The development in the Basalt Creek Area has already begun.

CITY LACKS MANDATED REGIONAL STORMWATER MASTER PLAN FOR BASALT CREEK AREA.

-THIS MAJOR CONSTRAINT ON EFFECTIVE LAND USE PLANNING FOR THE BASALT CREEK AREA IS NOT IDENTIFIED IN THIS DRAFT OF A REGIONAL LAND USE MASTER PLAN FOR THE BASALT CREEK AREA AND WILL BE A CONSTRAINT ON EFFECTIVE LAND USE PLANNING FOR FUTURE INDIVIDUAL PARK DEVELOPMENT PROJECTS.

- Tualatin has a population over 2,500 and is required to adopt a Stormwater Management Plan for the Basalt Creek Area and has not yet complied with the State's requirements for the Basalt Creek Area. This State mandated document is a critical tool in regional Land Use Planning, and the information is needed for appropriate Land Use planning for individual parks and trails in the Basalt Creek Area in the future.
- The City is proposing a regional Land Use Master Plan for the Basalt Creek Area- while knowing the City lacks an adopted Stormwater Management Plan for the Basalt Creek Area.
  - At what time will the City stop kicking the can down the road and adopt a regional Stormwater Management plan for the Basalt Creek Area as required by the State?
  - The City now indicates a budget line item for 2021-22 for the intention to start the development of a Stormwater Management Plan for the Basalt Creek Area. The reality is the City will most likely not have an adopted Stormwater Management Plan for the Basalt Creek Area within the next year-within the timeframe the City would want to adopt and implement this Master Plan.
  - Or will the City wait to adopt a regional Master Plan for the Basalt Creek Area which is intended to direct the creation of future Public Facilities and Public Uses of land -which contain significant steep slopes, high valued habitats and significant wetlands- until the City adopts a Stormwater Management Plan for the Basalt Creek Area?
  - The lack of a well written Stormwater Management Plan for the Basalt Creek Area increases the need for this regional Master Plan to provide clear acknowledgement of the issue, and guidance on specific mechanisms the City will take to protect citizens, property, water quality and other Natural Resources throughout the region, and to mitigate potential Natural Hazards within the region when planning for future parks or trails in the Basalt Creek Area

## **RELATED ISSUES OF EXISTING CONDITIONS INCREASING NATURAL HAZARD RISKS IN BASALT CREEK AREA-NOT ADDRESSED IN DRAFT**

- The highest percentage of future parks and trail are identified to be located within the "Central" Basalt Creek- which also has the steepest slopes and land instability concerns within the Basalt Creek Area.
- The draft of the Master Plan includes an "Existing Conditions Map"(page 35).
  - However, this map lacks needed information on steep slopes which exceed 25%- which is a much greater and significant limitation and constraint for Land Use Planning than when quantified and included with other slopes which are of 10% grade or greater.
  - The slopes which are 25% or more- have greater land stability issues, drainage issues, erosion issues and water quality issues, Natural Hazard concerns, and ADA mitigation issues.

- The Map of "Existing Conditions" provides inadequate basic information necessary for the planning of future Parks and Trails in the Basalt Creek Area.
- These are all significant elements of Land Use Planning which the City should be including within this regional Master Plan to guide in siting the location of future Parks and trails in the Basalt Creek Area. The City has a responsibility for the protection and safety of citizens and property from Natural Hazards, including the identification of potential land instability issues, and related impacts of stormwater drainage which may potentiate land instability issues. The future locations of Public Parks and Trails may either impact or be impacted by land instability issues in the Basalt Creek Area.

**ADDITIONAL ISSUES WITH CITY MANDATES TO PROTECT AND CONSERVE NATURAL RESOURCES and OPEN SPACE IN BASALT CREEK AREA**

While the proposed Basalt Creek Master Plan for future Parks and Trails states goals of Steward the City’s cultural and natural resources”, the proposed draft provides inadequate documentation of the Natural Resources within the Basalt Creek Area.

The proposed Master Plan for the Basalt Creek Area provides little guidance or specific actions as to how the City will be a good steward in protecting and conserving the Natural Resources AND OPEN SPACES identified in Oregon Statewide Land Use Goal #5

The City has been charged with the requirement to protect and conserve various Natural Resources AND OPEN SPACE in Oregon Statewide Land Use Goal #5 and OAR 660-023-0000. .

To protect natural resources and conserve scenic and historic areas and open spaces. Local governments shall adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon’s livability.

(Please see APPENDIX #3- Guidelines and Implementation Goal #5 Open Space)

There are additional Federal, State and Metro mandates for the protection of Natural Resources- including water and air

- The Federal government, the State of Oregon, and Metro have all documented multiple Natural Resources exist in the Basalt Creek Area.
- The City has adopted a one map system. The adopted maps with a one map system which serves as both the comp plan map and the zoning map.
- The City's adopted Natural Resource Map 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations and Map 72-3: Significant Natural Resources (attached) do NOT provide clear and standardize documentation of the Goal #5 Natural Resources or Title #13 Resources within the Basalt Creek Area as provided for other lands within these maps of the City's planning area.
  - The map included within the proposed Master Plan on Page 35 is not consistent with the information contained within the City's official and adopted Significant Natural Resources Map 72-1,
  - The City has not yet adopted a designated Protection Overlay District (NRPO) within the Basalt Creek Area- although the Natural Resources identified by other Federal, State and Metro Maps appear to provide justification as to lands which should hold this designation -and should be provided additional protections.



Many City levels of City staff have commented that the City will be requiring the developers in the Basalt Creek area to conduct their own Goal #5 Natural Resources Inventory as part of planning of the development.

- The City of Tualatin may be one of the developers of the future Public Parks and Trails within the Basalt Creek Area, and as such would be among the developers required to conduct a Goal #5 inventory as part of the regional planning of future individual parks and trails in the Basalt Creek Area.
  - Lacking the identification of the various Goal #5 Natural Resources in the Basalt Creek Area within the City's adopted maps 72-1 and 72-3,
  - it is questionable if City Codes intended to protect and conserve the various Natural Resources and reduce the impacts of erosion and stormwater drainage within the City - will also protect and conserve the various Natural Resources within the Basalt Creek which are not identified within these adopted Natural Resource Maps of the City.
  - it is questionable how the proposed regional Master Plan for planning future Parks and Trails the Basalt Creek Area will ensure the protection and conservation of multiple Natural Resources in the Basalt Creek Area.
  - If the City Maps do not provide relevant information as to Natural Resources in the Basalt Creek Area- how does this Master Plan identify where multiple known Natural Resources are located in the Basalt Creek Area- what documents does this Master Plan include to provide clear guidance for future planning?
  - Where is the inventory and data on the quality and conditions of the Natural Resources in the Basalt Creek Area- which the State and City Codes utilize to determine the amount of buffer zone require for various Natural Resources?
  - This draft of the Master Plan does not address nor provide specific mechanisms or guidance as to how or when future parks or trails in the Central Area will demonstrate compliance to Goal #5 requirements in the Basalt Creek Area- while lacking needed information which should be contained within the City's Natural Resource Maps 72-1 and 72-3.
- This draft of the Master Plan which is to provide guidance and direction for future planning of individual Parks and Trails in the Basalt Creek Area does not provide information or data to clearly identify
  - The type, location and condition of various Natural Resources the City is required to protect and conserve
  - Lands which are identified as having Significant Natural Resources
  - Land which has been designated within a Protection Overlay District- or should be considered for inclusion in a Protection Overlay District in future Land Use Planning
  - The amount of buffer zone protection required for these resources' dependent upon the quality and quantity at each location.
- Criteria which would prohibit or limit the location of future Parks or Trails in the Basalt Creek Area - due to existing conditions
- Will this regional Master Plan for future Parks and Trails in the Basalt Creek Area acknowledge the need and goal for preservation and conservation of Open Space for future generations -as presented in Oregon Statewide Planning Goal #5?

(Please See APPENDIX #3

- The City has yet to identify and designate Significant Natural Resources and/or Protection Overlay District (NRPO) within the Basalt Creek Area within the City's Maps 72-1 and 72-3.
- Yet it is apparent, the City is attempting to exploit the advantages of these various multiple Natural Resources which exist in the Basalt Creek Area for future Parks, Trails for various types of recreational activities.
- The need for open space in the regional planning of Parks and Trails in the Basalt Creek Area should be determined, and standards developed for the amount, distribution, and type of open space.
- The City cannot abdicate its responsibility within this regional Master Plan for addressing and providing guidance for the protection and conservation of Natural Resource AND OPEN SPACE.

**PUBLIC EDUCATION COMPONENT:**

This draft of the regional Master Planning for future Parks and Trails in the Basalt Creek Area, commented upon the provision of environmental educational. The City's Parks and Recreation Department is losing out on a wonderful opportunity to provide clear guidance and a strong framework upon which the Department and the City can create multiple types of educational opportunities - to include environmental education, but to also provide other additional educational opportunities for urban families. This Master Plan should expand upon how this Master Plan can establish the authority for and help develop and foster various educational opportunities to be created during the Land Use Planning of local Parks.

Topics for inclusion in Public Education component of this Master Plan could include a spectrum of potential topics and goals:

- Information on the creation of the Canyon Area- how the Canyon has provided a rich habitat for wildlife
- Discussion on the importance and need for protection and conservation of various Natural Resources found within the Basalt Creek Area
- How can park and trail users help in the protection and conservation of the local Natural Resources- when using the Parks and Trails- including staying on trails and not creating unauthorized trails.
- Provide understanding for why specific limitations on use of the future Parks or Trails- help protect and conserve Natural Resources
- Provide for continuing courses on native plants, and hands on opportunities for families to help restore native habitats within the Basalt Creek Area, or for growing their own native plants at home.
- Round Table discussions on social planning by the City (i.e., how the City works to provide public access to Natural Areas, while also providing protections of local property owners on trespass and privacy issues.)

This regional Master Plan should also identify and encourage a goal for educational components to be developed in the planning of future individual Parks - to be inclusive of all ages, races ethnicities and backgrounds; and to utilize multiple methods of outreach. This regional Master Plan should seek and develop methods to determine which languages educational information should be provided.

## **LAND USE PLANNING IN THE BASALT CREEK AREA BY THE CITY OF TUALATIN**

For a successful outcome, the City of Tualatin will have to work with multiple property owners within the Basalt Creek Area- in the present and in the future. The City needs to be cognizant of their actions and the impacts upon Basalt Creek property owners - who may also be potential future City residents if they elect to annex their property into the City. Engaging and working cooperatively with Basalt Creek property owners in Land Use planning actions affecting the Basalt Creek Area will be the most likely path to the successful implementation of this and other Land Use Planning Actions the City will be taking in the urbanization of the Basalt Creek Area.

The large numbers of property owners who took the time to attend the 9-9-2021 Stakeholder's meeting, should be an indication to the City as to the level of concern there is within the community.

I also add, I heard skepticism expressed by more than one property owner questioning if attending the 9-9-2021 meeting or making comments regarding the Master Planning for Public Use would actually be heard or effective the City's Land Use planning actions.

The cynicism which Basalt Creek Property owners have expressed has some validity. The City's draft of the Basalt Creek Parks and Recreation Master Plan was posted for Public Review on 11-10-21. Embedded within the draft of the Master Plan were design plans very similar to two proposed Land Use action for multi acre developments within the Basalt Creek Area. Both of these Land Use Actions had not yet been to a hearing for adoption.

Yet on 11-10-2021 the site draft of the Basalt Creek Master Plan for Public Parks and Trails included maps with site designs very similar to the site design maps submitted for CPAH Variance requests VAR 21-0003 , and the Autumn Sunrise CUP 21-0001 and Subdivision SB21-0001- neither of which at that time had been to Hearing yet were already embedded into the draft of the Basalt Creek Parks and Recreation Master Plan.

**(Please APPENDIX #5 Similarities Of Maps Embedded In Proposed Master Plan & Maps Of Developer Requested Land Use Actions- Not Yet Presented To Governing Body For Acceptance By The City Of Tualatin)**

The inclusion of site designs very similar to those developers had submitted but had not even been presented to the Governing Body for review was perhaps intended to indicate recent updated information and communication with local developers who have already annexed their property into the City.

However, there may be other perceptions as to the use of maps similar to unadopted developer site design maps into a proposed regional Master Plan.

- it gives the appearance that the outcomes of the developers proposed Land Use applications were already pre-determined by City staff prior to the hearings, and
- Land Use actions for several requested Land Use Actions by developers were already being integrated into City documents without involvement of Citizens, and outside the light of governmental process.

These types of actions by the City of Tualatin give credence -rightfully or wrongly-to citizens perceptions that Land Use actions impacting the Basalt Creek Area by the City of Tualatin may be pre-determined prior to full Citizen Involvement.

The City's inaction in identifying how Basalt Creek property owners can obtain equal participation within the City of Tualatin's Citizen Involvement programs -such as those provided to Citizens of the City of Tualatin through the City 's Citizen Involvement Organizations (CIO's) compounds the skepticism.

Many property owners in the Basalt Creek Area are not citizens of the City of Tualatin, may not consider themselves a part of the fabric of the City of Tualatin, and may not be involved in the City's networking systems. It is hoped the City will make every effort through various types of outreach -to continue to connect and re-connect with citizens in the Basalt Creek Area. The City needs to make a strong effort to resolve or integrate concerns expressed by Basalt Creek property owners into this Master Planning effort.

A follow-up stakeholder meeting with Basalt Creek property owners- prior to submitting this draft into the hearing process for adoption-could provide the City an opportunity to identify how the City has listened to concerns and taken actions to effect resolution of concerns regarding this regional Master Plan to gain additional support for this Master Plan.

**Would you let us know when this proposed Master Plan will be presented for review and hearing by the City?**

**Will the City of Tualatin Planning Commission be the Determining Body, or will this be presented and heard by the City of Tualatin City Council?**

We look forward to receiving a reply to these questions.

**As Interested Persons, we submit in writing a request to be Notified of future Public Meetings for this Land Use Action.** Our contact information is provided.

Grace Lucini GrLuci@gmail.com  
John Lucini JWLuci@gmail.com  
23677 SW Boones Ferry Road, Tualatin OR 97062

Respectfully submitted,

John and Grace Lucini

## **APPENDICES:**

- #1 5-10-2021 ON SITE VISIT BY CITY OF TUALATIN PARKS & REC DEPARTMENT & CONSULTANTS**
- #2 9-9-2021 CITY OF TUALATIN BASALT CREEK PROPERTY OWNERS MEETING 9-9-2021  
IBACH PARK- VARIOUS POINT OF DISCUSSION WE HEARD**
- #3 STATE OF OREGON STATEWIDE LAND USE PLANNING GOAL #5 -GUIDELINES AND IMPLEMENTATION -  
OPEN SPACE**
- #4 CITY OF TUALATIN ADOPTED NATURAL RESOURCE MAPS 72-1 AND 72-3 ORD 1418-19**
- #5 SIMILARITIES OF MAPS EMBEDDED IN PROPOSED MASTER PLAN  
& MAPS OF DEVELOPER REQUESTED LAND USE ACTIONS  
- NOT YET PRESENTED TO GOVERNING BODY FOR ACCEPTANCE BY THE CITY OF TUALATIN**

## **APPENDIX #1**

### **CITY OF TUALATIN PARKS AND RECREATION DEPARTMENT---BASALT CREEK MASTER PLANNING 5-10-2021 ONSITE VISIT- LUCINI PROPERTY 23677 SW BOONES FERRY ROAD TUALATIN OREGON ROSS HOOVER, RON MULLER, CITY CONSULTANT/S CITY OF TUALATIN**

#### **WRITTEN POINTS OF CONCERN PROVIDED AT SITE VISIT:**

#### **1. PROTECTION AND CONSERVATION OF NATURAL RESOURCES AND OPEN AREAS MANDATED**

- **MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN BASALT CREEK AREA**
  - Basalt Creek Canyon is rich in multiple natural resources -not yet documented within natural resource maps adopted by the City of Tualatin
  - Basalt Creek Canyon has extremes in topography, and is predisposed to high landslide susceptibility
  - Local existing stormwater management system and treatment facilities are limited in Basalt Creek Area - designed and constructed for undeveloped lands- and not increased stormwater management needs associated with increased impervious surfaces with upstream urbanized development
- **NEED FOR COORDINATION BETWEEN WASHINGTON COUNTY, CITY OF TUALATIN AND CITY OF WILSONVILLE WITH OVERLAPPING JURISDICTIONS AND RESPONSIBILITIES DURING NEXT SEVERAL YEARS OF URBANIZATION OF THE ENTIRE BASALT CREEK CANYON AREA BY LOCAL CITIES-**
  - Agreed upon recreational goals within Basalt Creek Area for future generations by all local governments
  - Clearly identified and coordinated accountability and responsibility- by each local government -during all phases of planning and implementation of recreational needs throughout years of transitioning as part of urbanization process
  - Coordinated and Identified Funding Needed for:
    - Intergovernmental Coordinated planning for Trail and Parks siting and design.
    - Intergovernmental Coordinated Planning of Type and Amount of recreational use.
    - Intergovernmental Coordinated land acquisition; construction; maintenance; with provision of continuous effective and safe public services (water, sewer, stormwater, trash, police) for entire Basalt Creek Area
  - Adoption of clearly identified uniform and consistent measures identified and coordinated to address potential public health issues:
    - Water born illnesses ( i.e., cyanobacteria (harmful algae) blooms, giardia, e. Coli bacteria --mainly from dogs).
    - Drowning and/or potential physical injuries due to steep slopes and wetlands
  - Intergovernmental adoption of clearly identified and coordinated methods and funding methods for routine monitoring to identify and address potential negative impacts of humans or pet impacts upon known Natural Resources within the Basalt Creek Area

#### **2. NEED FOR INCLUSION OF POTENTIALLY AFFECTED PROPERTY OWNERS DURING ALL PHASES OF LAND USE PLANNING- TO GAIN SUPPORT AND PARTICIPATION IN EFFECTING COMMON GOALS**

#### **3. CANYON HAS MORE GRADUAL GRADE FROM THE WEST SIDE- EASIER AND LESS EXPENSIVE CONSTRUCTION COSTS FOR ADA COMPLIANCE AND ACCESS INTO CANYON AREA**

#### **4. PROTECTION AND CONSERVATION OF NATURAL RESOURCES AND OPEN AREAS MANDATED**

- **MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN BASALT CREEK AREA**

- Basalt Creek Canyon is rich in multiple natural resources -not yet documented within natural resource maps adopted by the City of Tualatin
- Basalt Creek Canyon has extremes in topography, and is predisposed to high landslide susceptibility
- Local existing stormwater management system and treatment facilities are limited in Basalt Creek Area - designed and constructed for undeveloped lands- and not increased stormwater management needs associated with increased impervious surfaces with upstream urbanized development
- **NEED FOR COORDINATION BETWEEN WASHINGTON COUNTY, CITY OF TUALATIN AND CITY OF WILSONVILLE WITH OVERLAPPING JURISDICTIONS AND RESPONSIBILITIES DURING NEXT SEVERAL YEARS OF URBANIZATION OF THE ENTIRE BASALT CREEK CANYON AREA BY LOCAL CITIES-**
  - Agreed upon recreational goals within Basalt Creek Area for future generations by all local governments
  - Clearly identified and coordinated accountability and responsibility- by each local government -during all phases of planning and implementation of recreational needs throughout years of transitioning as part of urbanization process
  - Coordinated and Identified Funding Needed for:
    - Intergovernmental Coordinated planning for Trail and Parks siting and design.
    - Intergovernmental Coordinated Planning of Type and Amount of recreational use.
    - Intergovernmental Coordinated land acquisition; construction; maintenance; with provision of continuous effective and safe public services (water, sewer, stormwater, trash, police) for entire Basalt Creek Area
  - Adoption of clearly identified uniform and consistent measures identified and coordinated to address potential public health issues:
    - Water born illnesses ( i.e., cyanobacteria (harmful algae) blooms, giardia, e. Coli bacteria --mainly from dogs).
    - Drowning and/or potential physical injuries due to steep slopes and wetlands
  - Intergovernmental adoption of clearly identified and coordinated methods and funding methods for routine monitoring to identify and address potential negative impacts of humans or pet impacts upon known Natural Resources within the Basalt Creek Area

**5. NEED FOR INCLUSION OF POTENTIALLY AFFECTED PROPERTY OWNERS DURING ALL PHASES OF LAND USE PLANNING- TO GAIN SUPPORT AND PARTICIPATION IN EFFECTING COMMON GOALS**

**6. CANYON HAS MORE GRADUAL GRADE FROM THE WEST SIDE- EASIER AND LESS EXPENSIVE CONSTRUCTION COSTS FOR ADA COMPLIANCE AND ACCESS INTO CANYON AREA**

**REFERENCES :**

- <https://www.oregonmetro.gov/recreation-ecology-literature-review>
- <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/RECREATION/HARMFULALGAEBLOOMS/Pages/EducationandOutreach.aspx>
- Factsheet: IMPACTS OF DOGS ON WILDLIFE 2019  
Excerpts from research publications, literature reviews and science commentary  
Compiled by ProtectNatureTO – a coalition of over 20 nature- and stewardship-based organizations advocating for the protection of wildlife and natural areas across the City of Toronto

In summary, people and their dogs disturb wildlife, and people are not always aware of or willing to acknowledge the significance of their own impacts. Wildlife perceive dogs as predators. Dogs subject wildlife to physical and temporal displacement from habitat, and dog scent repels wildlife with lingering impacts. Dogs disturb wildlife which can induce long-term stress, impact animals' immune systems and reduce reproduction. Dogs spread disease to and outright kill wildlife. People with dogs are much more detrimental to wildlife than people alone; off leash dogs are worse; and off-trail impacts are highest. Urban wildlife is subject to many human-induced stressors including habitat loss, degraded and fragmented habitat, impacts from a variety of user groups, roads, trails, infrastructure, noise and light pollution.

[https://www.protectnatureto.org/wp-content/uploads/2019/10/Impacts-of-dogs-on-wildlife-Factsheet\\_PNTTO\\_Oct\\_-2019.pdf](https://www.protectnatureto.org/wp-content/uploads/2019/10/Impacts-of-dogs-on-wildlife-Factsheet_PNTTO_Oct_-2019.pdf)  
Article attached

- The Impacts Of Dogs On Wildlife And Water Quality: A Literature Review  
Compiled by Lori Hennings, Metro Parks and Nature, April 2016

The evidence that dogs negatively impact wildlife is overwhelming. It is clear that people with dogs – on leash or off – are much more detrimental to wildlife than people without dogs...

Under the Oregon Department of Environmental Quality (DEQ), Metro is a Designated Management Agency to protect water quality in compliance with the federal Clean Water Act. Limiting dog access at most natural areas is one of Metro's commitments to DEQ, because dog feces pollute water. Feces are often delivered to waterways through stormwater. The DEQ identifies pet waste as a significant contributor to one of the region's most ubiquitous and serious pollutants, E. coli bacteria. Contact with E. coli-polluted water can make people sick. Because dog waste can be a relatively simple source to reduce or eliminate exposure to E. coli, DEQ considers reducing or eliminating dog waste an important action item in jurisdictions' clean water implementation plans for the Willamette Basin watershed.

<https://olis.oregonlegislature.gov/liz/2020R1/Downloads/CommitteeMeetingDocument/217728>

MAPS ATTACHED:

- US Fish & Wildlife Service National Wetlands Inventory and Topographical  
- Basalt Creek Area- FRESHWATER FORESTED/SHRUB WETLAND
- Oregon Statewide Wetlands Inventory- Basalt Creek Area PSS1A data (3 pages)
- Metro Basalt Creek- Title 13
- Metro Basalt Creek- UPLAND HABITATS; RIPARIAN HABITATS; SLOPES >10%; SLOPES >25% AND WETLANDS
- Metro Basalt Creek- SLOPES >10%; SLOPES >25% AND WETLANDS-Public Access from WEST SIDE OF CANYON
- Oregon State University- Basalt Creek Landslide Susceptibility
- Tapman Creek to Willamette River

## APPENDIX #2

### 9-9-2021 CITY OF TUALATIN BASALT CREEK PROPERTY OWNERS MEETING 9-9-2021

#### IBACH PARK- VARIOUS POINT OF DISCUSSION WE HEARD:

- There were discrepancies between the City's previously stated plans for the Basalt Creek Area and what the consultants stated during the 9-9-21 meeting.
  - While the City is referencing the 2018 Parks Master Plan Update as the basis of their planning (which identifies 10-20+ acres of future Parks and Trails in the Basalt Creek Area,
  - during the 9-9-21 meeting Rich said the City is now only looking at 10 acres  
I asked Rich if the City would provide more clarification / documentation as to the apparent changes in planning.
- Another discrepancy between the possible locations of Public Trails. The Master Plan indicated a north south trail between Grahams Ferry and Boones Ferry Roads.
  - During the 9-9-21 meeting, when questions were asked about the location of a public trail within the Basalt Creek Canyon area- what I heard the City's Consultant's reply- was they were looking at the Tonquin Trail west of the Canyon.
  - They commented the trails were being considered for placement next to roads--- this is different than previously stated plans and then the City's 2018 Master Plan. Again- a significant discrepancy.

There were multiple issues discussed during the meeting-Major points:

- 20-30 property owners showed up at the City's meeting held on 9-9-21 at Ibach Park
- Majority of citizens attending the meeting have one or more acres of property within the Basalt Creek Area- several owning around 5-10 acres which represents a large amount of land within the Basalt Creek Area, and a fairly good turnout for a "neighborhood" meeting.

There were comments made regarding:

- the way the City is conducting the planning process, the need for potentially affected property owner continuous participation within the process- which should not stop with one "Focus Group" meeting,
- the City's stated reliance upon existing Citizen Involvement systems- and the lack of representation of Basalt Creek property owners in the City's various Citizen Involvement Groups ( CIO's, Parks Advisory Committee, City Planning Commission), and lack of elected representation within the City's Land Use planning process.
- the lack of relevant information on the availability of funding to purchase land within the Basalt Creek Area- and the lack of a timeline as to when and how the City plans to acquire land for their planning of parks.
- the City's identification of almost the entirety of the Basalt Creek Area as potentially having Public Parks and Public Trails casting a shadow over properties in the Basalt Creek Area- and the ability to sell; the lack of information as to how the City will evaluate price of land they want for the extensive number of future parks and trails they plan to site in the Basalt Creek Area.
- The City and their consultants repeatedly discussing the need for a large Public Park including sports fields etc.- referencing the numbers of people using the Ibach Park during the meeting.
  - Questions were then made by the attendees --- who are the intended users of the parks to be planned for the Basalt Creek Area?
    - There are two public schools within blocks of the area- both of these schools have extensive public land and ability to provide for various sports needs on lands which are still not developed within the school grounds
    - If the City plans to build a destination sports park in the Basalt Creek Area- it would be serving recreational needs outside of the local area and local citizens
    - If the City plans to build a destination sports park in the Basalt Creek Canyon Area- would draw additional traffic congestion during commute hours and parking needs within the Basalt Creek Area (especially if access would be from Boones Ferry Road.



- This would compound the existing congestion on Boones Ferry Road; the additional traffic volume which will be a direct result of the City's planning for the 60+ acres of 300-400 residential units east of Boones Ferry Road; the additional traffic volume from Washington County's planned Basalt Creek Parkway Extension an intended regional freight expressway with major intersections at Grahams Ferry and Boones Ferry Roads.
  - If the City plans to build a destination sports park or other type of destination recreational park requiring large parking facilities, bathrooms, or other building structures in the Basalt Creek Canyon Area- would also increase impervious surfaces within lands which have high valued habitats and known issues of extremes in topography.
    - The City has not identified Significant Natural Areas in the Basalt Creek Area within the City's Adopted Natural Resource Maps, has not adopted a stormwater management plan and has not conducted a Goal #5 Natural Resources Inventory within the Basalt Creek Area- which causes questions as to how the City can be asking what type of Parks and other recreational structures should be planned within the Basalt Creek Area when the basic required documents and assessments have not been adopted by the City.
    - It is unknown how the City will be determining where and what are significant resources in the Basalt Creek Area- the location or the quality or condition of the natural resources and the consequential amount of buffering space will be required around the natural resources- for the preservation and conservation of multiple natural resources known to exist within the Basalt Creek Area.
    - This rises a significant concern- the City has not yet publicly established within this parks and trails planning process within the Basalt Creek Area---what land may or may not be appropriate for Public Use- due to environmental constraints
- the City's planning and development of the Basalt Creek Area- and inequity issues as to where the City is indicating future park locations in the Basalt Creek Area

- the City is already planning the development of the 60+ acres of flat land east of Boones Ferry Road without major parks indicated for Public use- which shifts the lands for future Public Parks to the lands west of Boones Ferry Road.

The City's posters presented during the 9-9-21 meeting indicated potential parks within the area east of Boones Ferry Road

- the developers of 60+ acres of land east of Boones Ferry Road- have not indicated plans for large parks for Public Use on their flat land within the information provided during their Public Meetings.
    - the CPHA Affordable Housing Project east of Boones Ferry Road has stated the parks and play structures within their development are being planned only for use on 5 acres of land- and will not be provided for Public use
    - This planned action by the City of Tualatin provides increased the value and salability of the Autumn Sunrise Development east of Boones Ferry Road - as the developers can advertise close access to large Public Parks and Natural Area-
    - While shifting the burden to provide most of future Public parks to be accommodated on the properties east of Boones Ferry Road
      - on to land which is owned by citizens-most of whom are not residents of the City nor represented within this Land Use Planning Process.
      - On to land, which is not as flat and appropriate sports fields, and has more extremes in topography and more Natural Resources which should be protected and conserved.
- Several safety issues about planning public trails within Natural Areas were presented
  - including questions as to how the City would address safety issues and health concerns which have developed along the Springwater Trail- a trail similar to what the City is considering.
  - There were additional safety issues expressed about parks located within steep terrain and areas with water and impacts upon water quality.

- There were several additional issues ... including concerns about the actual utility of the meeting-
  - if this Citizen Outreach Event was conducted just to fulfill a requirement,
  - if all the topics discussed during the meeting would be documented and presented to the Council members,
  - desire expressed for the City to continue to meet with Basalt Creek property owners as part of the development of the Master Plan- and not just as one of many focus groups providing feedback.

## **APPENDIX #3**

### **STATE OF OREGON LAND USE PLANNING GOAL #5 GUIDELINES & IMPLEMENTATION - OPEN SPACE**

- The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.
- Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged
- Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources

#### **State of Oregon Goal #5 Open Space. Implementation**

- Development should be planned and directed so as to conserve the needed amount of open space.
- The conservation of both renewable and non-renewable natural resources and physical limitations of the land should be used as the basis for determining the quantity, quality, location, rate and type of growth in the planning area.
- Fish and wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's fish and wildlife management plans.
- Stream flow and water levels should be protected and managed at a level adequate for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture.
- Significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated. Plans should provide for the preservation of natural areas consistent with an inventory of scientific, educational, ecological, and recreational needs for significant natural areas

# APPENDIX #4 CITY OF TUALATIN NATURAL RESOURCE MAPS 72-1 AND 72-3

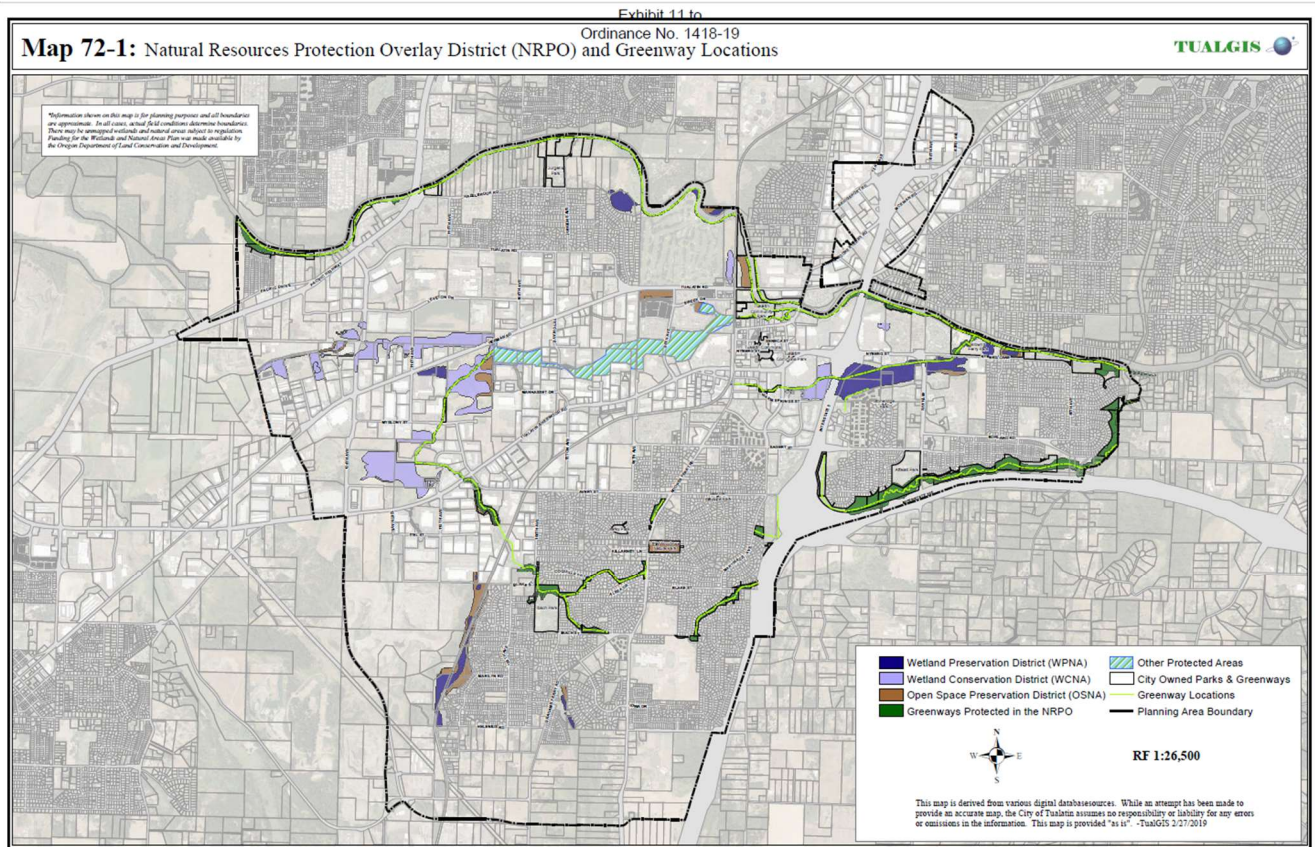
## CITY OF TUALATIN ADOPTED NATURAL RESOURCE MAPS

### PROTECTION OVERLAY DISTRICT (NRPO) AND GREENWAY LOCATIONS MAP 72-1

### SIGNIFICANT NATURAL RESOURCES MAP 72-3

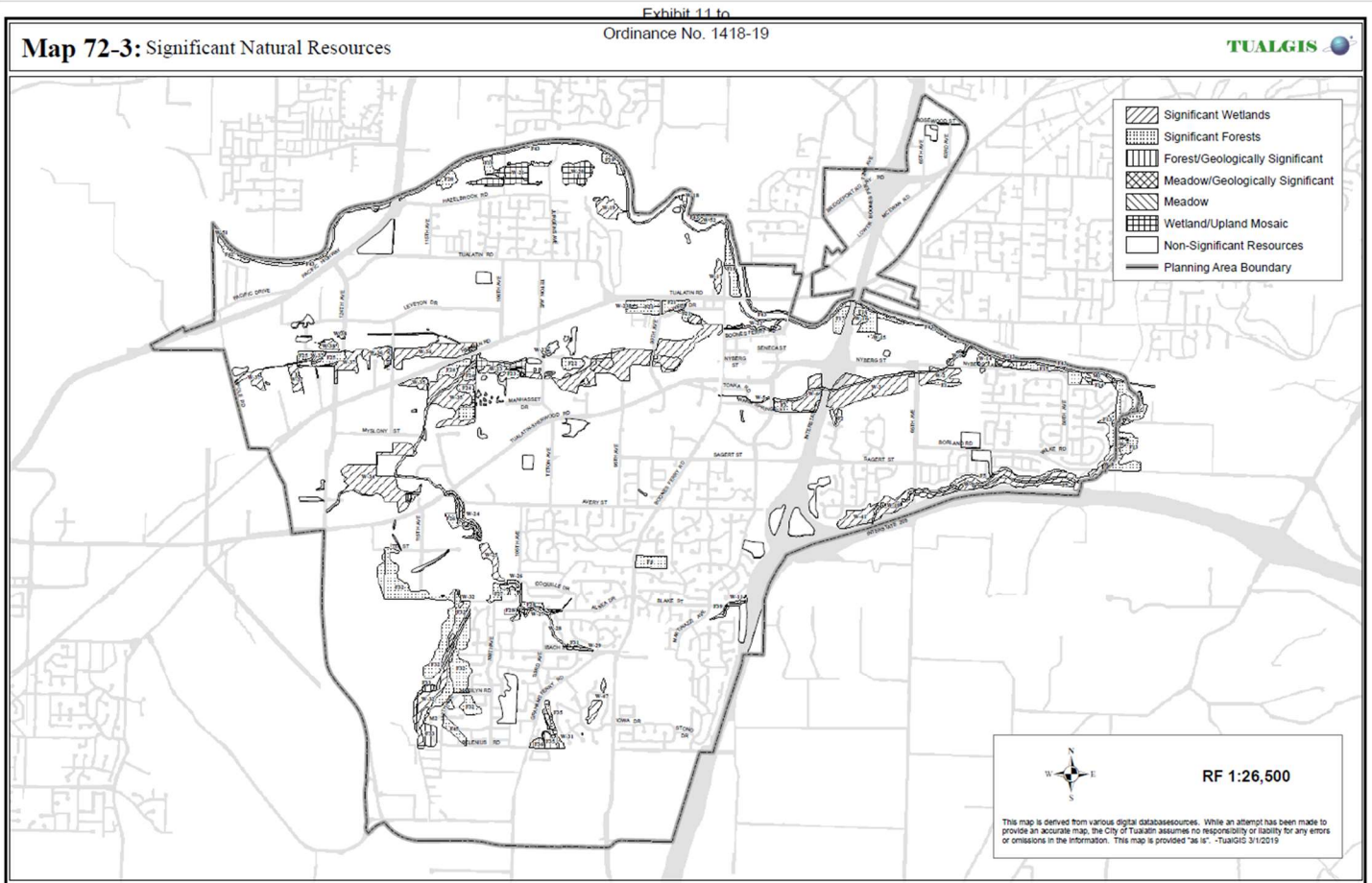
#### THESE MAPS OMIT SIGNIFICANT INFORMATION ON MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN THE BASALT CREEK AREA

- STANDARDIZED EVALUATION OF THE CITY'S NATURAL RESOURCES IS NOT PROVIDED
- QUESTIONS ARISE AS TO APPLICABILITY OF THE CITY'S STATUTES WHICH UTILIZE OR REFERENCE THESE MAPS FOR LAND USE PLANNING IN THE BASALT CREEK AREA
- QUESTIONABLE ACCURACY OF IDENTIFICATION, LOCATION AND CONDITION OF NATURAL RESOURCES IN THE BASALT CREEK AREA WITHIN AN ADOPTED CITY MAP- NEEDED FOR PLANNING THE FUTURE LOCATIONS OF PARKS AND TRAILS IN THE BASALT CREEK AREA
  - ACCURATE DATA NECESSARY FOR DETERMINATION OF LOCATION AND AMOUNT PROTECTIVE BUFFERING ZONES FOR VARIOUS NATURAL RESOURCES
  - ACCURATE DATA NECESSARY TO EVALUATE IMPACT OF UPSTREAM AND DOWNSTREAM STORMWATER AND EROSION UPON WETLANDS WHEN DETERMINING FUTURE PARKS AND TRAILS IN THE BASALT CREEK AREA



CITY OF TUALATIN'S ADOPTED SIGNIFICANT NATURAL RESOURCES MAP 72-3

- OMITTS INFORMATION ON MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN THE BASALT CREEK AREA



**APPENDIX #5 SIMILARITIES OF MAPS EMBEDDED IN PROPOSED MASTER PLAN  
& MAPS OF DEVELOPER REQUESTED LAND USE ACTIONS  
- NOT YET PRESENTED TO GOVERNING BODY FOR ACCEPTANCE BY THE CITY OF TUALATIN**

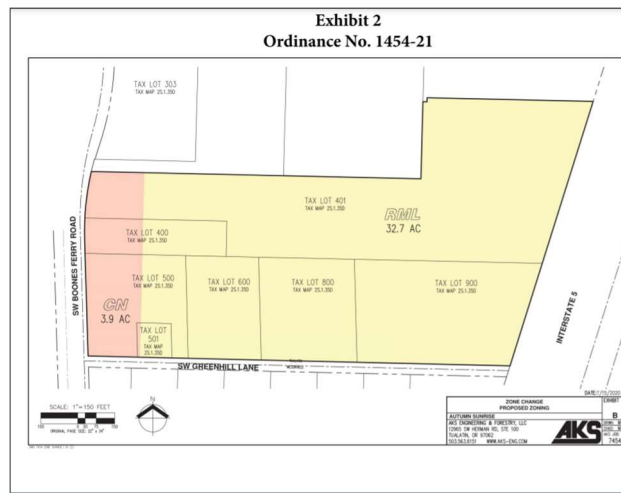
MAPS EMBEDDED INTO PROPOSED MASTER PLAN AND POSTED TO CITY'S OFFICIAL WEBSITE 11-10-2021

SIMILAR TO MAPS OF DEVELOPERS REQUESTS FOR LAND USE ACTIONS- WHICH HAD NOT YET BEEN TO HEARING

- HAS THE APPEARANCE CITY PREDETERMINATION OF ACCEPTANCE OF REQUESTED LAND USE ACTIONS WHICH HAVE NOT YET COMPLETED THE PUBLIC LAND USE PROCESS
- CLOUDS THE TRANSPARENCY OF THE GOVERNMENTAL PROCESS
- CAUSES QUESTIONS AS TO THE ABILITY OF CITIZENS TO HAVE AN IMPACT AND EFFECTIVELY PARTICIPATE IN CITIZEN INVOLVEMENT

**AUTUMN SUNRISE MAPS-**

**3-22-2021-** CITY ADOPTED MAP FOR AUTUMN SUNRISE PROPERTIES ORD 1454-21

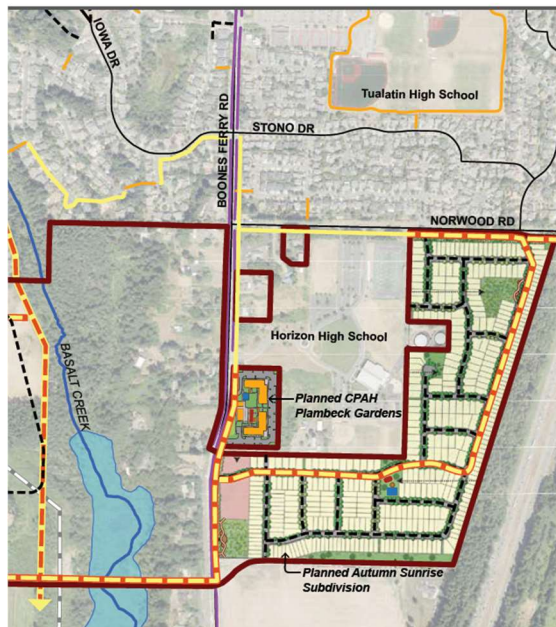


**11-10-2021-** MAP EMBEDDED IN PROPOSED MASTER PLAN OF AUTUMN SUNRISE DEVELOPMENT

# East Opportunity Area



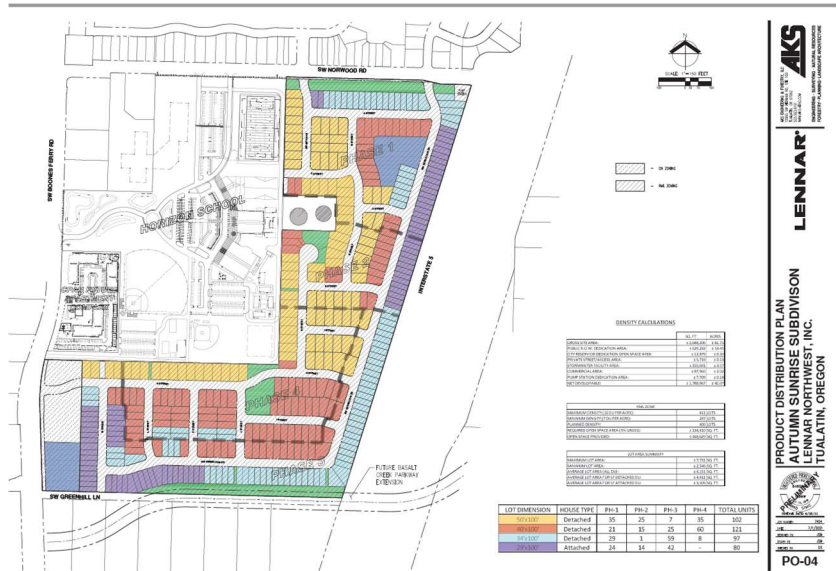
## BASALT CREEK MASTER PLAN



### Basalt Creek Trails Concept Legend

- Basalt Creek Planning Area
- Existing Roads
- Proposed Roads
- Existing Sidewalk
- Existing Bike Lanes
- Existing Trails
- Planned Trails
  - Tualatin (general)
  - On-street trail/widened sidewalk
  - Greenway
  - Tonquin Ice Age Trail
  - Sherwood to Sandy Power Line Trail
- Planned Trailhead
- PGE Overhead Power Lines
- Railroad
- Streams
- Waterbodies

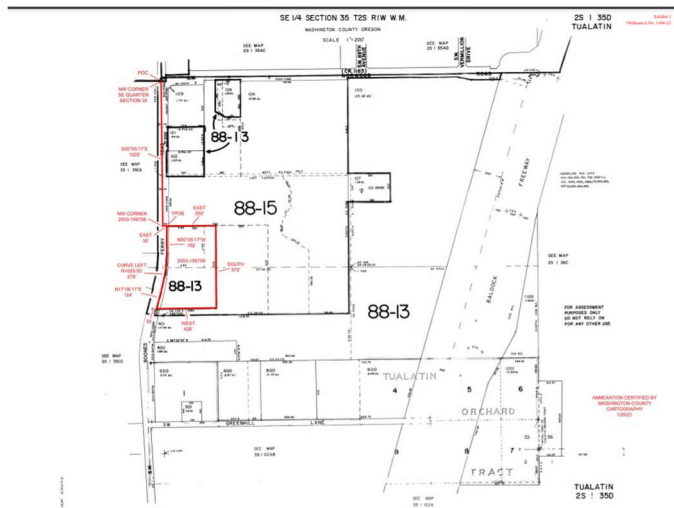
**11-1-2021-** MAP PROPOSED AUTUMN SUNRISE CUP AND SUBDIVISION DEVELOPMENT SITE PLANS SB 21-0001 - STILL SCHEDULED FOR HEARING BEFORE CITY OF TUALATIN PLANNING COMMISSION ON 12-2-2021



**CPAH MAPS**

**4-26-2021** MAP OF CPAH PROPERTY WHEN ADOPTED INTO THE CITY

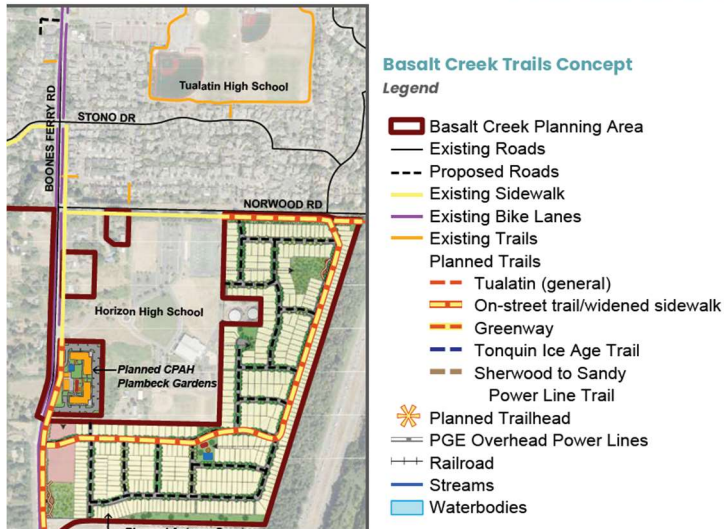
Ordinance No. 1456-21 AN ORDINANCE ANNEXING TERRITORY AT 23500 SW BOONES FERRY ROAD TAX MAP 2S135D LOT 303, INTO THE CITY OF TUALATIN (ANN 20-0004)





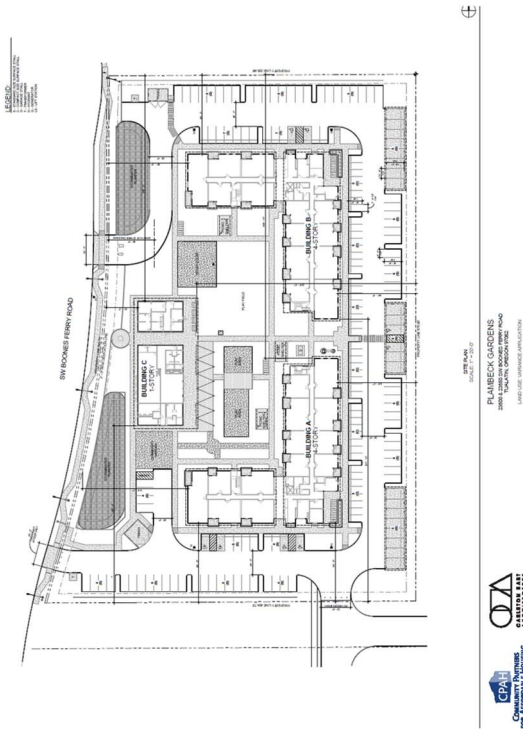
**11-10-2021- MAP EMBEDDED IN PROPOSED MASTER PLAN OF CPAH DEVELOPMENT**

BASALT CREEK MASTER PLAN



**11-1-2021- MAP PROPOSED CPAH REQUESTED VAR 21-0003 SITE PLANS**

- WAS NOT SCHEDULED FOR HEARING BEFORE CITY OF TUALATIN PLANNING COMMISSION UNTIL 11-18-2021
- VAR 21-0003 WAS VOTED FOR ADOPTION BY PLANNING COMMISSION ON 11-18-2021
- ALTHOUGH WITH SEVERAL DISSENTING PUBLIC COMMENTS





CITY OF TUALATIN

# Basalt Creek

**PARKS & RECREATION PLAN**

*Draft - November 23, 2021*

## ACKNOWLEDGMENTS

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We appreciate the guidance provided by our advisory groups, as well as the involvement of many City Committees and commissions, interest groups, civic leaders, and community members who have given their time, energy, and ideas to this parks and recreation plan. Together, we have created the vision for parks and recreation that will support our high quality of life.

### City Council

Mayor Frank Bubenik  
Council President Nancy Grimes  
Councilor Maria Reyes  
Councilor Christen Sacco  
Councilor Bridget Brooks  
Councilor Cyndy Hillier  
Councilor Valerie Pratt

### Park Advisory Committee

Beth Dittman, Chair  
Brandon Gill, Vice Chair  
Nadia Alvarado  
Denise Cline  
Emma Gray  
Josh Huffman  
Anthony Warren

### City Staff

Sherilyn Lombos, City Manager  
Don Hudson, Assistant City Manager  
Megan George, Deputy City Manger  
Sean Brady, City Attorney

### Parks & Recreation

Ross Hoover, Parks & Recreation Director  
Rich Mueller, Parks Planning & Development Manager  
Kyla Cesca, Office Coordinator

### Community Development

Kim McMillan, Community Development Director  
Steve Koper, Assistant Community Development Director  
Heidi Springer, City Engineer  
Erin Engman, Senior Planner

### Economic Development

Jonathan Taylor, Economic Development Manager

### Geographic Information Systems

Martin Loring, Database Administrator  
Tom Scott, GIS Technician

### Tualatin Advisory Committees & Commissions

Arts Advisory Committee  
Planning Commission  
Youth Advisory Council

### City of Wilsonville

Planning Staff and Parks & Recreation Staff



# Tualatin Basalt Creek Parks & Recreation Plan

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*Draft Plan | November 23, 2021*

## ACKNOWLEDGMENTS (CONTINUED)

### Area Planning Partners & Collaborations

Basalt Creek Neighborhood  
Neighbors & Property Owners  
City of Tualatin Community  
Members  
City of Tualatin Business &  
Employment  
Commercial CIO  
Community Partners for Affordable  
Housing (CPAH)  
Horizon Community Church  
Lennar Homes  
Metro Staff  
Stu Peterson, Macadam Forbes  
Tualatin Chamber of Commerce  
Viva Tualatin Staff & Members

### MIG, Inc.

Brice Maryman, Principal  
Rachel Edmonds, Project Manager  
Cindy Mendoza, Director of Parks &  
Recreation  
Casey Howard, Senior Landscape  
Designer

### Johnson Economics

Jerry Johnson  
John Spikkeland

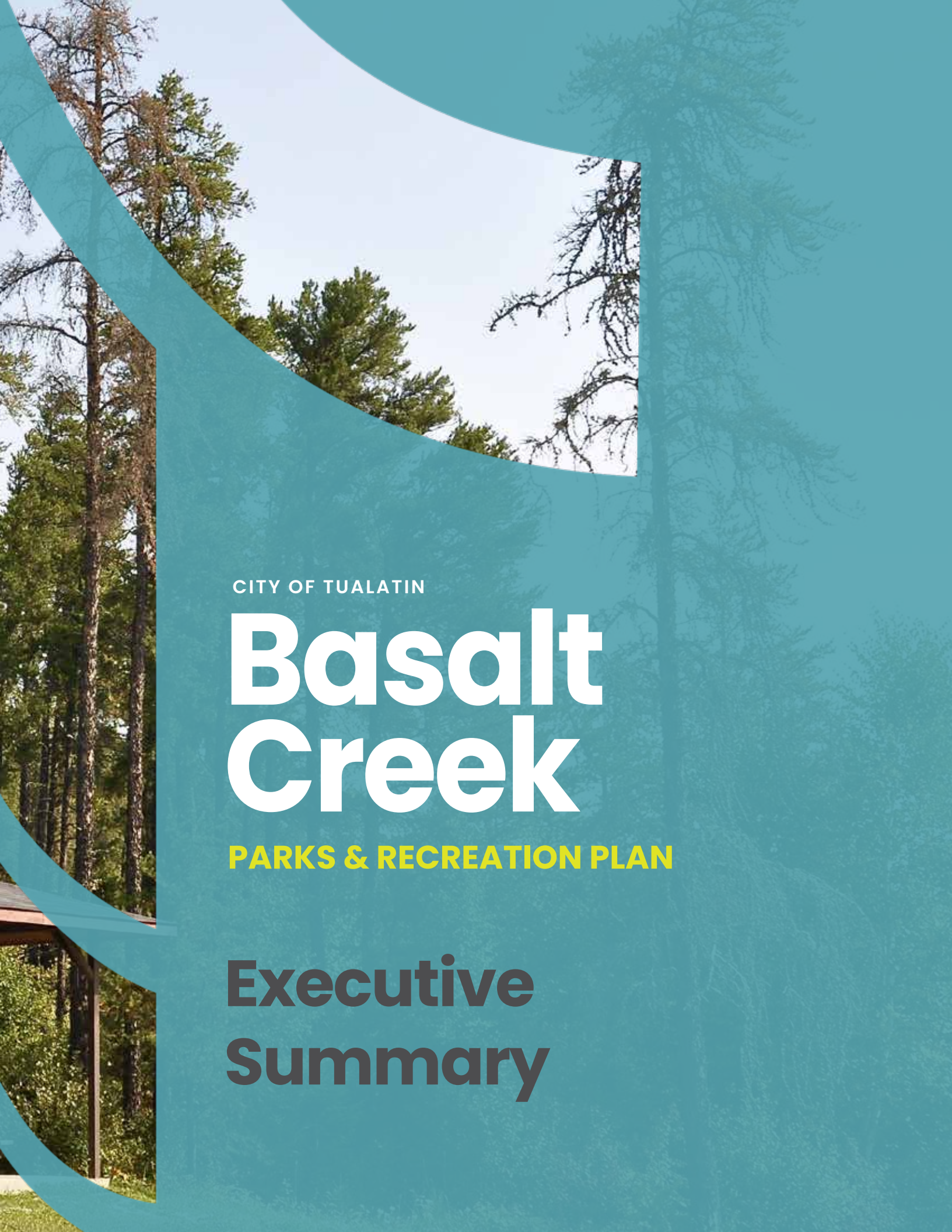




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CITY OF TUALATIN

# Basalt Creek

**PARKS & RECREATION PLAN**

## Executive Summary





## Executive Summary

**The Basalt Creek Parks and Recreation Plan represents a significant step toward expanding the reach of the City of Tualatin’s award-winning park and recreation facilities and programs to a future 367-acre addition known as the Basalt Creek planning area. The addition is projected to provide 1,897 new jobs and 575 new households to the city.**

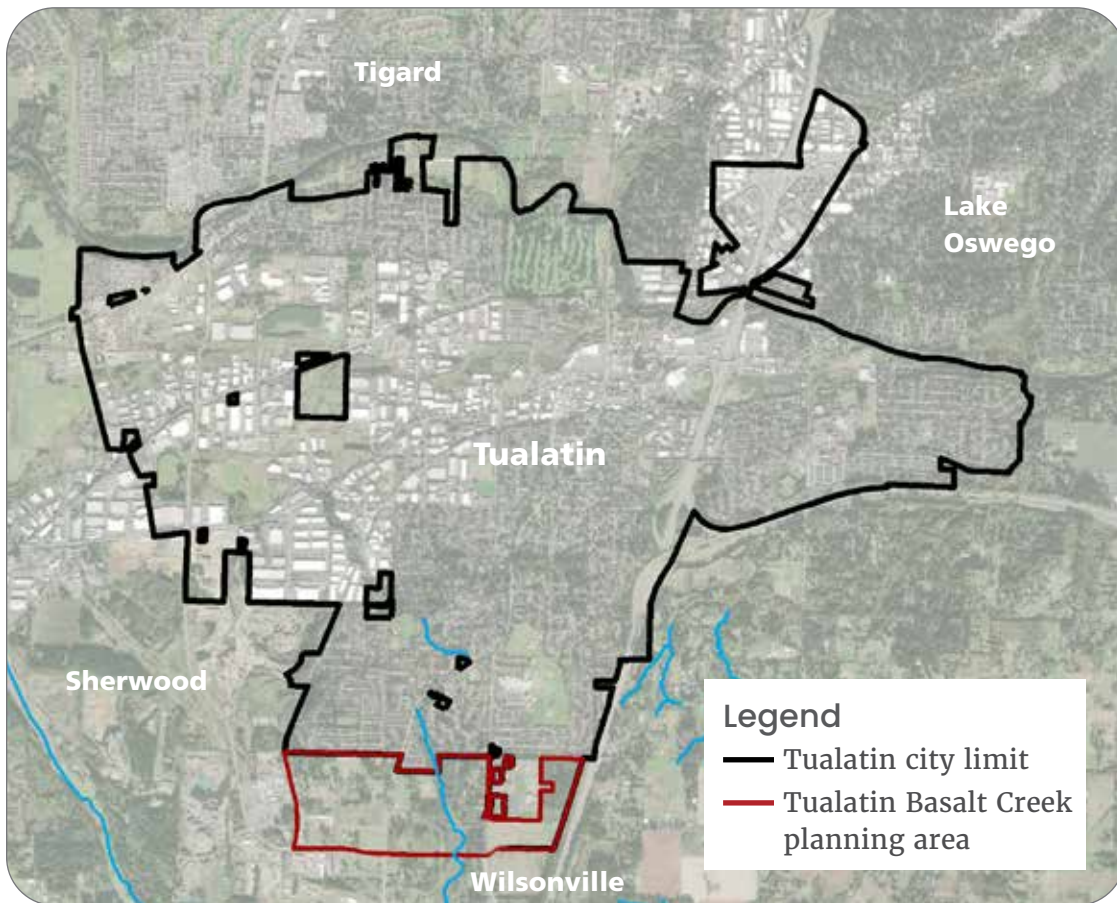
This plan complements two previous planning efforts in 2018: the Basalt Creek Comprehensive Plan, which described future land uses and needed infrastructure for Basalt Creek, and the Tualatin Parks and Recreation Master Plan, which identified a need for land acquisition and related park and trail planning.

### Process

Throughout the development of the Basalt Creek Parks and Recreation Plan, the City has been committed to understanding the social, legal, ecological, and economic dynamics of the neighborhood. Planning tasks included:

- **Assessing recreation opportunities in Basalt Creek** by developing site selection criteria, conducting a site analysis, making site observations and performing other research.
- **Documenting market trends and dynamics** to understand recent residential, commercial and industrial development patterns and economic conditions.
- **Engaging with community members and stakeholders** to discuss park use ideas and preferences identified in 2018 and continue a dialogue with existing Basalt Creek neighbors.

## EXECUTIVE SUMMARY



- **Establishing a parks and recreation development framework** to guide future park and trail investments across the planning area based on the site analysis, public engagement, site characteristics, and City input.
- **Identifying key parks and recreation investments** that can best serve existing and new residents, employees and employers.
- **Estimating costs** to better plan for the cost of purchasing land, constructing, and maintaining parks and trails in the Basalt Creek planning area.
- **Identifying steps towards implementation** that guide expansion of parks and recreation facilities, programs, and services to Basalt Creek.

After completing these tasks, the plan reached the following conclusions:

### Real Estate Trends and Market Dynamics

- Market trends and real estate dynamics are volatile regionwide; conditions in the planning area reflect this given lack of vacant, developable industrial lands near I-5. Residential lands are also high in demand as communities look to increase the region’s housing stock.
- Site conditions across the Basalt Creek planning area vary; some sites are very attractive for industrial investment, while others are less so given their topographical constraints, limited access, presence of utility easements, and natural features.
- Market land pricing will reflect site conditions, suggesting parkland acquisition should focus on planned industrial lands with lower development potential due to site constraints.

### Community and Stakeholder Engagement

- Community engagement for the Basalt Creek Parks and Recreation Plan included over twenty various meetings, property visits, focus groups and a community event with over 650 people that took place in 2021. Engagement included thousands of digital notifications, including surveys, emails, website and social media updates during 2021.

- These conversations and interactions helped to determine what features would be included in proposed park and trail concepts such as trails, sport courts, flexible multi-use fields, play areas, picnicking, and natural areas.
- Safety and visibility along future on-street trails/widened sidewalks, greenways, shared use paths and trail corridors was a noted community interest.
- Documentation of engagement activities is included in Appendix A.



Top and Bottom: Photographs from the Viva Tualatin event on August 28, 2021. (MIG 2021)

## Basalt Creek Framework Plan



### Park Development Framework and Access Improvements

- The best opportunities for future parks and recreation in the Basalt Creek planning area take advantage of land use, site conditions favorable for parks development, natural features, and access potential.
- A parks development framework for Basalt Creek identifies three opportunity areas: West, Central and East.
- A mix of widened sidewalks, greenways, shared-use paths and trails are needed across the planning area to connect residents, visitors, and employees with their parks and open space.

### Legend

- Basalt Creek Planning Area
  - Existing Roads
  - Proposed Roads
  - Existing Trails
  - Planned Trails
  - Existing Bike Lanes
  - + Railroad
  - Streams
  - Waterbodies
  - + Two-foot contours
- Basalt Creek Opportunity Areas
- West
  - Central
  - East

## Framework Plan Priority Elements

### West Opportunity Area

The West Opportunity Area will serve employees and the surrounding community with future on-street trails/widened sidewalks and a trailhead that links to planned regional trails/shared-use paths. Other elements include:

- Regional trail connection along existing/future roads to future park in the Central focus area
- Small trailhead and parking area near regional trail
- Safe non-motorized commuting and walking opportunities for future employees
- Sign improvements for pedestrian navigation

### Central Opportunity Area

The Central Opportunity Area will feature a new, proposed up to 10-acre neighborhood park and connecting greenway trails, preferably located east of Grahams Ferry Road on lands with lower potential for industrial development. Included in the plan are four different park design examples based on community feedback. The example designs will be used as starting points for more detailed community-driven design once a site is acquired. Other elements and considerations include:

- Future city acquisition of a level, future park site
- Large neighborhood park (+/-10 acres) with a mix of recreation amenities including playground, picnic shelter, sport court, flexible field, trails, natural area
- Potential view of the Basalt Creek canyon
- Active transportation connections to residential areas and regional trails

### East Opportunity Area

The East Opportunity Area is characterized by developer-provided park spaces, with on-street paths and plantings. Other elements include:

- Public stormwater facilities
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with adjacent school
- Opportunity for future trail connections

## EXECUTIVE SUMMARY

**TABLE 3: LAND ACQUISITION ESTIMATES**

2018 Tualatin Parks & Recreation Plan Acquisition Estimates for Basalt Creek Park (P3) (2018 dollars)	
Acreage	20
Type	Community Park
Parkland Acquisition and Easements	\$5,000,000
Cost Per Acre	\$250,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Land Acquisition Estimates (2021 dollars)	
Acreage	15-20 total
Type	Large neighborhood park
Parkland Acquisition and Easements (up to 20 acres)	Range: \$5,220,000 - \$6,000,000
Trails Cost (1.67 acres)	\$500,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

**TABLE 4: PARK DEVELOPMENT COSTS SUMMARY**

2018 Tualatin Parks & Recreation Plan Estimate of Development Costs, (Appendix D, Table D-2, page D-8)		
Park Type	Large Neighborhood Park (2018 dollars)	Large Neighborhood Park (2021 dollars)
Site Development (per acre)	\$500,000	\$554,000
2018 Tualatin Parks & Recreation Plan Improvement Costs for Basalt Creek Park (P3) (Appendix D, page D-6)		
	(2018 dollars)	(2021 dollars)
Improvement Costs	\$12,110,000	\$13,159,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Summary of Development Costs (2021 dollars)		
Acreage	15-20 total	
Trails (excludes parks)	\$2,643,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
<b>TOTAL</b>	<b>\$10,548,000</b>	
Development cost per acre	\$527,400-\$703,200	

### Land Acquisition and Development Costs

The City needs to consider funding strategies for both land acquisition and park development within the Basalt Creek planning area. Those costs, which remain relatively consistent with previous cost estimates performed in 2018, are explained below:

- Estimated total land acquisition costs to implement the Basalt Creek Parks and Recreation Plan: \$5 to \$6 million at \$260,000–\$300,000 per acre in 2021 dollars.
- Estimated total park development costs for Basalt Creek to implement the Basalt Creek Parks and Recreation Plan: \$9.9 million at a cost of \$496,000–\$661,000 per acre in 2021 dollars.
- If recent real estate and development trends continue, these costs will continue to rise. As the City looks further into the future, costs should be escalated accordingly.

### Implementation and Action Plan

Four implementation strategies outline a range of actions that are needed to realize the parks vision in Basalt Creek:

- **Coordination/Funding:** Coordination with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.
- **Acquisition:** Acquire parkland and trails corridors in Basalt Creek through mutually beneficial agreements including easements, donations, outright willing seller purchase, or other acquisition mechanisms and incentives.
- **Design, Development and Construction:** Provide quality parks and trails that are responsive to community needs through design, development, and construction.
- **Maintenance, Operations and Activation:** Ensure the long-term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.

### Staffing, Operations and Maintenance

- **Staff and operating cost impact:** 1.5–2.0 Full Time Employees (FTEs) will be needed annually for maintenance once the parks and recreation assets in this plan are completed, estimated at \$108,000.





## Resumen ejecutivo

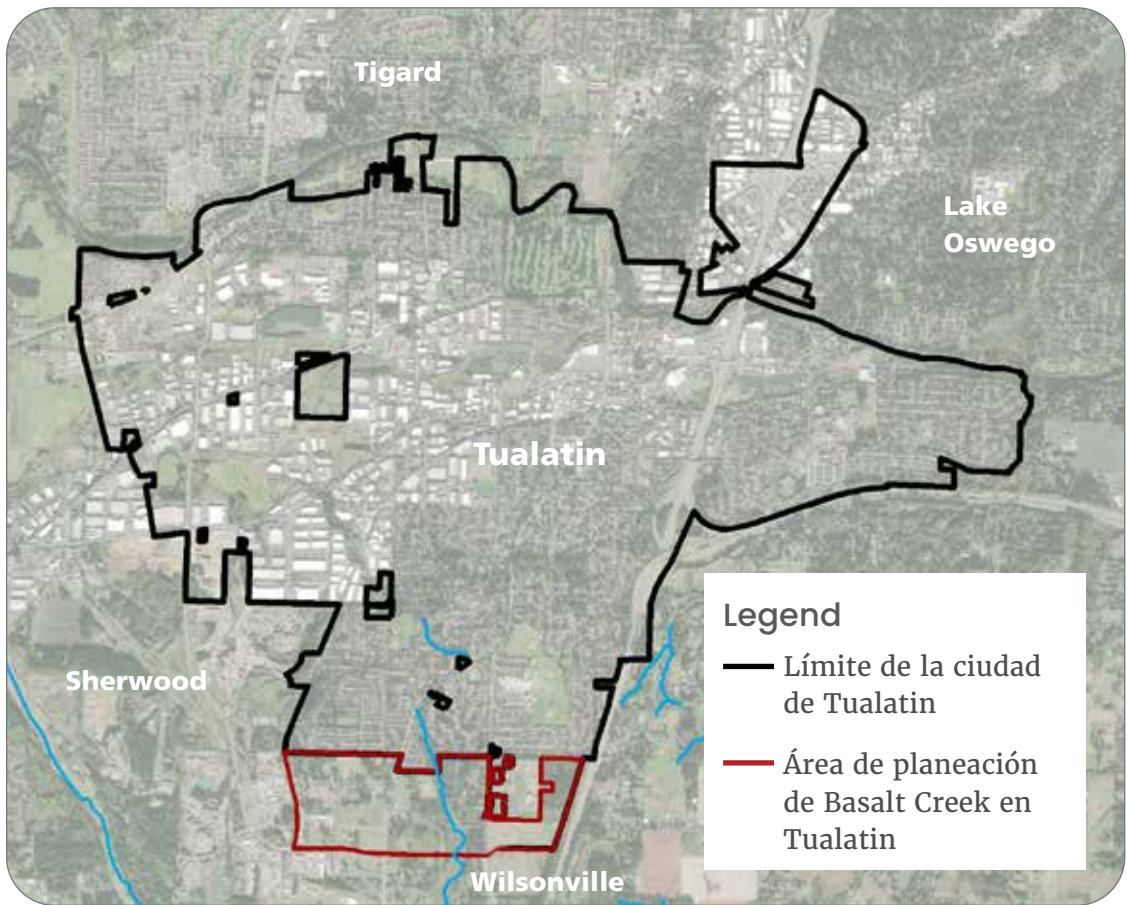
**El Plan de Parques y Áreas Recreativas de Basalt Creek representa un paso importante para extender el alcance de las galardonadas instalaciones y programas de los parques y áreas recreativas de la Ciudad de Tualatin hacia una futura expansión de 367 acres conocida como el área de planeación de Basalt Creek. Adicionalmente también se proyecta que se abrirán 1,897 nuevos empleos y 575 nuevas viviendas en la ciudad.**

Este plan complementa dos esfuerzos previos de planeación en 2018: el Plan integral de Basalt Creek, que describe usos futuros de suelo e infraestructura necesaria de Basalt Creek, y el Plan de Parques y Áreas Recreativas de Tualatin, que identificó la necesidad de adquisición de terrenos y la relacionada planeación maestra de parques y senderos.

### Proceso

A través del desarrollo del Plan de Parques y Áreas Recreativas de Basalt Creek, la Ciudad está comprometida a entender las dinámicas sociales, legales, ecológicas y económicas del vecindario. Las tareas de planeación incluyen:

- **Evaluar las oportunidades recreativas de Basalt Creek** al desarrollar un criterio de selección del sitio, conducir un análisis del sitio, hacer observaciones y realizar otra investigación.
- **Documentar las tendencias y dinámicas de mercado** para entender recientes patrones de desarrollo residencial, comercial e industrial y condiciones económicas.
- **Involucrar a miembros de la comunidad y personas interesadas** para hablar de las ideas de uso del parque y preferencias identificadas en 2018, y continuar dialogando con los existentes vecinos Basalt Creek.



- **Establecer un marco de trabajo para parques y áreas recreativas** para orientar las inversiones en parques y senderos en toda el área de planeación con base en el análisis del sitio, participación pública, características del sitio y comentarios de la Ciudad.
- **Identificar inversiones claves en parques y áreas recreativas** que puedan servir de mejor forma a los residentes existentes y nuevos, empleados y empleadores.
- **Calcular costos** para planear

de mejor forma el costo de la compra de terrenos, construcción y mantenimiento de parques y senderos en el área de planeación de Basalt Creek.

- **Identificar los pasos hacia la implementación** que guíen la expansión de parques e instalaciones recreativas, programas y servicios a Basalt Creek.

Después de completar estas tareas, el plan llegó a las siguientes conclusiones:

### Tendencias de bienes raíces y dinámicas del mercado

- Las tendencias del mercado y las dinámicas de bienes raíces son volátiles en toda la región; las condiciones en el área de planeación reflejan esta falta de terrenos vacantes, desarrollables e industriales cerca de I-5. Los terrenos residenciales también están en alta demanda conforme las comunidades buscan incrementar la cantidad de viviendas en la región.
  - Las condiciones de los sitios en toda el área de planeación de Basalt Creek; algunos sitios son muy atractivos para inversión industrial, mientras que otros lo son menos debido a sus limitantes topográficos, acceso limitado, presencia de servidumbres para servicios públicos y características naturales.
  - El precio de mercado reflejará las condiciones del sitio, sugiriendo que la adquisición de terrenos para parque debe enfocarse en terrenos industriales planeados con menor potencial de desarrollo debido a las limitantes del sitio.
- Estas conversaciones e interacciones ayudaron a determinar qué características serían incluidas en los conceptos propuestos de parques y senderos, tales como senderos, canchas deportivas, campos flexibles de uso múltiple, áreas para pícnic y áreas naturales.
  - Un notable interés de la comunidad fue la seguridad y visibilidad a lo largo de senderos en la calle/ ampliación de aceras, caminos verdes, caminos de uso compartido, corredores de senderos.
  - La documentación de las actividades de participación está incluida en el Apéndice A.



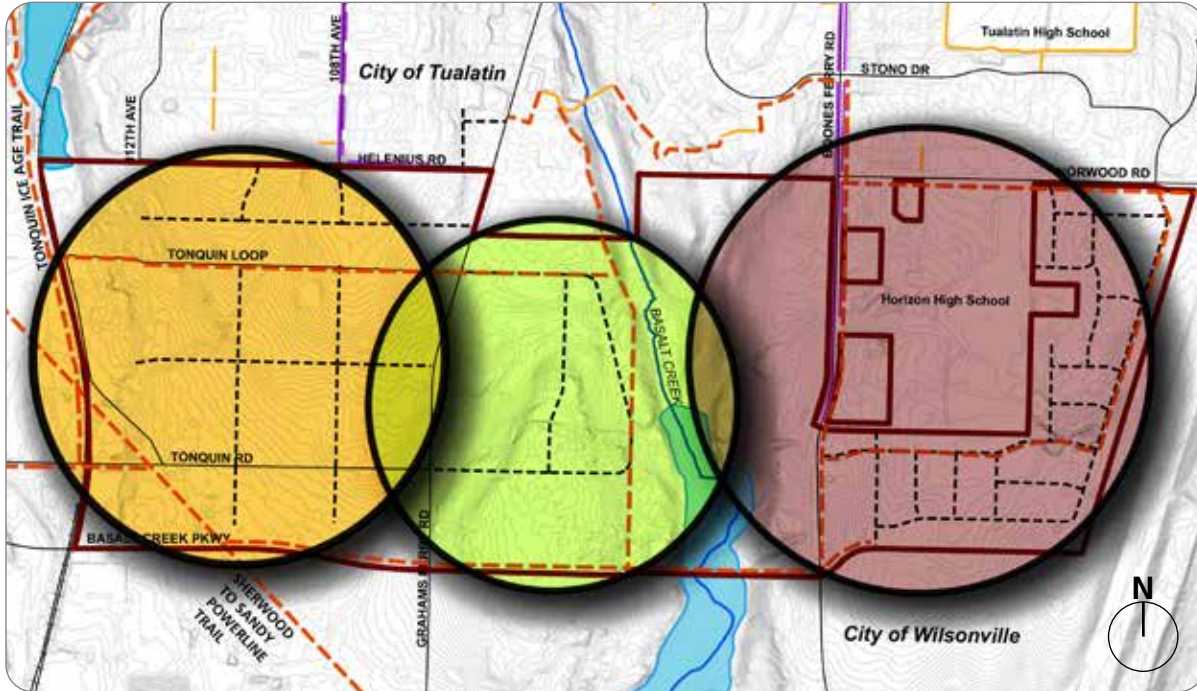
### Participación de la comunidad y de las personas interesadas

- La participación de la comunidad para el Plan de Parques y Áreas Recreativas de Basalt Creek incluyó más de veinte reuniones diversas, visitas a las propiedades, grupos focales y eventos comunitarios con más de 650 personas, lo que ocurrió en 2021. La participación incluyó miles de interacciones digitales, lo que incluyó encuestas, correos electrónicos, sitio web y actualizaciones en redes sociales durante 2021.



Parte superior e inferior: Fotografías del evento Viva Tualatin el 28 de agosto de 2021. (MIG 2021)

## Plan Estructural de Basalt Creek



### Plan estructural para el desarrollo de parques y mejoras al acceso

- Las mejores oportunidades para el futuro de los parques y las áreas recreativas en el área de planeación de Basalt Creek toman ventaja del uso del terreno, condiciones favorables del sitio para el desarrollo de parques, características naturales y potencial acceso.
- Un plan estructural para el desarrollo de parques para Basalt Creek identifica tres áreas de oportunidad: oeste, centro y este.
- Se necesita una mezcla de aceras ampliadas, caminos verdes, caminos de uso compartido y senderos, para conectar a los residentes, visitantes y empleados con sus parques y espacios abiertos.

### Legend

- Área de planeación de Basalt Creek
- Caminos existentes
- Caminos propuestos
- Senderos existentes
- Senderos planeados
- Carriles para bicicletas existentes
- Vías de tren
- Arroyos
- Cuerpos acuíferos
- Curvas de dos pies
- Áreas de oportunidad en Basalt Creek
- Oeste
- Centro
- Este

## Elementos prioritarios del plan estructural

### Área de oportunidad del oeste

El área de oportunidad del oeste dará servicio a empleados y a la comunidad circunvecina con futuros senderos en la calle/aceras ampliadas y entradas a senderos que se enlazan con planeados senderos regionales/caminos de uso compartido. Otros elementos incluyen:

- Conexión a senderos regionales a lo largo de caminos existentes/futuros a parques futuros en el área focal del centro.
- Pequeña entrada a senderos y área de estacionamiento cerca del sendero regional
- Oportunidades de traslados no motorizados y de caminar para los empleados futuros
- Mejoras en la señalización para la navegación de peatones

### Área de oportunidad en el centro

El área de oportunidad en el centro tendrá un nuevo parque propuesto de 10 acres para el vecindario y senderos verdes de conexión preferiblemente ubicados al este de Grahams Ferry Road en terrenos con menor potencial para el desarrollo industrial. Incluidos en el plan hay cuatro ejemplos distintos de diseños de parques, con base en los comentarios de la comunidad. Los diseños de ejemplo se usarán como puntos de partida para un diseño más detallado dirigido por la comunidad, una vez que se adquiera el sitio. Otros elementos y consideraciones incluyen:

- Adquisición futura por parte de la ciudad de un sitio futuro nivelado para parque
- Parque de vecindario grande (+/-10 acres) con una mezcla de servicios recreativos, lo que incluya un jardín de juegos, cobertizo para pícnic, cancha deportiva, campo flexible, senderos y área natural.
- Vista potencial del cañón de Basalt Creek
- Conexiones de transporte activas a áreas residenciales y senderos regionales

### Área de oportunidad del este

El área de oportunidad del este se caracteriza por espacios de parque otorgados por constructores, con caminos en la calle y jardineras. Otros elementos incluyen:

- Instalaciones públicas para agua pluvial
- Potencial para mejorar las instalaciones para agua de lluvia con servicios para extender las áreas recreativas
- Potencial oportunidad de asociación con la escuela adyacente
- Oportunidad para futuras conexiones a senderos

## RESUMEN EJECUTIVO

### CUADRO 3: ESTIMACIONES DE ADQUISICIÓN DE TERRENOS

Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin 2018 para el parque Basalt Creek (P3) (dólares de 2018)	
Acres	20
Tipo	Parque comunitario
Adquisición y servidumbre de terrenos para parques	\$5,000,000
Costo por acre	\$250,000
Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin Basalt Creek (dólares de 2021)	
Acres	15-20 total
Tipo	Parque de vecindario grande
Adquisición y servidumbre de terrenos para el parque (hasta 20 acres)	Rango: \$5,220,000 - \$6,000,000
Costo de los senderos (1.67 acres)	\$500,000
Costo del área de oportunidad del oeste (1 acre)	\$300,000
Costo del área de oportunidad en el centro (10-15 acres)	\$3,000,000 - \$4,500,000
Costo del área de oportunidad del este (0 acres)	\$0
Costo por acre	\$260,000 - \$300,000

### CUADRO 4: RESUMEN DE LOS COSTOS DE DESARROLLO DEL PARQUE

Estimaciones de los costos de desarrollo para el Plan de parques y áreas recreativas de Tualatin 2018 (Apéndice D, Cuadro D-2, página D-8)		
Tipo de parque	Parque de vecindario grande (dólares de 2018)	Parque de vecindario grande (dólares de 2021)
Sitio de desarrollo (por acre)	\$500,000	\$554,000
Costos para el Plan de mejora de parques y áreas recreativas de Tualatin para Basalt Creek 2018 (P3) (Apéndice D, página D-6)		
	(dólares de 2018)	(dólares de 2021)
Costos de mejoras	\$12,110,000	\$13,159,000
Resumen de costos de desarrollo para el plan de parques y áreas recreativas de Tualatin Basalt Creek 2021 (dólares de 2021)		
Acres	15-20 total	
Senderos (excluye todos los parques)	\$2,643,000	
Área de oportunidad del oeste	\$775,000	
Área de oportunidad en el centro	\$6,675,000	
Área de oportunidad del este	\$455,000	
<b>TOTAL</b>	<b>\$10,548,000</b>	
Costo de desarrollo por acre	\$527,400-\$703,200	

### Adquisición de terrenos y costos de desarrollo

La Ciudad necesita considerar las estrategias de financiamiento tanto para la adquisición de terrenos como para el desarrollo de parques en el área de planeación de Basalt Creek. Estos costos, que permanecen relativamente consistentes con las previas estimaciones de costos realizadas en 2018, se explican a continuación:

- Total estimado de costos por la adquisición de terrenos para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: de \$5 a \$6 millones de dólares a \$260,000-\$300,000 por acre, en dólares de 2021.
- Total estimado de costos por el desarrollo de parques para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: \$9.9 millones de dólares a un costo de \$496,000-\$661,000 por acre, en dólares de 2021.
- Si continúan las tendencias de bienes raíces y construcción, estos costos continuarán aumentando. Mientras la Ciudad ve hacia el futuro, los costos deben aumentar en conformidad.

### Implementación y plan de acción

Cuatro estrategias de implementación describen un rango de acciones necesarias para alcanzar la visión de parques en Basalt Creek:

- Coordinación/Financiamiento: Coordinación con otros departamentos de la Ciudad, constructores, socios potenciales y personas interesadas, para alinear las tareas, los recursos para el proyecto y para respaldar la implementación.
- Adquisición: Adquirir los terrenos para parques y corredores de senderos a través de acuerdos de beneficio mutuo, que incluyen servidumbres, donativos, compras de propietarios dispuestos a vender u otros mecanismos e incentivos para adquisición.
- Diseño, desarrollo y construcción: Ofrecer parques y senderos de calidad que respondan a las necesidades de la comunidad, a través de diseño, desarrollo y construcción.
- Mantenimiento, operaciones y activación: Asegurar la función y vitalidad de largo plazo de los parques y senderos de Basalt Creek a través de mantenimiento y operaciones efectivos.

### Dotación de personal, operaciones y mantenimiento

- Impacto de la dotación de personal y costo operativo: 1.5-2.0 Empleados de Tiempo Completo (FTE, por sus siglas en inglés) se requerirán anualmente para el mantenimiento una vez que los parques y activos de recreación se completen, lo que se estima en \$108,000 dólares.







# 1

## Introduction

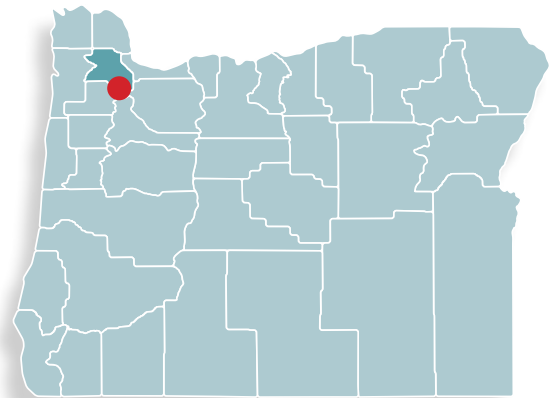


## Introduction

**The Basalt Creek Parks and Recreation Plan addresses an area of unincorporated Washington County between Tualatin’s southern boundary and northern Wilsonville.**

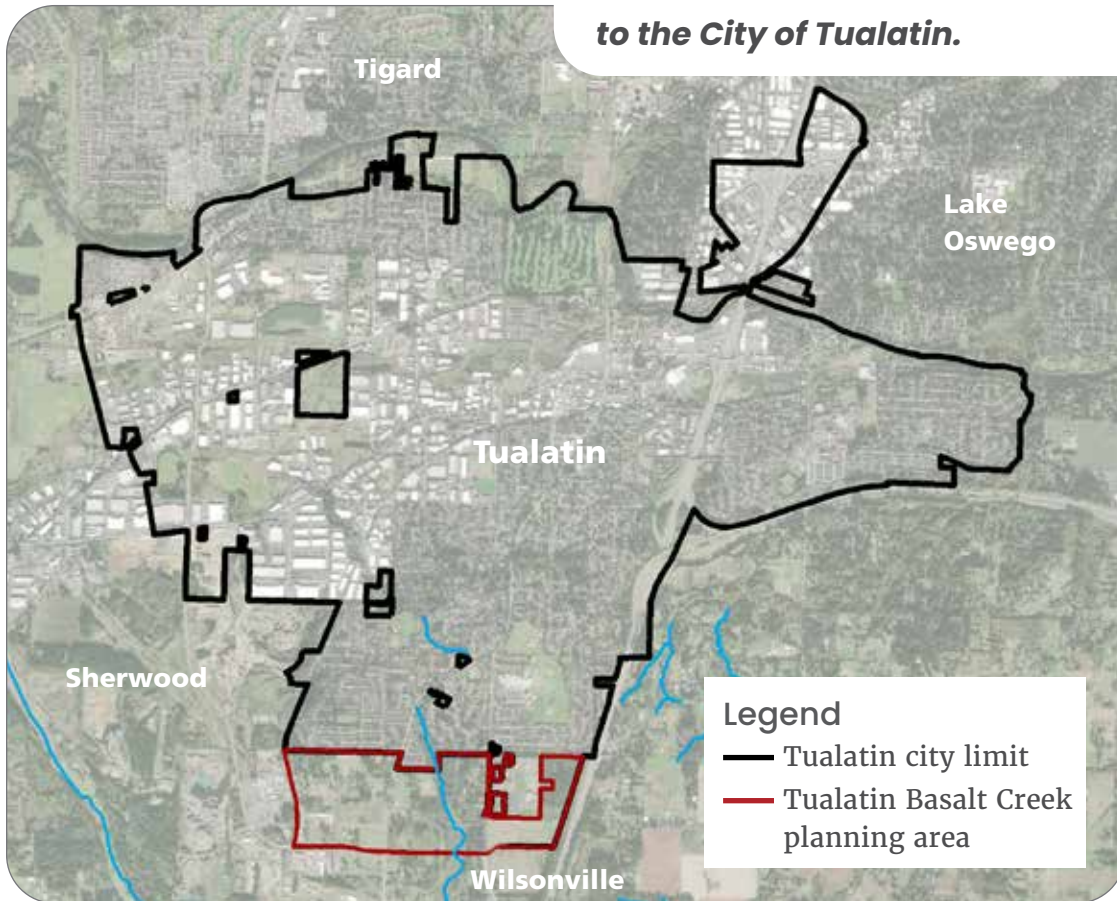
The area encompasses approximately 367 acres (194 buildable acres) just west of Interstate 5. Currently, the project area is comprised of a mix of low-density, single-family residences, nurseries, farms, light industrial and construction-related businesses, and natural areas. This includes Basalt Creek and the surrounding canyon and wetlands habitat running north-south through the eastern side of the planning area. The Tualatin planning area is expected to accommodate 1,897

new jobs and 575 new households. As of October 2021, two residential development projects are in process on the east side along Boones Ferry Road which will introduce approximately 400 single-family homes and 116 units of affordable multi-family housing.



*Tualatin Basalt Creek planning area is located in southern Washington County.*

*The Basalt Creek planning area encompasses 367 acres, and will add approximately 7% more land to the City of Tualatin.*



Tualatin Basalt Creek Parks and Recreation Plan Timeline



**Plan Purpose**

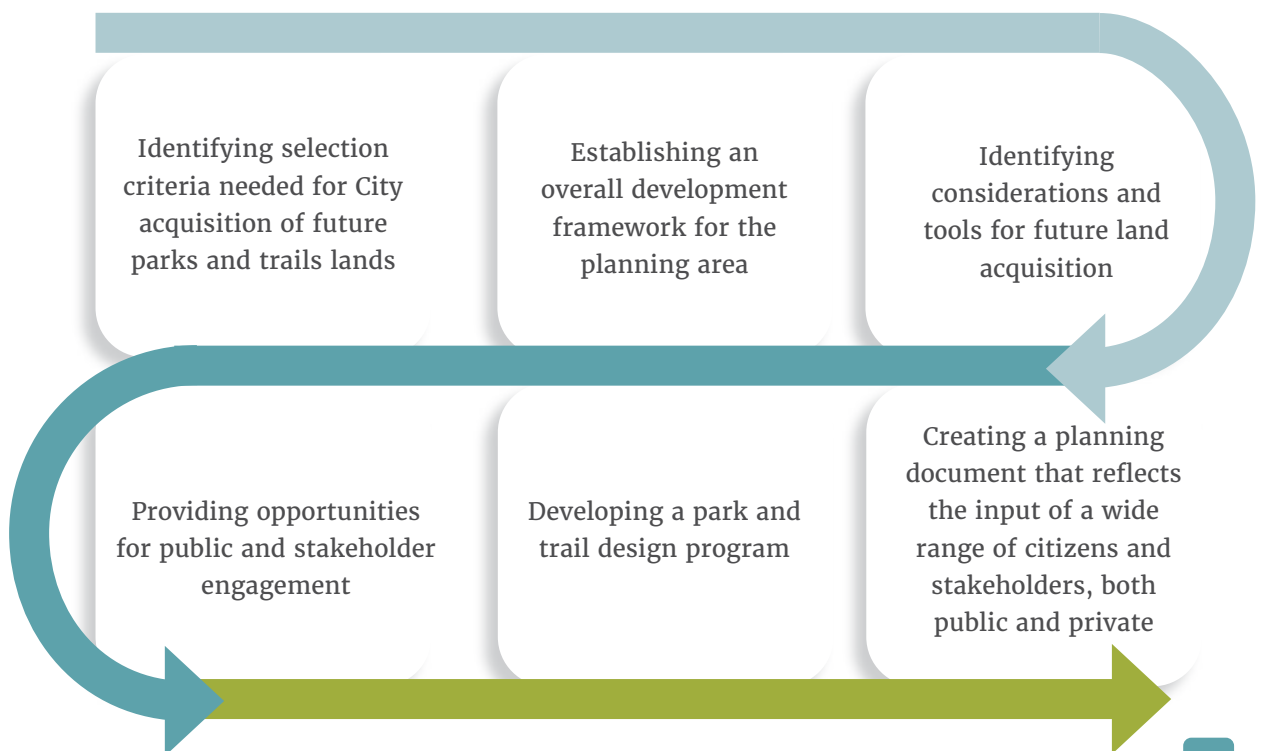
This plan provides direction for the stewardship, enhancement, and development of future parks, natural areas, greenways, trails, and other supportive recreation elements in the Tualatin Basalt Creek planning area. This plan follows up on recommendations outlined in the 2018 Tualatin Parks and Recreation Master Plan which addresses the City’s overall parks system. The plan will guide the Parks and Recreation Department staff, City Council, the Parks Advisory Committee (TPARK), and the Tualatin Arts Advisory Committee (TAAC) in decisions related to parks and recreation development in this area.

The plan also provides documentation of a substantial public engagement process undertaken during 2021.

**Plan Process**

The City issued a request for proposal for professional consulting services in January 2021. MIG, Inc. was selected as the project consultant and began the project in March 2021. The plan is estimated to be complete in January 2022. The sequence of major project milestones is listed below.

**Tualatin Basalt Creek Parks and Recreation Planning Process**



## Planning Context

### TUALATIN PARKS & RECREATION MASTER PLAN (2018)

The Tualatin Parks & Recreation Master Plan (2018) outlines a 20-year vision and strategic direction for managing and enhancing the City's diverse portfolio of parks facilities and programming for its dynamic and growing community of residents, businesses and visitors. Among many things, the parks system plan identified areas of future expansion, one being the Basalt Creek Planning Area, and articulated an overall vision for how parks and recreation would develop in this area.

The 2018 parks master plan identified the following needs and actions for the Tualatin portion of the larger Basalt Creek Planning Area:

*"A new large neighborhood park is proposed for the Basalt Creek Concept Plan Area in south Tualatin to serve residents and employees. Prior to acquisition, opportunities should be evaluated to acquire additional land to support community-wide recreation needs and protect natural resources in the Basalt Creek Canyon. A larger park in the Basalt Creek Concept Plan area would help address traffic congestion by developing the City's second community park, connected to the local and regional trail system, providing tourism attractions and space*

*for community events, large and small group gatherings, sports (fields or a sports complex), as well as other active and passive recreation uses."*

- Acquire 10 to 20 acres of park space through an area master plan process;
- Acquire additional land for greenways and natural parks to support planned trail connectivity and protect creek canyon habitat and natural resources; and
- Master Plan and develop park site as a community park to meet neighborhood, employee, and community needs.

### TUALATIN BASALT CREEK COMPREHENSIVE PLAN (2018)

The Tualatin Basalt Creek Comprehensive Plan (2018) guides development of the 847-acre Basalt Creek Planning Area over the next twenty years. A vision for the urbanization of the planning area will meet regional and local goals, and the plan coordinates future land uses, transportation, and other infrastructure investments between Washington County, the City of Wilsonville, and the City of Tualatin. Tualatin's portion of this area (367 acres) is proposed to include Low Density Residential, Medium-Low Density Residential, High Density Residential, Manufacturing Park, and Neighborhood Commercial

areas. The area includes the Basalt Creek Canyon natural area. Given this anticipated development, the comprehensive plan identified a need to plan for parks, greenways, natural areas, and trails needed to serve new residents and businesses. The comprehensive plan also proposes a network of future local roads that support the planning area’s long-term development.

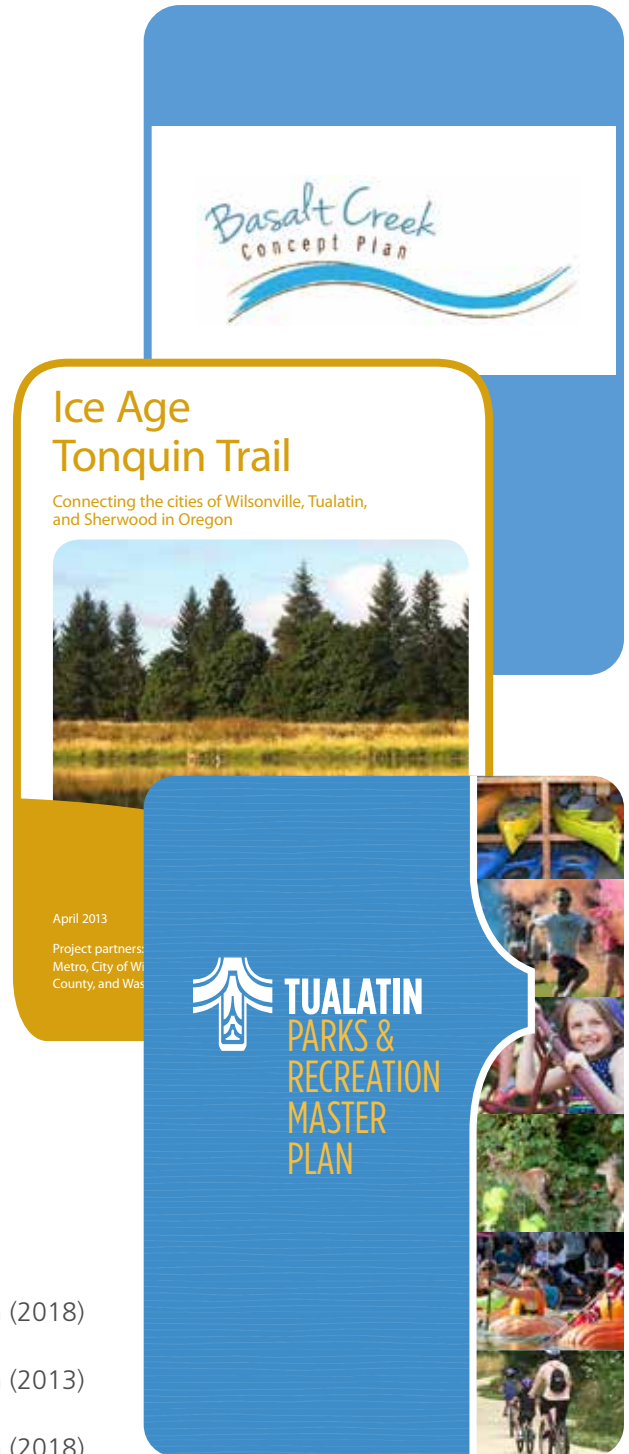
### ICE AGE TONQUIN TRAIL MASTER PLAN (2013)

This master plan establishes a defined road map for implementation of a regional multi-use trail for users of all ages and abilities that travels through the communities of Wilsonville, Sherwood, Tualatin, and unincorporated Washington County. It provides a detailed trail alignment, design, and implementation guidance, as well as management and operational issues associated with it.

Top: Tualatin Basalt Creek Comprehensive Plan (2018)

Center: Ice Age Tonquin Trail Master Plan (2013)

Bottom: Tualatin Parks & Recreation Master Plan (2018)











# Existing Conditions and Site Analysis

## Site Overview

The Tualatin Basalt Creek Parks and Recreation project area is a 367-acre area located between the City of Tualatin’s southern boundary, partially defined by SW Helenius Street and SW Norwood Roads – and the City of Wilsonville’s northern boundary, partially defined by Basalt Creek Parkway. On the west side, the project area is defined by the Portland and Western Railroad. The east side is bound by the Interstate 5 freeway corridor.

Historically, the area has been part of unincorporated Washington County. Residents living here are not tied into services provided by Tualatin or Wilsonville. Instead, residents rely on individual ground water systems, septic systems, and are served by the Sherwood School District. There are no existing parks in the Tualatin Basalt Creek planning area; the closest park in Tualatin is Ibach Park, located one mile north of the project area boundary.

## Land Use

As described in Chapter 1, the area is characterized by a mix of land uses including low-density residential, light industrial, agricultural, plant nurseries, hobby farms, and construction-serving uses. Many families have resided on the same properties in the planning area for decades.

Planned land uses defined in the 2018 Basalt Creek Comprehensive Plan process are illustrated in the diagram on the next page. In the Tualatin portion, they include low, medium, and high-density residential, neighborhood commercial, and manufacturing uses. These land uses are envisioned to address anticipated demand for industrial lands in the inner metropolitan suburbs and supporting job growth in the area while preserving natural space, buffering residential areas, and improving connectivity through Basalt Creek.

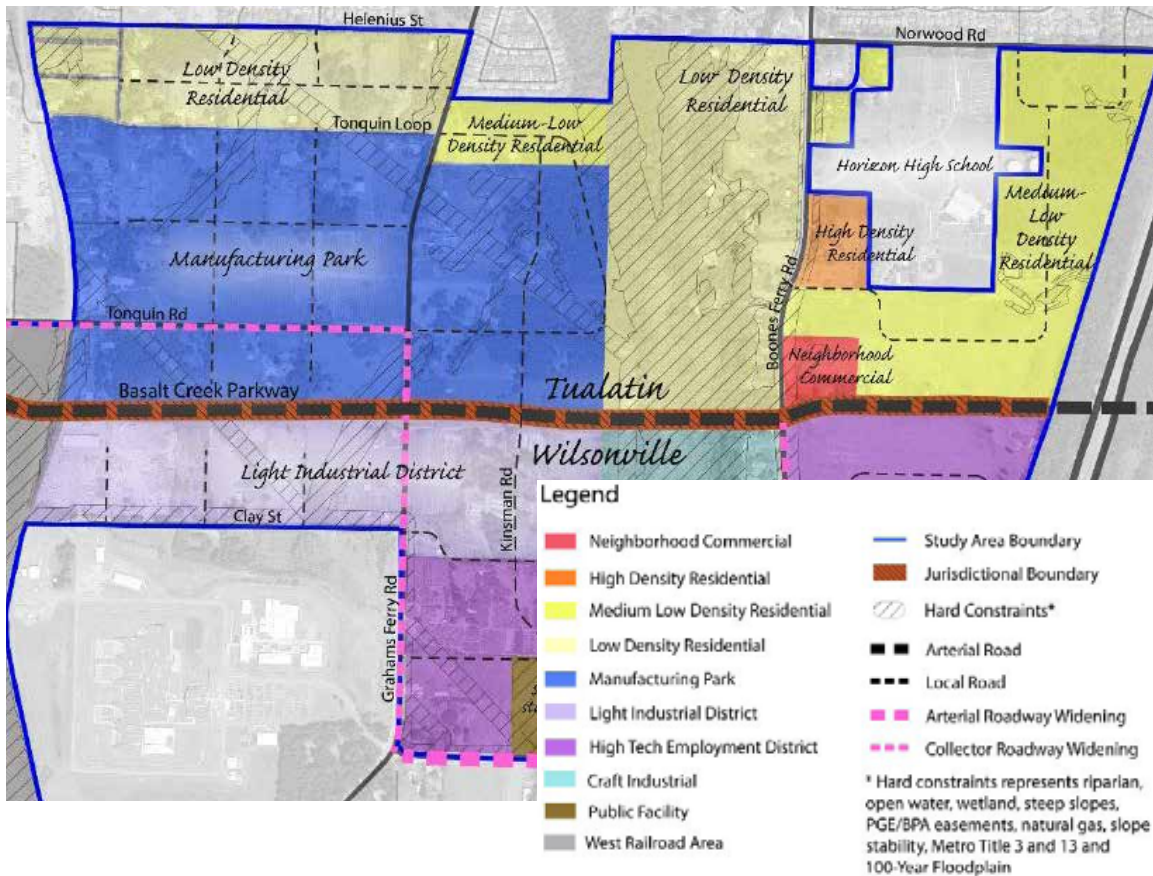
**Annexation**

When a property in the Tualatin Basalt Creek planning area is sold and the new (or existing) owners wish to develop the property according to its planned land use through the City’s development process, the landowner will annex into the city. The process of annexation into the City of Tualatin is voluntary. Following annexation, city services can be extended to parcels contiguous with the City’s southern boundary in alignment with existing infrastructure concept plans for the Basalt Creek planning area. This process of infrastructure expansion provides incentives for property owners

to annex in after their neighbors do, promoting efficient and predictable development.

**Circulation System**

Existing circulation system in and at the perimeter of the Tualatin Basalt Creek planning area include interstate freeways, railroads, collector roads, limited access major arterial roads, bike lanes and trail systems. Interstate 5’s Exit 286 pulls traffic onto Boones Ferry Road, a major north-south collector on the southeast side of the Tualatin Basalt Creek planning area and is a major source of traffic in the project area. The other major north-



south collector, Grahams Ferry Road, is accessed via Wilsonville’s Day Road, and eventually joins Boones Ferry north of the project boundary. The Portland and Western Railroad, on the west side, is a combination freight and commuter rail line serving Beaverton, Tigard, Tualatin and Wilsonville. TRIMET bus service runs along Boones Ferry Road. Bicycle lanes run along Boones Ferry Road, but do not extend to Wilsonville. A pedestrian trail and sidewalk system exists at the perimeter of the project area along the Tualatin boundary. Trails include the planned Ice Age Tonquin Trail along the west side of the railroad and Metro’s proposed Sherwood to Sandy Power Line Trail, which cuts diagonally through the project area’s southwest corner utilizing right-of-way underneath Bonneville Power Administration overhead voltage lines. Both these planned trail systems pose

to enhance future pedestrian and bicycle connectivity of the Basalt Creek neighborhood.

A network of future local roadways inside the project area, defined by the Basalt Creek Comprehensive Plan process, aims to provide enhanced connectivity with and beyond the project area to both Tualatin and Wilsonville. These future local roads are envisioned to be built as a part of development projects funded by developers or property owners with input from the City. The actual road alignment, as a result, may vary somewhat given the requirements of proposed development project(s) under consideration.

Another proposed project that may impact the Tualatin Basalt Creek planning area is the planned



Left: Character of Grahams Ferry Road.



Bottom right: Character of Tonquin Loop. This narrow road has no striping and is lined with residential uses

Washington County extension of the Basalt Creek Parkway between Grahams Ferry Road and Boones Ferry Road. This project was considered and discussed during the planning process, but no one proposed design or trail alignment reflects the parkway's construction. If the parkway extension and related bridge over the Basalt Creek moves ahead, the process will entail an environmental review process that is separate from any park or trails concept included in this plan.

### Natural Features

Natural features in the Tualatin Basalt Creek planning area include Basalt Creek (also noted on plans as Tapman Creek)<sup>1</sup>, the canyon, basalt formations, wetlands, mixed evergreen forest, pastures, orchards and other agricultural lands. Within the project area, the creek is not piped and flows north to south, functioning primarily as a drainage for developed areas in south Tualatin. The Basalt Creek Canyon is contained on the east side of residential parcels fronting Boones Ferry Road. Wetlands and permanently inundated areas are present in the lower half of the canyon. The canyon receives stormwater runoff generated from residential development in south Tualatin. Neighbors in the project area reported that decades ago, before the residential areas were built out, standing water in the canyon was only present seasonally.

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1 Washington County mapping identifies the name as Tapman Creek. The Basalt Creek Concept Plan (2018) suggested the possible names include Tappin Creek or Seeley's Creek (page 18). Due to lack of clarity over the name, more research may be needed to determine the correct name of the creek.

## BASALT CREEK PARKS & RECREATION PLAN



Top: Open pastures and Douglas fir forest along Grahams Ferry Road

Bottom left: Basalt rock formations along the creek canyon.

Bottom right: Overgrown hazelnut/filbert orchard at the intersection of Basalt Creek Parkway and Grahams Ferry Road.



### Acquisition Criteria

Because the City does not own land in the Tualatin Basalt Creek planning area, future parks and recreation development depends on the City's ability to identify and purchase land through a willing seller process. To better understand where the City's best opportunities exist from a site conditions perspective, the project team analyzed a range of property acquisition criteria using City and County-provided Geographic Information Systems (GIS) data. The site opportunities assessment considered the following criteria:

- Slopes
- Proximity to existing trail network
- Proximity to planned residential areas
- Public ownership
- Site with assigned future manufacturing land uses
- Presence of Metro Title 13 lands
- Distance to Basalt Creek

### Site Analysis

Preliminary findings from the GIS site opportunities assessment were also cross-checked with other information known about the project area's site conditions. A summary follows:

- The area east of Grahams Ferry consistently scored high for future parks development, although topography constraints at most of the taxlots will present site design challenges.
- The area along Boones Ferry Road also scored somewhat high considering the above criteria, but due to the typical taxlot configuration, dimensions, lack of developable space for park facilities at any one site, high potential to generate additional traffic along Boones Ferry, and limited circulation access, this area is not desirable for future park development.
- Any site west of Grahams Ferry is not a priority for parks development given the most desirable manufacturing lands are located here. These sites have great potential to expand employment opportunities and City tax revenues as help achieve other City and regional goals. An exception may be considered for a small trailhead or enhanced on-street trail development to provide east-west connectivity.

**TABLE 1: SITE SELECTION CRITERIA**

<b>Site Selection Criteria</b>	<b>Description/Benefit as Parks and Trails Land</b>
<b>Slopes less and 5%</b>	Enables development of priority park features such as fields, accessible paths and trails, play areas, gathering spaces, and supportive elements such restrooms and parking areas.
<b>Proximity to existing trail network (within 1/8 of a mile)</b>	Improves overall site connectivity if the future park is near an off street trail or sidewalk. The closer the site is to existing trail connections, the less costly it is to connect to a new park.
<b>Proximity to planned residential areas</b>	Sites with proximity to residential, especially high-density Plambeck Gardens and medium-density Autumn Sunrise, allows the future park to serve the most future residents.
<b>Public ownership</b>	It may be easier for the City to acquire County or other publicly held lands, and can help expand or provide greater access to a park site.
<b>Sites with assigned future manufacturing land uses</b>	Land zoned for future manufacturing is preferred over future residential given the high cost of site acquisition. The site would be undesirable for manufacturing development due to the presence of site constraints such as topography, overhead power lines, access issues, etc.
<b>Presence of Metro Title 13 lands</b>	Title 13 lands have development restrictions making them less attractive for manufacturing uses. Title 13 lands may be incorporated into a parks design allowing protection of habitat and water quality, as well as providing a natural park amenity.
<b>Distance to Basalt Creek</b>	There is a desire for Basalt Creek or the canyon to have some role in the park plan concept or character, such as a viewpoint toward the canyon.

## Existing Site Photos



**1** Bonneville Power Overhead Powerline Corridor along Tonquin Road



**5** Character of Prime Manufacturing Land



**2** Tonquin Road Character



**6** Character of the Basalt Creek Canyon



**3** Site of Future Residential



**7** Site of Future Residential



**4** Train depot and railroad along future Ice Age Tonquin Trail alignment

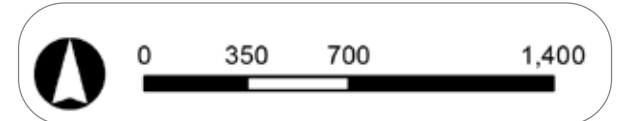
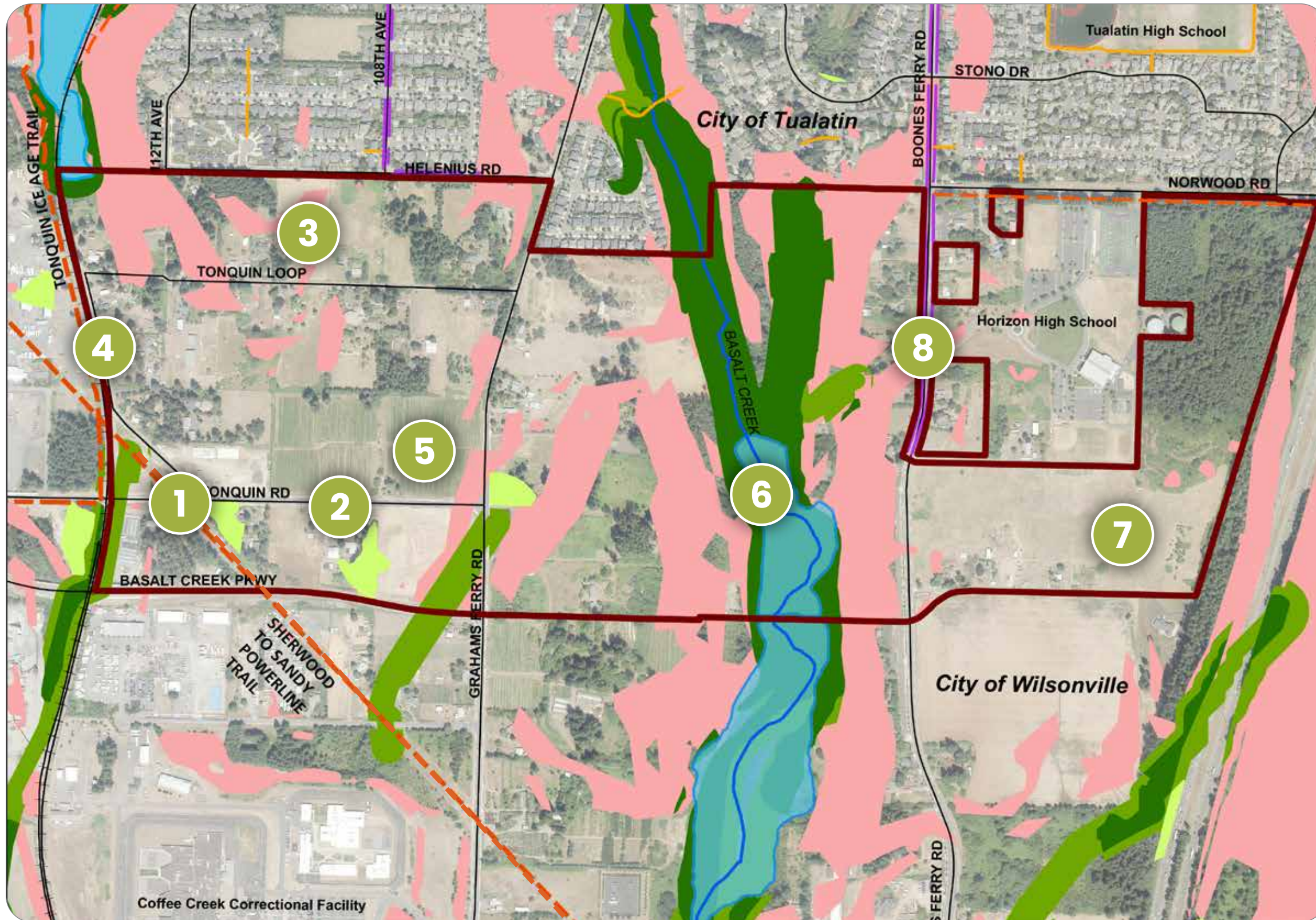


**8** Character of Boones Ferry at Horizon High School

### Basalt Creek Existing Conditions

*Legend*

-  Basalt Creek Planning Area
-  Existing Roads
-  Existing Trails
-  Planned Trails
-  Existing Bike Lanes
-  Railroad
-  Streams
-  Waterbodies
-  Slopes over 10%
- Metro Title 13 lands
  -  Class 1
  -  Class 2
  -  Class 3



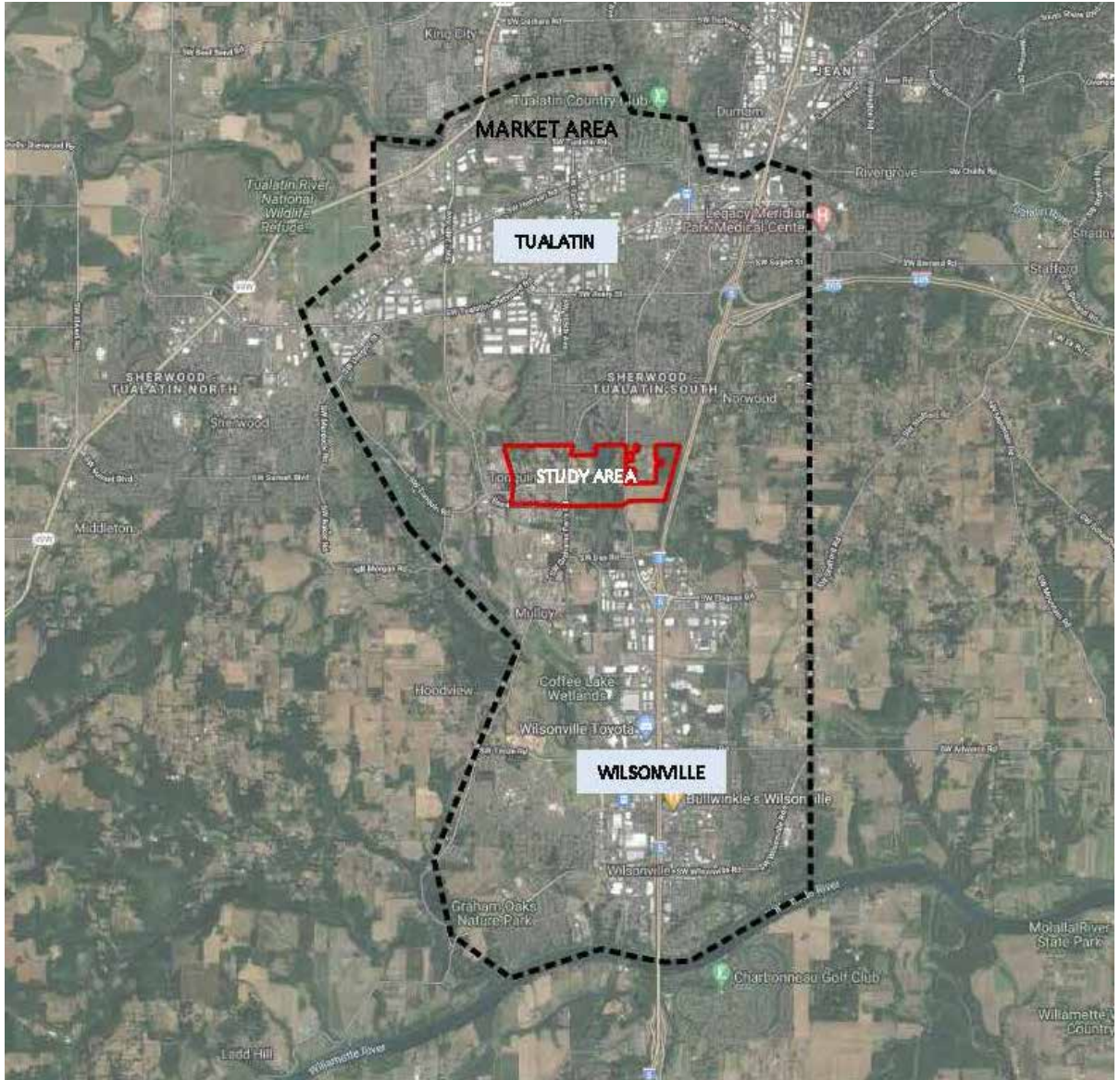
### Market Study Overview

In tandem with the park-focused GIS site opportunities assessment, Johnson Economic completed a real estate market overview and forecast for the Tualatin Basalt Creek market area. The market study was intended to document and market trends as they relate to future industrial, commercial, and residential zoned lands in the project area and establish background market dynamics impacting anticipated private-sector development patterns.

An estimate of land absorption rates and associated market pricing confirmed that market conditions are in alignment with the findings of the park-focused site opportunities assessment. From a market perspective, the study concluded that properties zoned for manufacturing east of Grahams Ferry will be difficult to develop for manufacturing uses due to slope and other constraints.

Sites west of Grahams Ferry Road have significantly fewer constraints, with developable parcels that can accommodate larger-scale footprint manufacturing supporting a more cohesive development pattern and yielding consistently high estimated market values. Sites along the east side of Boones Ferry Road are also highly developable, but are already spoken for, with two developer residential projects already underway. Sites along the west side of Boones Ferry have significantly impacted developable areas, making them difficult to redevelop in a cost-efficient manner.

# BASALT CREEK PARKS & RECREATION PLAN



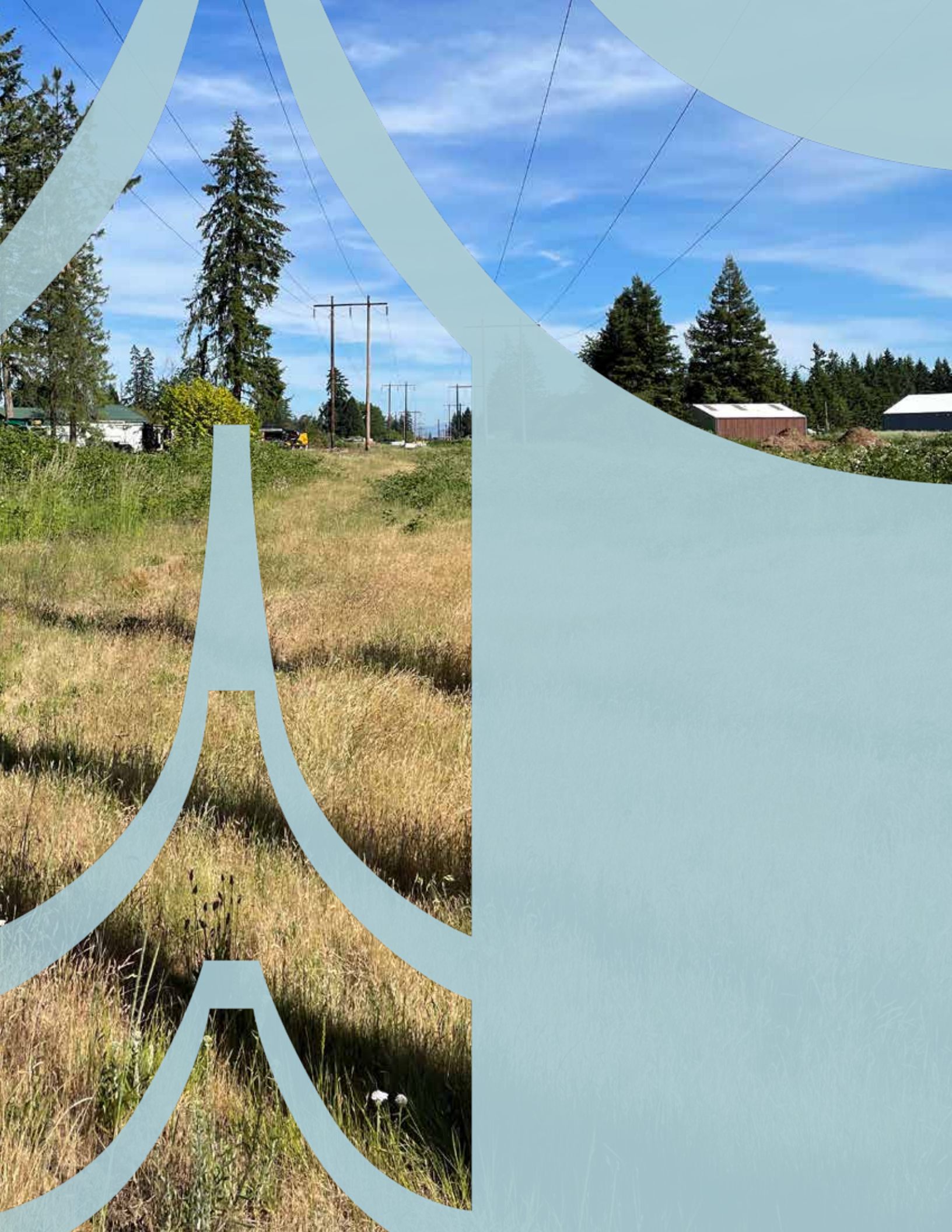




# 3

## **Vision and Goals**





## Vision and Goals

**The vision for park and recreation in Tualatin Basalt Creek builds from the 2018 parks system plan, which states:**

*“Tualatin is a vibrant city, with a healthy and cohesive community, connected through attractive parks, diverse facilities, trails, conservation of natural areas, recreation opportunities, and art and culture that are engaging and accessible to all.”*

As new additions to the City’s parks portfolio, future parks and recreation in the Tualatin Basalt Creek planning area will:

- Help improve individual health, wellness and fitness;
- Connect the community to nature;
- Involve people in lifelong learning;
- Steward the City’s cultural and natural resources;
- Attract businesses and support our economic vitality; and
- Foster community cohesion and vibrancy.



Goals from the system wide plan addressed by the Basalt Creek Parks and Recreation Plan include:

**Goal 1**

*Expand accessible and inclusive parks and facilities to support community interests and recreation needs.*

**Goal 2**

*Create a walkable, bikeable, and interconnected city by providing a network of regional and local trails.*

**Goal 3**

*Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.*

It is possible for additional goals to be addressed through the public design process entailed for new Basalt Creek parks, trails and programming development in the future.

The Tualatin Basalt Creek planning area is unique as it relates to these goals because as part of unincorporated Washington County, the neighborhood has not received prior City or County investment as it relates to parks and recreation services. There are no existing parks or trails within the project area. The variety of proposals set forward within this plan will help bring this neighborhood into the City's fold, and provide its newest residents with equitable access to parks and recreation facilities and services.

When asked why it is important to plan for future parks in developing areas, respondents in 2021 confirmed this need through a variety of different factors, among them:

*"To provide parks and recreation services to the community,"*

*"To provide spaces for active recreation including playgrounds, sports fields and courts,"*

*"To plan for future trail connections and greenways,"*

*"To preserve, protect and enhance natural areas.*

The Basalt Creek Parks and Recreation Plan is made possible by a combination of all these reasons.





# 4

## **Community Engagement**



## Community Engagement

**The City of Tualatin conducted a series of community engagement events and activities to get feedback from community members and other stakeholders and bring awareness to the Basalt Creek Parks and Recreation Plan.**

The goal of the engagement was to provide the community with multiple opportunities to be involved and participate in the planning of future parks and recreation within the Tualatin Basalt Creek planning area.

This chapter highlights the following public participation activities that took place over the project duration:

- Community Event
- Surveys & Webpage
- Public Meetings
- Open House
- Focus Groups
- Internal Meetings

For more detailed documentation of the community engagement events and activities, see Appendix A.





**Community Event**

**Surveys & Webpage**

**Public Meetings**

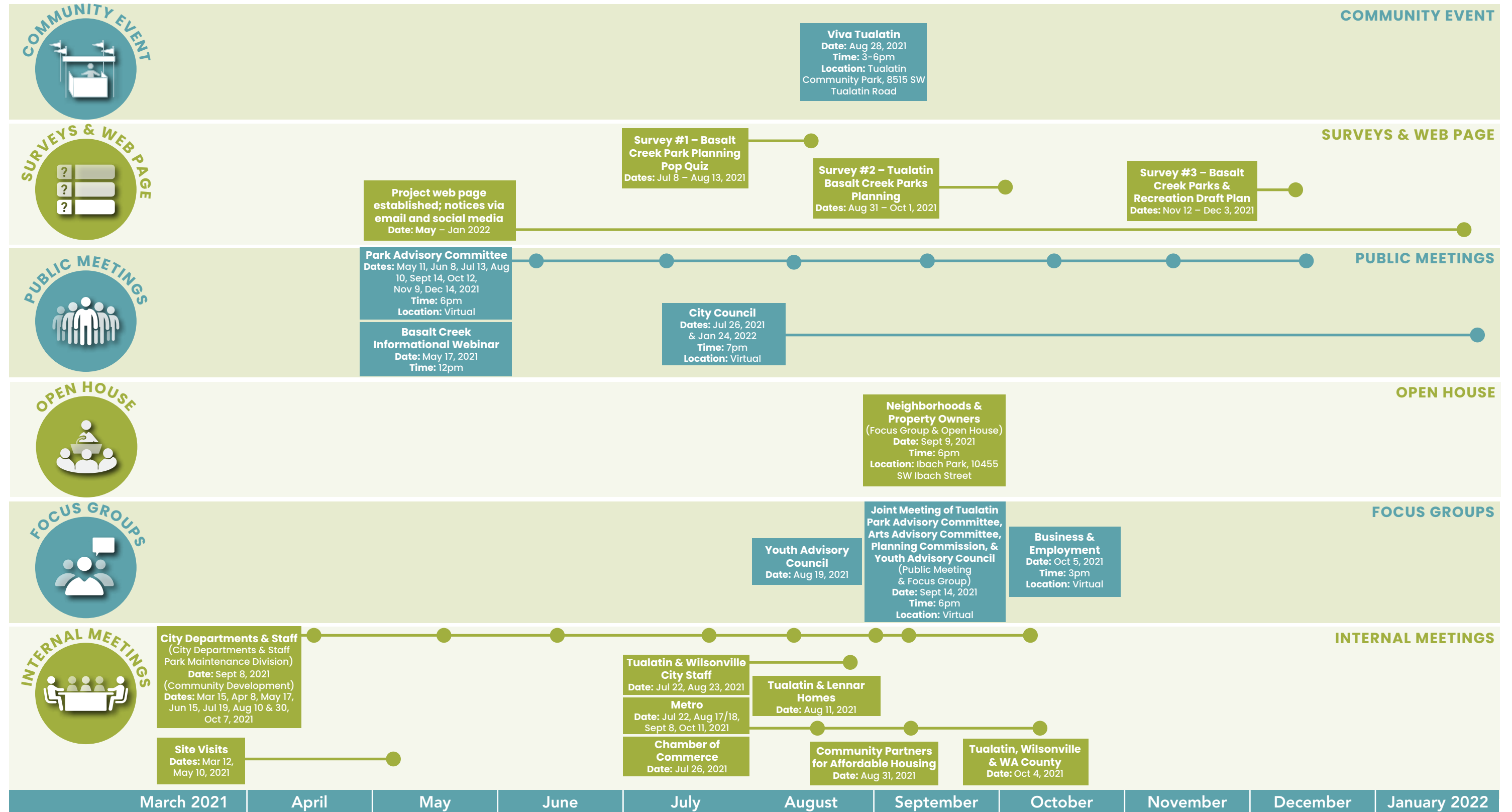
**Open House**

**Focus Groups**

**Internal Meetings**

**Local Media Coverage**

# Community Engagement Activities Summary and Timeline | March 2021 - January 2022





Facebook
Twitter
LinkedIn

Your Government
Our Community
For Visitors
Doing Business
How Do I?

## Basalt Creek Parks & Recreation Plan




PLAN


**Para español**

**What is happening?**  
Several years ago, Metro (Portland's metropolitan area regional government) added Basalt Creek to the urban growth boundary for residential and manufacturing uses. When this area develops it will be annexed into either Tualatin or Wilsonville, see [map](#) below.

With input from the community, both cities have created a plan for the future of this expansion including a plan for parks in Tualatin calling for a planning process to ensure park resources are provided for the expanding community.

The exciting process of planning for parks and recreation in Basalt Creek kicked off in the spring of 2021! It will result in a big picture plan for parks and recreation addressing the needs and desires of the growing South Tualatin community.

**Can I share my ideas for future Parks?**  
Yes, we would love to hear from you and there are a number of ways to share your ideas! Please fill out the simple questionnaire at the bottom of this webpage to share your big ideas for parks in this expanding area.

There are also several different community engagement opportunities including focus groups, community event, and meetings. Each has been thoughtfully planned to obtain feedback from important groups and individuals within our community and will cover the same content so everyone has an opportunity to share ideas for the future of parks and recreation in the Basalt Creek area. [Click here for the full list of the Basalt Creek Community Engagements Plan.](#)

**Where is Basalt Creek?**  
The Basalt Creek Planning Area is located between Tualatin's southern boundary and northern Wilsonville. Tualatin's Planning Area encompasses approximately 367 acres just west of I-5.

**What is there now?**  
Currently, the land is composed of a mix of low-density, single-family residences, nurseries, farms, and natural areas. This includes the namesake, Basalt Creek, and the surrounding canyon and wetlands habitat running north-south through the eastern side of the planning area.

**What else is planned?**  
Tualatin's Planning Area includes 194.23 buildable acres, which are expected to accommodate 1,897 new jobs, and 575 new households. This park planning process will meet the needs of the expanding community.

**What do the existing plans for parks in this area include?**

- 10-20 acres of park space
- Greenways, natural parks & trail connections
- Protection of natural resources & habitats
- Master Planning
- A neighborhood and/or community park

**What will the planning process include?**

- Market Study
- Design Options
- Public Outreach
- Park & Trail design program

**Where can I find more information?**  
A broad planning including the Parks and Recreation Master Plan, and Basalt Creek Comprehensive Plan Update, with extensive public engagement, have been adopted by City Council and will help guide the next steps of this important process.

For questions about this project, contact Rich Mueller, Parks Planning & Development Manager at 503.691.2064 or email.

**Parks and Recreation**

- [+ Recreation and Special Events](#)
- [+ Parks and Facilities](#)
- [+ Parks Planning Projects](#)
- [+ Arts and Culture](#)
- [+ Resources](#)
- [New City OS&B City of Tualatin](#)
- [Parks Maintenance](#)
- [Street Tree Program](#)

**Explore Tualatin!**



EXPLORE TUALATIN NOW!

**Contact Information**

Sign up for the Explore Tualatin Now E-Newsletter.

Connect with us by topic

**General Inquiries**  
503.691.2061 | [Email](#)

Hours 9am-5pm M-F

**After Hours Contact & Non Emergency**  
503.629.0111

[Staff Directory](#)

[View Full Contact Details](#)

**Supporting Documents**

- [Joint Parks, Art, Planning & Youth Focus Group Meeting Packet \(6 MB\)](#)
- [Viva Tualatin Event Engagement Recap \(1 MB\)](#)
- [Community Engagement Materials \(6 MB\)](#)
- [Basalt Creek Map \(596 KB\)](#)
- [Community Engagement Plan \(87 KB\)](#)
- [Project Update to City Council July 14, 2021 \(23 MB\)](#)

**Supporting Documents**

- [Parks & Recreation Master Plan](#)
- [Basalt Creek Concept Plan](#)

**Let us know if you would like updates about this project! Share your name & email below.**

**Email**


**Do you have ideas for the future of parks in this newly growing area? Tell us what you want to see for the Basalt Creek Parks Plan!**  
(Share your big picture idea! Would you like to see playgrounds, trails, sports fields or courts? What else would you like?)

### Website Portal


The City created a website portal where community members could access information and give input about the Parks and Recreation Plan over the duration of the project.

### Survey Results

A compilation of online and in-person survey results highlights community members' priorities and preferences for future parks and recreation elements. Below is an example of a question board used at an in-person event at Tualatin Community Park. The community responded using comment cards and stickers.



Scan to go with our confidential input to the project website.  
Escanea el código QR de este cartelito para ir al sitio web del proyecto.



## PARK PROGRAM PREFERENCE ACTIVITY

### ACTIVIDAD DE PREFERENCIA DEL PROGRAMA DEL PARQUE

Place one (1) sticker dot near your answer to each of the following questions.

Coloque un (1) puntito adhesivo junto a su respuesta para cada una de las siguientes preguntas.

**Q: In your opinion, why is it important to plan for future parks in developing areas? Use a dot sticker to select one of the four reasons below.**  
**P: En su opinión, ¿por qué es importante planificar futuros parques en áreas en desarrollo?**

Preserve, protect & enhance natural areas.  
Preservar, proteger y mejorar las áreas naturales.

Plan for future trail connections & greenways.  
Planificar las futuras conexiones de senderos y vías verdes.

Create space for active recreation including playgrounds, sports fields & sport courts.  
Crear espacio para la recreación activa, incluidos parques infantiles, campos deportivos.

Provide parks & recreation services to the community.  
Proporcionar parques, servicios recreativos y canchas deportivas a la comunidad.

**Q: What is your priority for each of the following types of features in the new Basalt Creek Park? Use dot stickers to indicate your answer for each.**  
**P: ¿Cuál es su prioridad para cada uno de los siguientes tipos de características en el nuevo parque Basalt Creek?**

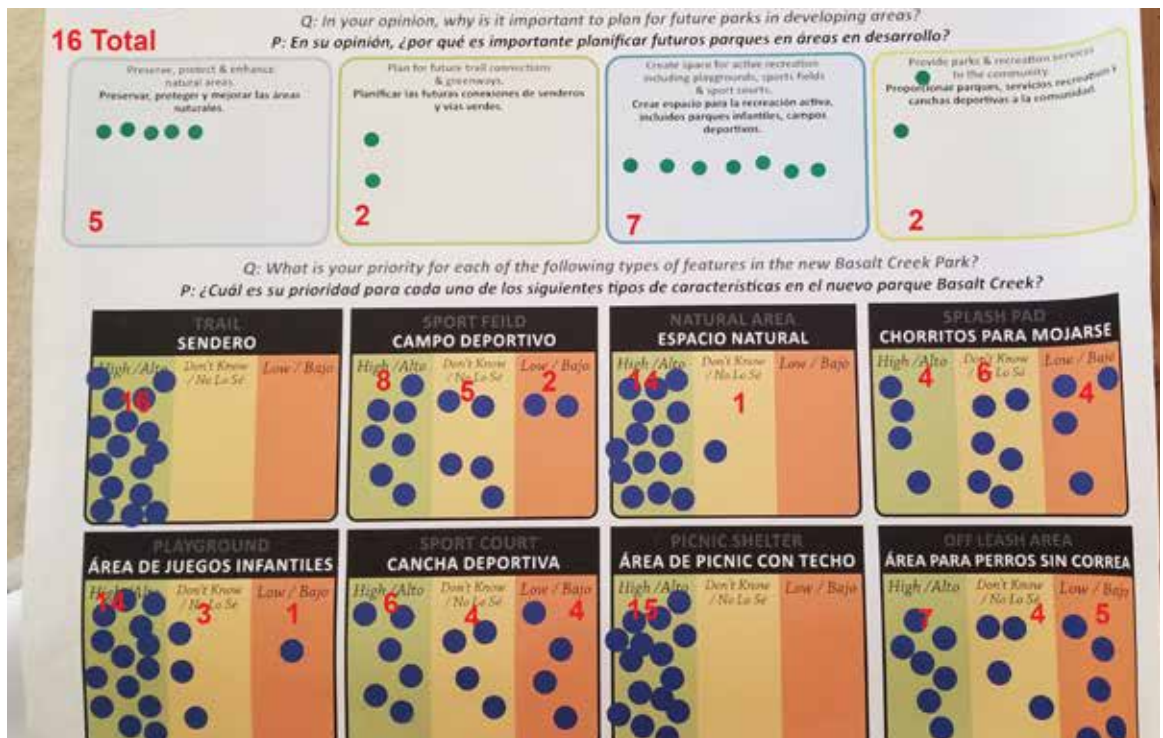
<b>TRAIL</b> SENDERO	<b>SPORT FEILD</b> CAMPO DEPORTIVO	<b>NATURAL AREA</b> ESPACIO NATURAL	<b>SPLASH PAD</b> CHORRITOS PARA MOJARSE
High /Alto    Don't Know / No Lo Sé    Low / Bajo	High /Alto    Don't Know / No Lo Sé    Low / Bajo	High /Alto    Don't Know / No Lo Sé    Low / Bajo	High /Alto    Don't Know / No Lo Sé    Low / Bajo

CHAPTER 4: COMMUNITY ENGAGEMENT

Viva Tualatin Community Event Highlight



Viva Tualatin Community Event Highlight

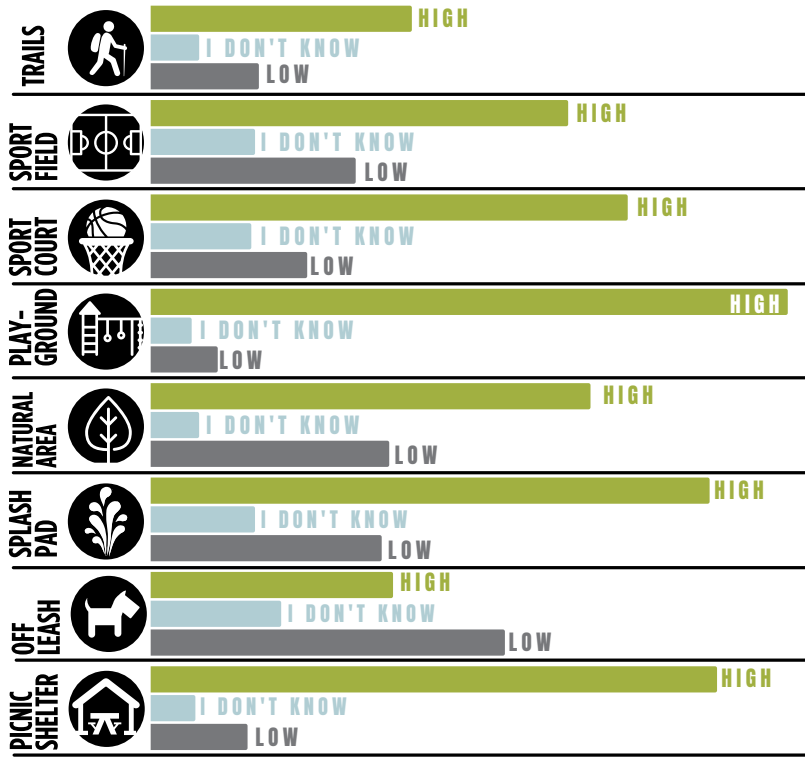


Community Engagement Preference Results

# PARK PROGRAM PREFERENCE ACTIVITY

## COMMUNITY ENGAGEMENT RESULTS

What is your priority for each of the following types of features in the new Basalt Creek Park?

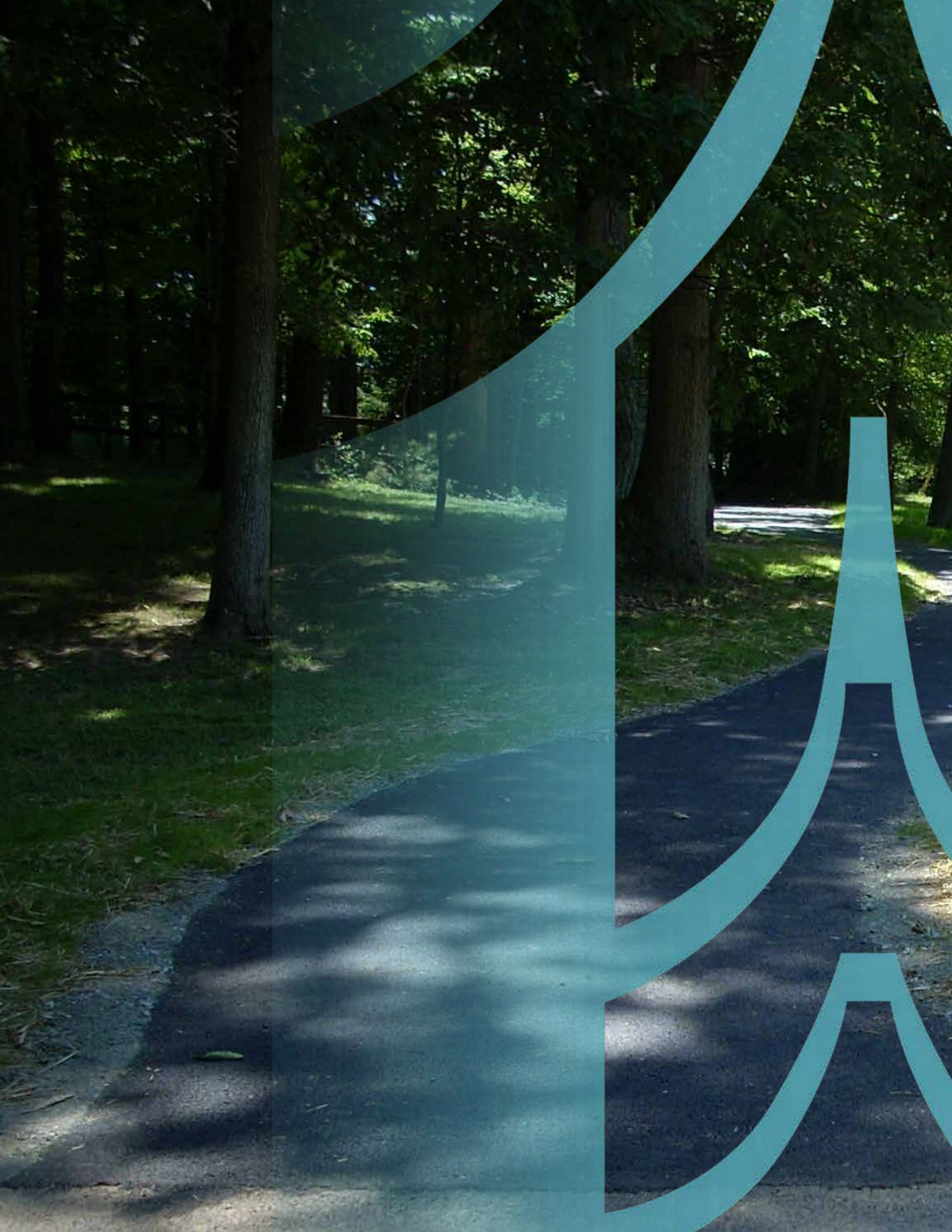


In your opinion, why is it important to plan for future parks in developing areas?



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# 5

## **Parks and Recreation Concept**



# Basalt Creek Parks and Recreation Concept

## Parks and Recreation Framework

The parks and recreation framework is the starting point for future park and trails investments in Basalt Creek. The framework reflects an understanding of the project area's existing conditions, extensive public and stakeholder input from 2021, recommendations from the 2018 park system plan, and the City's park standards. The framework establishes the character of future parks and trails development in three distinct park opportunity areas: West, Central and East.

A diagram of the Basalt Creek parks framework is on the following page.

Park opportunity areas each comprise approximately one-third of the overall project area and are generally characterized by land use, topography, natural features, and proximity to primary roads. Each opportunity area expands parks and recreation in Basalt Creek in different ways based on these distinctions, taking advantage of anticipated or planned private development, regional trail expansion, proximity to future park and trail users, and other physical site conditions. The boundaries between opportunity areas overlap somewhat indicating a desire to connect one area to the next in functional, legible, and meaningful ways.

## Framework Plan

### Priority Elements

#### West Opportunity Area

The West Opportunity Area will serve employees and the surrounding community with future on-street trails/widened sidewalks and a trailhead that links to planned regional trails/shared-use paths. Other elements include:

- Regional trail connection along existing/future roads to new park in the Central focus area
- Small trailhead and parking area near regional trail
- Safe non-motorized commuting and walking opportunities for future employees
- Sign improvements for pedestrian navigation

#### Central Opportunity Area

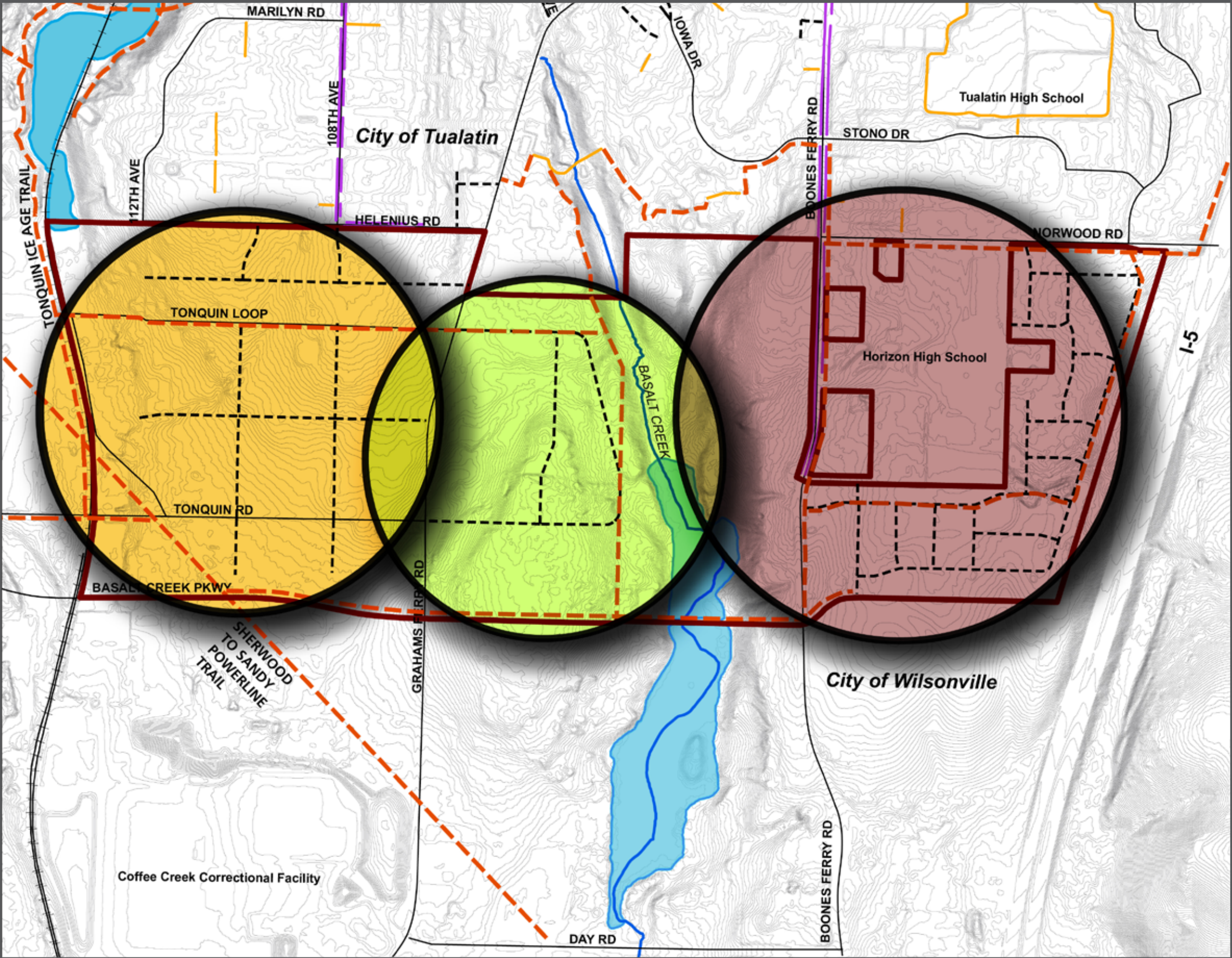
The Central Opportunity Area will feature a new, proposed 10-acre neighborhood park and connecting greenway trails, preferably located east of Grahams Ferry Road on lands with lower potential for industrial development. Four example park design concepts included in the plan reflect the community's park program preferences. The example designs should be used as starting points for more detailed community-driven design once a site is acquired. Other elements and considerations include:

- Future city acquisition of a level, future park site
- Large neighborhood park (+/-10 acres) with a mix of recreation amenities including playground, picnic shelter, sport court, flexible field, trails
- Potential view of the Basalt Creek canyon
- Trail connections to residential areas and regional trails

#### East Opportunity Area

The East Opportunity Area is characterized by developer-provided park spaces, with on-street paths and plantings. Other elements include:

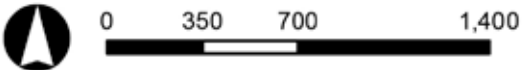
- Public stormwater facilities
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with adjacent schools
- Opportunity for future trail connections



**Basalt Creek Framework**

*Legend*

- Basalt Creek Planning Area
  - Existing Roads
  - Proposed Roads
  - Existing Trails
  - Planned Trails
  - Existing Bike Lanes
  - + Railroad
  - Streams
  - Waterbodies
  - Two-foot contours
- Basalt Creek Opportunity Areas**
- West
  - Central
  - East



## Expanded Detail – Basalt Creek Parks and Recreation Opportunities Matrix

TABLE 2: RECREATION OPPORTUNITY MATRIX

	West	Central	East
<b>Parks</b>	<ul style="list-style-type: none"> <li>• Trailhead</li> <li>• Parking spaces</li> <li>• Bike repair station</li> <li>• Benches and tables</li> <li>• Potential restroom</li> </ul>	<ul style="list-style-type: none"> <li>• 10-acre large neighborhood park</li> <li>• Destination nature or other play area (shaded)</li> <li>• Canyon viewpoints (1-2)</li> <li>• Large picnic shelter</li> <li>• Basketball or sports court</li> <li>• Multi-use rectangular field (1 )</li> <li>• Small low-rise community stage with grass seating (for movies or concerts in parks)</li> <li>• Small dog park or designated off-leash area</li> <li>• Looped walking trail (with distance markers)</li> <li>• Trailhead</li> <li>• Art and Interpretive signage</li> <li>• Permanent restrooms (2 gender-neutral)</li> <li>• Parking (15-30 spaces)</li> <li>• Stormwater/green infrastructure features</li> </ul> <p>Other potential options:</p> <ul style="list-style-type: none"> <li>• Small hardscape plaza with moveable seating/tables (could be used for fitness and outdoor programs)</li> <li>• Outdoor fitness equipment</li> <li>• Larger dog park (large and small dogs)</li> <li>• Raquetball court</li> </ul>	<ul style="list-style-type: none"> <li>• 0.65-acre HOA small neighborhood park</li> <li>• Sport court</li> <li>• Small playground</li> <li>• Picnic tables</li> <li>• Small shelter</li> <li>• 2.65 acres of streetscape buffer plantings</li> <li>• 0.60-acres of other connecting open space along development perimeter</li> <li>• Potential partnership opportunity with Horizon High School</li> </ul>

## Expanded Detail – Basalt Creek Parks and Recreation Opportunities Matrix

TABLE 2: RECREATION OPPORTUNITY MATRIX (CONTINUED)

	West	Central	East
<b>Trails</b>	<ul style="list-style-type: none"> <li>Regional trail connection at planned Ice Age Tonquin Trail and Sandy to Sherwood Powerline Trail</li> <li>East-west on-street trail (widened sidewalk) connecting to neighborhood park in central opportunity area</li> </ul>	<ul style="list-style-type: none"> <li>East-west on-street trail (widened sidewalk) to west opportunity area trailhead</li> <li>Future north-south trail comprised of alignments on a combination of future local roads and easements</li> </ul>	<ul style="list-style-type: none"> <li>Connections to adjacent school sites</li> <li>On street (widened sidewalk) connections to other Tualatin trails</li> </ul>
<b>Storm-water</b>	<ul style="list-style-type: none"> <li>Stormwater and green infrastructure responsive to site development</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater and green infrastructure responsive to park development and site conditions</li> </ul>	<ul style="list-style-type: none"> <li>2.6 acres of stormwater facilities, with passive recreation amenities such as a meander sidewalk, decorative fencing, benches, trash receptacles, dog waste station, and bollards at maintenance access points.</li> <li>All stormwater facilities to include native plantings based on site conditions.</li> </ul>



## Area Wide Connectivity

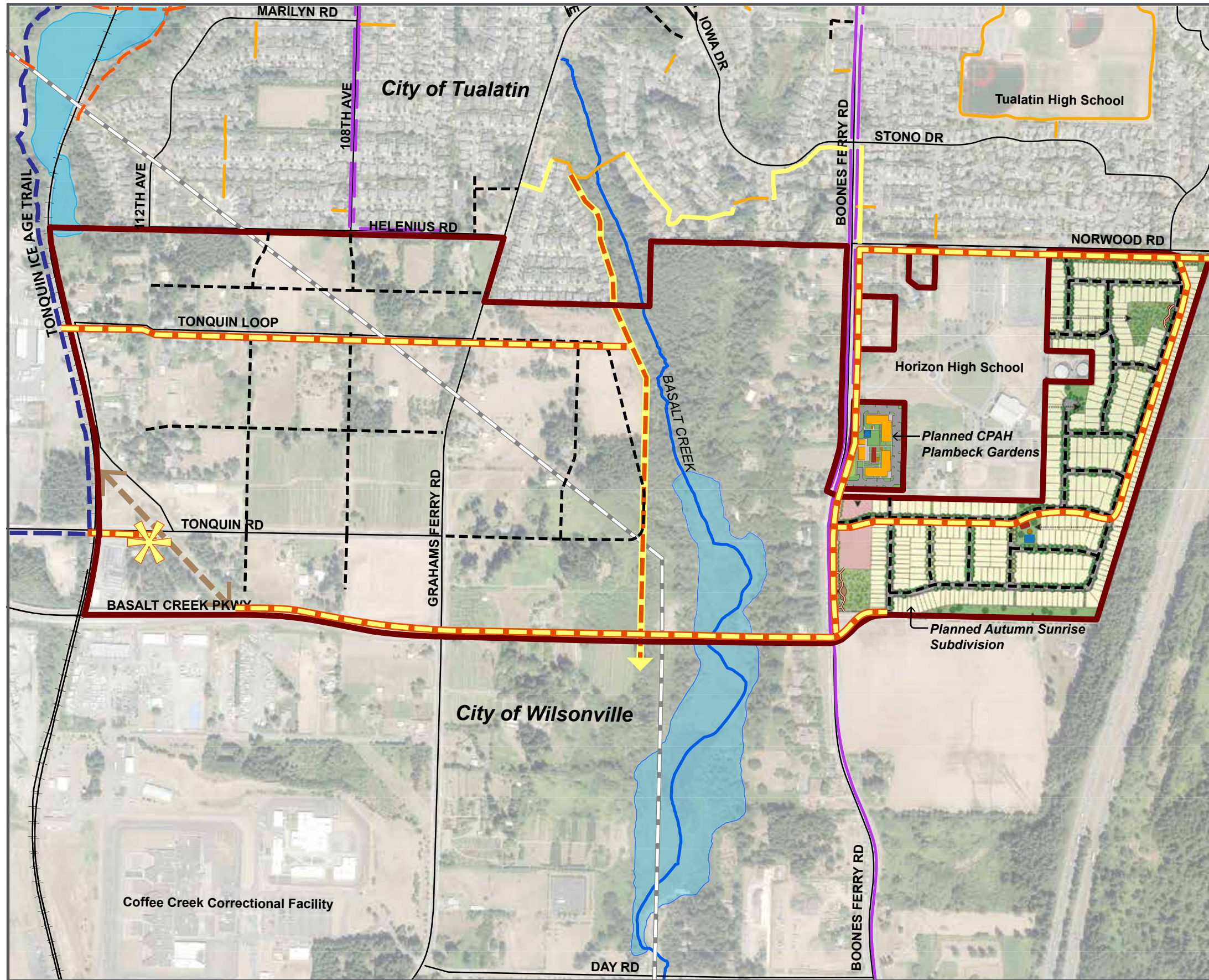
### Connectivity with Surrounding Areas and Regional Trails

The trails concept plan depicts the vision for trails connectivity within and beyond Basalt Creek in coming decades. Several major regional trail projects are posed to synergize connections between Sherwood, Tualatin, and Wilsonville and beyond, significantly expanding the trails recreation role that Basalt Creek may potentially play.

A proposed local system of trails within Basalt Creek enhances connectivity in north-south and east-west directions, some alignments placed alongside future local roads and some along future easements. Land underneath Portland General Electric (PGE) overhead transmission lines may also represent a potential opportunity for enhancing connectivity across the planning area in the future. All trail alignments within the project area ideally tie into existing trails in Tualatin.

The future local road network, which introduces a grid street pattern to the west opportunity area, lends to improved overall connectivity – though it will primarily designed for vehicular use. Future local roads in Basalt Creek are envisioned to be built as a part of private development projects funded by developers or property owners with input from the City, so the alignments may vary somewhat given the requirements of proposed development project(s) under consideration.

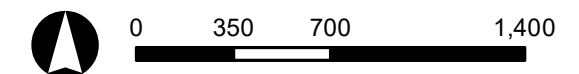
Expanded bike lane connectivity, although not addressed in this plan, would likely align with future local roads and provide safe, direct, and visible connections to employment locations, regional trail system, residential areas, schools, and other destinations.



**Basalt Creek Trails Concept**

**Legend**

- Basalt Creek Planning Area
- Existing Roads
- Proposed Roads
- Existing Sidewalk
- Existing Bike Lanes
- Existing Trails
- Planned Trails**
- Tualatin (general)
- On-street trail/widened sidewalk
- Off-street trail/greenway
- Tonquin Ice Age Trail
- Sherwood to Sandy Power Line Trail
- ✱ Planned Trailhead
- PGE Overhead Power Lines
- Railroad
- Streams
- Waterbodies



## West Opportunity Area

### Employment and Trails-Focused Recreation

The West Opportunity Area design concept is largely influenced by future manufacturing uses that will characterize this part of Basalt Creek. The focus is to better connect this area to the Central Opportunity Area and provide active options for employees who may want to walk, bike, or scoot to, from, and around their workplaces during lunch or breaks.

Most trails in this area will be on-street trails, otherwise known as extra-wide or enhanced sidewalks. Given the surrounding setting that includes large truck traffic, large floor plate buildings, active parking lots, delivery vehicles, and wide streets to support the range of activity anticipated here, the design of these on-street trails is aimed to keep pedestrians safe, visible, and away from the operations core of any one manufacturing property. Addition of shade trees along new on-street trails should take into consideration elevated driver visibility and adequate spacing

from corners and driveway entrances to prevent tree limb and similar damage from entering, passing, and exiting vehicles.

Off-street trail types may be limited to regional trails at the perimeter and corners of the West Opportunity Area.

A trail head location is proposed near one of the major regional trail alignments, and will feature signage, potentially a restroom, a limited number of vehicle parking spaces, bike repair station, picnic table and benches. The trailhead location may in the future support a small-scale, seasonal food cart or similar operation where area employees can walk, bike or scoot to lunch and socialize with other area employees.

Added signage and wayfinding will be key to making the West Opportunity Area's trails legible, functional, and well-connected. Signage will primarily be directional, with some identification and interpretive signs woven in where appropriate.

TRAILHEAD + TRAIL DESIGN



1. Multi-use path for pedestrians and bikes separated from vehicular traffic

2. Meandering paved trail

3. New sidewalk

4. Trailhead parking lot

5. Trailhead wayfinding

6. Food cart pod

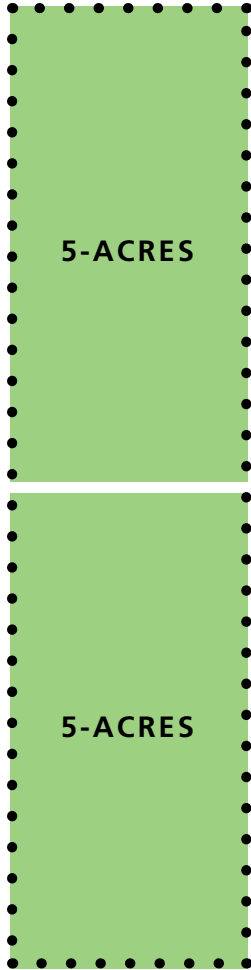
## Central Opportunity Area

### Park Concepts for Prototypical Park Site(s)

As noted in Chapter 1, a new public park was identified as a future need in both the 2018 Tualatin Parks and Recreation Plan and the 2018 Basalt Creek Comprehensive Plan. The Central Opportunity Area will be the preferred location for this future park site based on the project area site assessment and analysis, with a preference for sites on the east side of Grahams Ferry Road. The City does not own land in the Tualatin Basalt Creek planning area, however, and no specific site for a new park is identified at this time. Moving forward, the City is committed to finding a willing seller for this future land acquisition.

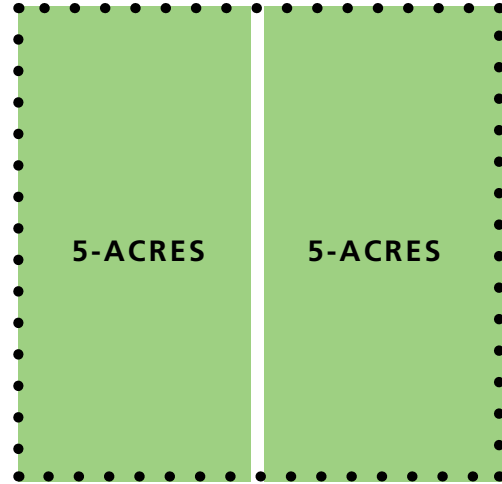
That said, there remains a need to plan for future capital funding needs and staffing support if and when the land acquisition piece happens. To do this, project consultants worked with the City to devise a series of prototypical park concepts that address typical site conditions, constraints, and opportunities found across the Central Opportunity Area. There are a variety of park sizes and configurations within the prototypical concepts that anticipate potential acquisition of multiple parcels.

The prototypical park concepts are intended as starting points for the future design of any specific site. The park program combinations outlined in the concept designs can and should be adapted to address site conditions and reflect updated community input. Any future design will include a separate, extensive planning process where the community will be involved to refine the park design.



**10-ACRE LINEAR/SLOPING SITE**

**10-ACRE LINEAR/FLAT SITE**



**10-ACRE LINEAR SQUARE SITE**



**5-ACRE SITE**



A large picnic shelter overlooking a flexible open space

## TYPICAL 10 ACRE SITE: LINEAR/SLOPING

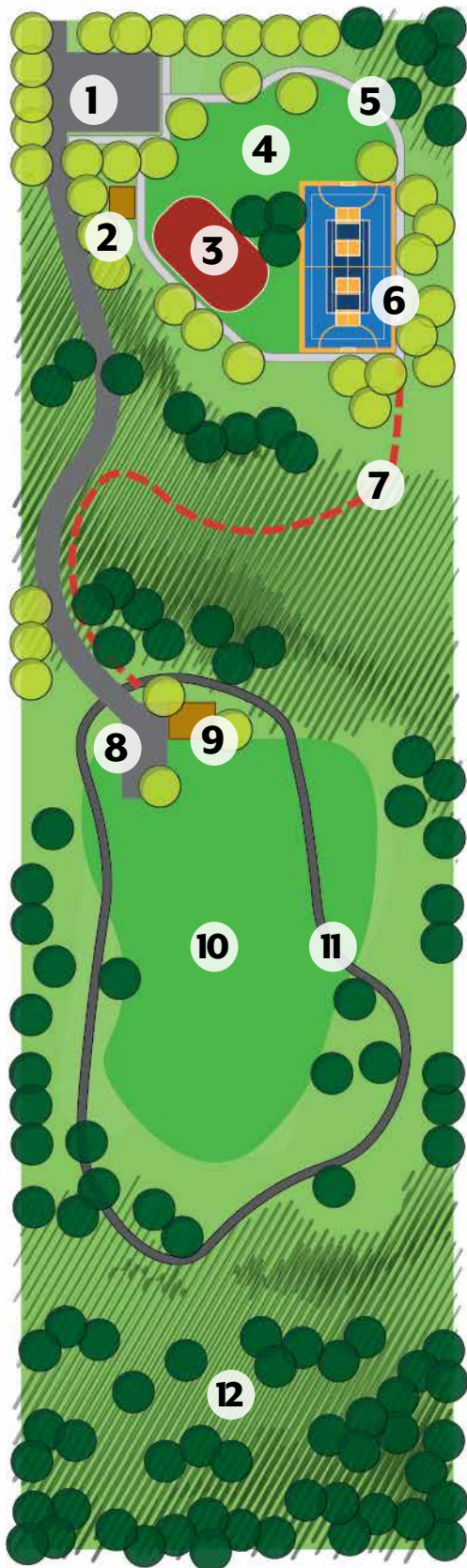
### CHARACTER:

A typical sloping site has multiple flat, terraced areas divided by steeply sloping hillsides. Recreation opportunities and accessible pathways are limited to small footprints. Overall this park maintains a more naturalized character with mature trees and opportunities to restore native vegetation.

### POTENTIAL DESIGN:












- Park development on the largest, flattest terrace can support multi-sport courts, field area or lawn/turf area, and a play area. A small picnic shelter or informal picnic table arrangements can enhance recreation. The area is surrounded by a small looping paved path and limited landscaping.
- The other portion of the site provides a small ADA parking lot and drop off to support accessibility.
- Recreation is limited by topography to a medium picnic shelter and an informal, flexible open space with a looping trail through natural areas.

## BASALT CREEK PARKS & RECREATION PLAN



1. Parking (20 spaces)
2. Picnic Shelter (small) and Restroom
3. Play Area (medium)
4. Lawn (irrigated)
5. Paved Loop Path
6. Multi-Sport Court (Tennis/Pickleball/Futsal)
7. Trail Connection
8. Parking/Drop Off (ADA only)
9. Picnic Shelter (medium)
10. Flexible Open Space (unirrigated)
11. Trail Loop
12. Natural Area

### Legend

	Tree (existing)		Path (paved)
	Tree (new)		Trail (unpaved)
	Existing Vegetation		Sports Court
	Lawn		Play Area
	Sloping Topography		Picnic Shelter
	Road/Parking		





TYPICAL 10 ACRE SITE: LINEAR/SLOPING





1. Accessible drop off area
2. Soft surface trail
3. Medium picnic shelter
4. Outdoor futsal
5. Park restroom
6. Multi-sport court (tennis/pickleball)
7. Medium sized accessible play area
8. Loose parts nature play
9. Opportunities for environmental education



Youth soccer field lined with trees

## TYPICAL 10 ACRE SITE: LINEAR/FLAT

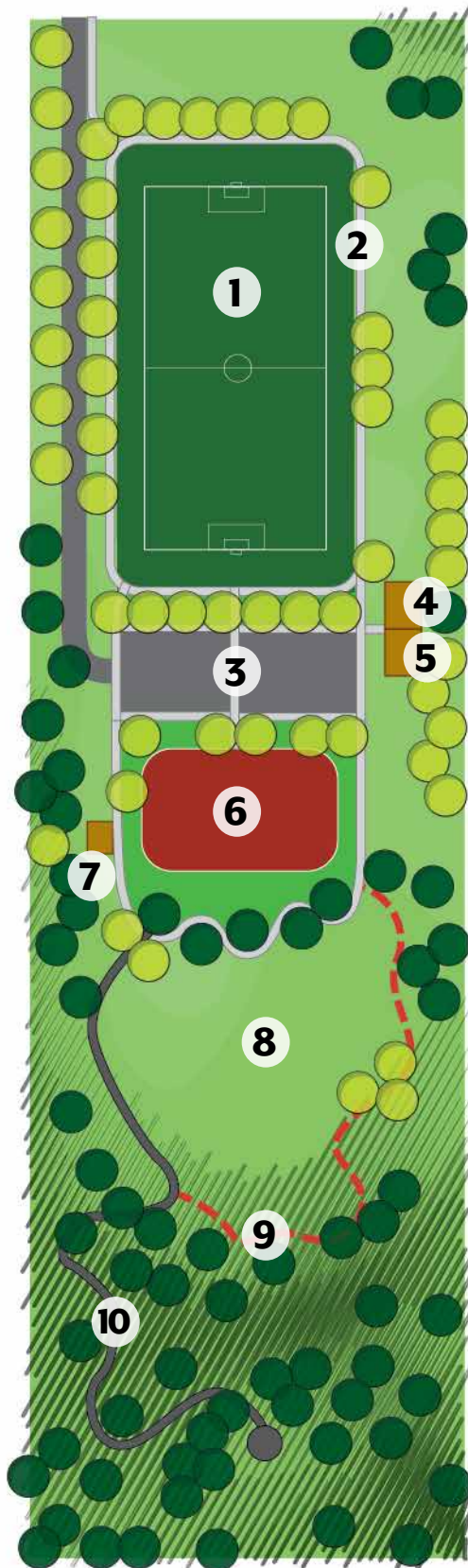
### CHARACTER:

A flat site has the most potential to support larger recreation options such as a sports field. Typical parcels in this linear layout are still too constrained to accommodate larger softball or little league fields, but have the potential to support soccer or other sports. A variety of play area configurations or sports courts options could be explored. Multiple looping pathways and trails provide good opportunities for walking. Some portions of the park may be steep and heavily vegetated with limited access and challenging topography.

### POTENTIAL DESIGN:












- New shade trees line a large turf youth soccer/multi-use field, providing protection from the elements and a buffer for neighbors.
- A medium and small picnic shelter provides gathering space for groups of various sizes.
- The large playground area here provides varied recreation opportunities for children ages 2-12.
- Multiple looping pathways support walking and jogging.
- The steeper portion of the site has limited access with a short out-and-back trail to an overlook or picnic tables in the existing wooded natural area.

## BASALT CREEK PARKS & RECREATION PLAN



1. Youth Sports Field (soccer)
2. Paved Loop Path
3. Parking (40 spaces)
4. Picnic Shelter (medium)
5. Restroom (4 stall unisex)
6. Play Area (large)
7. Picnic Shelter (small)
8. Flexible Open Space
9. Loop Path
10. Accessible Trail to Overlook

### Legend

	Tree (existing)		Path (paved)
	Tree (new)		Trail (unpaved)
	Existing Vegetation		Sports Field
	Lawn		Play Area
	Sloping Topography		Picnic Shelter
	Road/Parking		



TYPICAL 10 ACRE SITE: LINEAR/FLAT





1. Youth soccer field
2. Flexible open space
3. Parking lot
4. Medium picnic shelter
5. Paved path
6. Soft surface accessible trail
7. Large play area



Multi-use field for a variety of drop-in activities

## TYPICAL 10 ACRE SITE: SQUARE

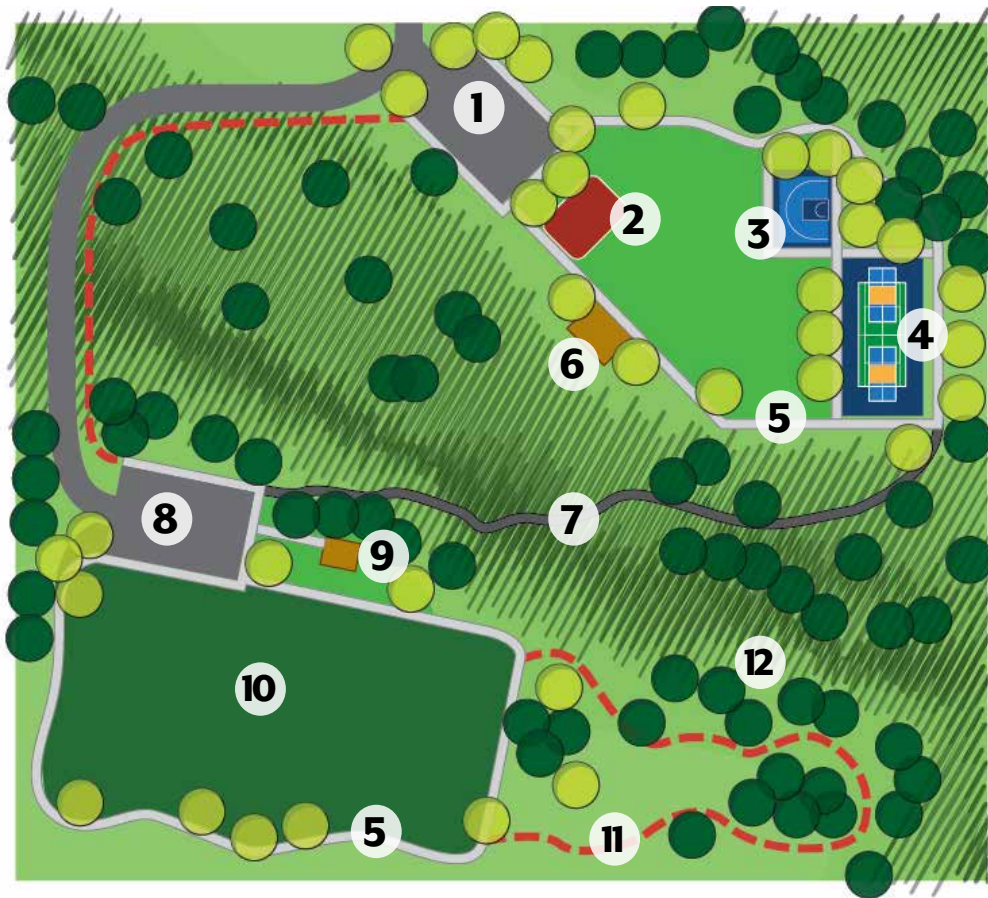
### CHARACTER:

Two five-acre parcels could be combined to maximize recreation potential in a square layout, however, site conditions are still variable and developed park areas may be divided into different areas by challenging slopes. Depending on topography, more varied recreation opportunities may be possible. This site could accommodate a multi-use sports field along with half sports courts or play areas. Parking areas may be split to support different areas of activity.

### POTENTIAL DESIGN:

- Park development is divided by steep slopes into two areas.
- Recreation on the upper terrace could include sport courts, a playground, and picnicking with small flexible lawn surrounded by a paved looped path.
- Recreation on the lower terrace could include a flexible sports field with looping pathways extending into the natural area, picnicking and parking.
- An accessible trail connects the two recreation areas and provides access to the sloping, forested middle section of the park.

## BASALT CREEK PARKS & RECREATION PLAN



- |  |   |
|--|---|
| 1. Parking (10–15 spaces)                | 7. Trail Connection Between Program Areas |
| 2. Play Area (small)                     | 8. Parking (10–15 spaces)                 |
| 3. Basketball Court (half)               | 9. Picnic Shelter (small)                 |
| 4. Multi-Sport Court (Tennis/Pickleball) | 10. Multi-use field                       |
| 5. Paved Loop Path                       | 11. Soft Surface Trail Loop               |
| 6. Picnic Shelter (medium) and Restroom  | 12. Natural Area                          |

### Legend

Tree (existing)	Path (paved)
Tree (new)	Trail (unpaved)
Existing Vegetation	Sports Field
Lawn	Sports Court
Sloping Topography	Play Area
Road/Parking	Picnic Shelter





TYPICAL 10 ACRE SITE: SQUARE



## BASALT CREEK PARKS & RECREATION PLAN



1. Large flexible open space with looping trails
2. Medium picnic shelter
3. Small picnic shelter
4. Half-court basketball
5. Multi-sport court (tennis/pickleball)
6. Small playground
7. Soft surface trail



A small playground area and flexible open spaces

## TYPICAL 5 ACRE SITE

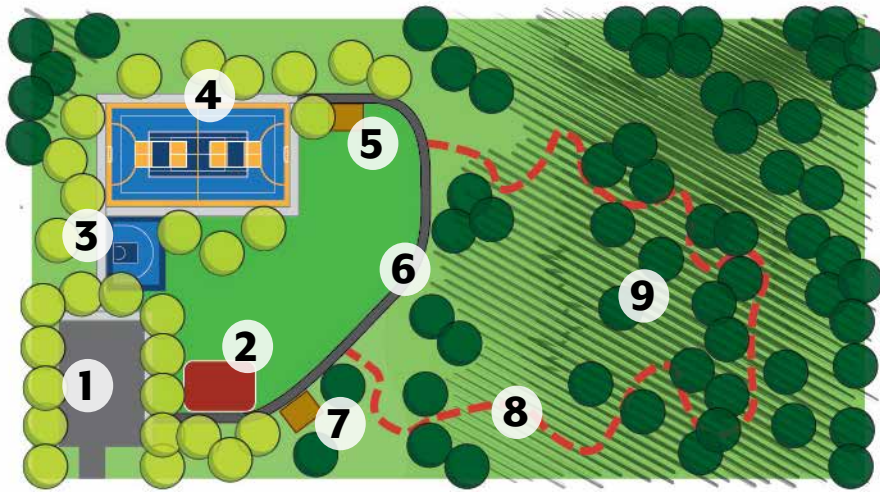
### CHARACTER:

A typical five-acre site provides recreation opportunities limited to a much smaller footprint and likely concentrated to one area of the site. Steep slopes may further limit access and recreation potential. A site this size is best suited for sports courts, small looping paths, a play area limited to one age group, and picnicking.

### POTENTIAL DESIGN:












- Park development concentrated on the flat portion of the site includes a small playground that can accommodate ages 2-5 or 5-12, a half basketball court, and multi-sport court for tennis, futsal, and or pickleball. The area is surrounded by a small looping paved path and landscaping.
- A small looping trail could provide access through the steeper natural areas of the site.

## BASALT CREEK PARKS & RECREATION PLAN



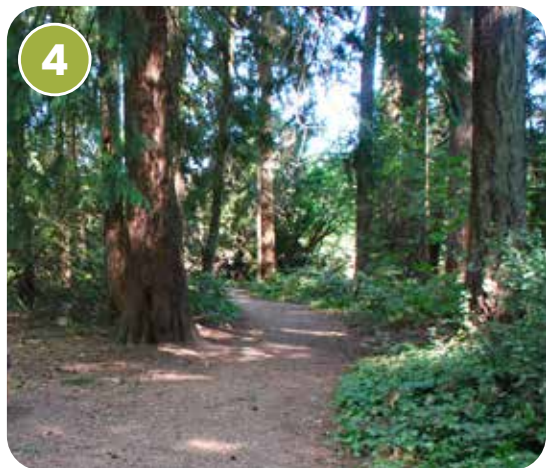
- |  |                            |
|--|----------------------------|
| 1. Parking (20 spaces)                             | 5. Picnic Shelter (small)  |
| 2. Play Area (small)                               | 6. Paved Loop Path         |
| 3. Half Basketball Court (3 x 3)                   | 7. Picnic Shelter (small)  |
| 4. Multi-Sport Court<br>(Futsal/Tennis/Pickleball) | 8. Soft Surface Trail Loop |
|  | 9. Natural Area            |

### Legend

	Tree (existing)		Path (paved)
	Tree (new)		Trail (unpaved)
	Existing Vegetation		Sports Court
	Lawn		Play Area
	Sloping Topography		Picnic Shelter
	Road/Parking		



TYPICAL 5 ACRE SITE



## BASALT CREEK PARKS & RECREATION PLAN



1. Medium picnic shelter
2. Small picnic shelter
3. Paved path with accessible seating
4. Soft surface trail

5. Half-court basketball
6. Multi-sport court (tennis/pickleball)
7. Group swing at small playground
8. Group picnicking

# East Opportunity Area



East Opportunity Area parks and recreation facilities are characterized by developer-provided parks and recreation programs constructed as part of single and multi-family developments currently planned along Boones Ferry Road. Based on where the projects currently are at in the development approval process, they are anticipated to be the first parks and recreation features constructed in the Tualatin Basalt Creek planning area. Once constructed, the parks will be maintained and managed by the on-

site home owners organizations (HOA). These HOA parks facilities are intended for subdivision or housing complex members and not the general public. The planted stormwater facilities will be maintained by the City of Tualatin. The City can provide input on the design of these features so that they meet City development standards. Stormwater features can include passive recreation features within the facility footprint to expand the range of recreation opportunities on the east side.

**AUTUMN SUNRISE PARK SITE**

The two planned residential projects include Autumn Sunrise, a 400-unit single-family phased development, and the Community Partners for Affordable Housing (CPAH) Plambeck Gardens project, which will provide 116 units of much needed affordable multi-family housing in Tualatin. Autumn Sunrise and Plambeck Gardens each provide a range of parks and recreation facilities and features for their residents. The Basalt Creek Parks and Recreation Plan supplements these proposals with additional details about their program and site design in an effort to enhance the parks and recreation experience for East area residents and to help them better reflect the character of similar Tualatin park and stormwater facilities.

**Autumn Sunrise Park Site**

This 0.65-acre neighborhood park is centrally located within the Autumn Sunrise development. The developer’s initial concept includes space for a gazebo-type shelter and footprint for a sport court. Given its central location and that this is the only dedicated neighborhood park space in Autumn Sunrise, it is likely to be highly utilized and will need to address a wide variety of community needs in the small space allocated. Ensuring that the park design best reflects the opportunities and constraints of its context will be important, as well. Decisions around the type of sport court will need to consider sound impacts. A play feature, shade trees, custom planting, picnic/

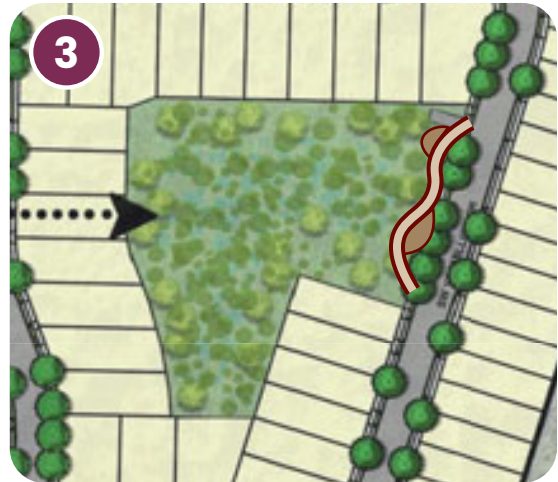
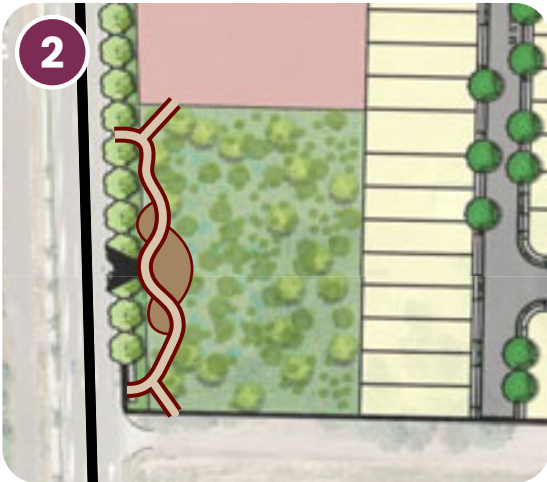


seating areas, book share kiosk and dog waste station may be considered.

Two smaller open space areas (one 0.22 acres, the other 0.40 acres) are located at the development perimeter near Horizon High School and the water reservoirs. The developer vision for areas includes picnic benches, trees, and other plantings.



## AUTUMN SUNRISE STORMWATER FACILITIES



### Autumn Sunrise Stormwater Facilities

The development features two stormwater facilities, one located at the corner of Boones Ferry Road and Greenhill Lane (#2 above), the other located within the development on the north end (#3 above). The facilities also provide sound mitigation from Boones Ferry Road and buffers between residences.

Each facility is approximately 1.3 acres in size. The facilities are sized to address onsite stormwater generation with room available for some perimeter enhancements that may include passive recreation amenities such as a meander sidewalk, decorative fencing, benches, trash receptacles, dog waste station, and bollards at maintenance access

points. The stormwater facilities shall include native plantings based on site conditions.

With the proposed enhancements, these stormwater facilities expand the parks and recreation experience on the east side by providing opportunities for bird watching, pollinator habitat establishment, and quiet, contemplative space within Autumn Sunrise.



**PLAMBECK GARDENS OPEN SPACE**

4



**Plambeck Gardens Open Space**

Plan drawings for Plambeck Gardens include open space designed within a central quad-style area with residential units surrounding. The range of planned features include a grass play field, one sport court, two play areas (for different age groups), hardscape walkways, two small picnic shelters with tables, and two stormwater planters along Boones Ferry Road. A fenced community garden space provides opportunity for residents to cultivate their own food, demonstrating the community building potential of the project. All features at Plambeck Gardens are designed to serve residents of the 116-unit multi-family affordable housing development.







# 6

## **Implementation**



# Implementation

## Introduction

Parks, natural areas, trails and opportunities to recreate, play, celebrate culture, and connect with friends, coworkers and neighbors are critical to creating healthy communities with a high quality of life. Tualatin’s newest residents in Basalt Creek should be provided equitable access to park spaces and amenities like any other part of the city, requiring a combination of implementation actions including (but not limited to) land acquisition, planning, and parks and trails development.

Moving forward, the city will pursue land acquisitions in the Basalt Creek planning area that offer the greatest connectivity and the highest value to the community, while simultaneously helping the city achieve its system-wide park goals. Once land is acquired, efforts will shift toward more detailed planning, public engagement, design, and eventual construction of parks and trails.

This chapter addresses implementation, including land acquisition costs; park development costs for Basalt Creek’s three opportunity areas; operating costs, staffing needs and considerations; and an action plan focused on a 15-year time frame outlining major tasks and activities needed to fulfill the parks vision in Basalt Creek.

## Land Acquisition Costs

The city will need to acquire land for future parks and trails in the Tualatin Basalt Creek planning area, a significant task to accomplish in the short-term. Cost estimating for this has been in the works for several years, understanding the large investment this project represents; the following table summarizes previous cost estimating efforts.

## CHAPTER 6: IMPLEMENTATION

**TABLE 3: LAND ACQUISITION ESTIMATES**

2018 Tualatin Parks & Recreation Plan Acquisition Estimates for Basalt Creek Park (P3) (2018 dollars)	
Acreage	20
Type	Community Park
Parkland Acquisition and Easements	\$5,000,000
Cost Per Acre	\$250,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Land Acquisition Estimates (2021 dollars)	
Acreage	15-20 total
Type	Large neighborhood park
Parkland Acquisition and Easements (up to 20 acres)	Range: \$5,220,000 - \$6,000,000
Trails Cost (1.67 acres)	\$500,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

Land acquisition costs in 2021 are in general alignment with previous estimates accounting for inflation, the 2021 market area study, and a limited number of current real estate comparables in the Basalt Creek area. A factor that remains somewhat uncertain is the continued upward trend of the real estate market in recent years. The ongoing and forecasted strong market demand for both residential and industrial lands in the region suggests that prices will continue to rise, and likely at a rate that exceeds inflation.

With this understanding, the estimated costs for site acquisition may range from \$260,000 and \$300,000 per acre in 2021 dollars. The actual acquisition price for any site will vary and will

be determined by an array of factors including site conditions, topographical opportunities and constraints, ease of access, presence of natural features, and updated real estate comparables, among others. This figure reflects land needed for both park and trail land acquisition in the West and Central Opportunity Areas (see details in Chapter 5). Land for parks and on-street trails in the East Opportunity Area are part of the residential developments currently underway.

**LAND USE/ZONE CHANGE  
PROCESS**

The City's land acquisition effort will likely result in a need to request a zone change from Manufacturing to Institutional. This use permits development of parks and open spaces, greenways and natural areas. The process for the land use/zone change is as follows:

1. Planning staff report with findings to justify and support the proposed land use change
2. Planning Commission recommendation to Council
3. Council consideration and approval
4. Notice to Metro and State for review and comments
5. Appeal (if any) to Land Use Board of Appeals (LUBA)

Given the City's focus on identifying sites for the future park that are also unsuitable/not ideal for manufacturing development, the city is optimistic that the land use change will not present any conflict with City, Metro, County or other goals. The proposed acreage for the park site is relatively small, and Basalt Creek is not included in Metro's regionally significant industrial lands. A park also has potential to provide a physical buffer between residential uses and manufacturing, which may improve neighbors' satisfaction and safety and potentially increase land values.



### Site Development Costs

This plan provides order of magnitude construction costs for a range of 10-acre park types<sup>1</sup> in the Central Opportunity Area with connecting trails and easements throughout the project area, including a trailhead in the West Opportunity Area.

Proposed enhancements to the parks and recreation features in the East Opportunity Area will be negotiated between the city and developers, so no estimate of site development costs for those park features are included. An exception to this is a lump sum allowance for nature play elements to be designed and constructed within the Autumn Sunrise stormwater facility along Boones Ferry Road, which will be available for public use and not reserved or prioritized for residents living in any specific development.

Site development costs were previously outlined in the 2018 Tualatin Parks & Recreation Plan and are used as a starting point for updating those costs to reflect 2021 costs. A summary of those estimates is on the following page.

Differences in both acquisition and land development costs between 2018 and 2021 reflect a change in anticipated size and type of proposed park for the Central Opportunity Area. In 2018, the park was proposed to be a 20-acre community style park. During the planning process in 2021, it was concluded that a large, neighborhood park type was more compatible with the Basalt Creek planning area than a community park. Park design concepts and estimates reflect that change.

Another factor to consider as it relates to forecasted development costs for all land in the Basalt Creek planning area is the absence of all existing utilities, with the exception to electricity. For this reason, site development costs overall will demand a significant outlay for sanitary sewer, potable water, etc. The absence of these utilities is a significant construction factor that can increase the estimated site development costs presented in this plan.

See Appendix B: Cost Estimate Detail for more information.

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<sup>1</sup> Cost estimating in Chapter 6 uses a 10-acre option. A 5-acre park concept is also included in Chapter 5 to show options for a smaller park or as an add-on to create a 15-acre park.

## BASALT CREEK PARKS & RECREATION PLAN

**TABLE 4: PARK DEVELOPMENT COSTS SUMMARY**

2018 Tualatin Parks & Recreation Plan Estimate of Development Costs, (Appendix D, Table D-2, page D-8)		
Park Type	Large Neighborhood Park (2018 dollars)	Large Neighborhood Park (2021 dollars)
Site Development (per acre)	\$500,000	\$554,000
2018 Tualatin Parks & Recreation Plan Improvement Costs for Basalt Creek Park (P3) (Appendix D, page D-6)		
	(2018 dollars)	(2021 dollars)
Improvement Costs	\$12,110,000	\$13,159,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Summary of Development Costs (2021 dollars)		
Acreage	15-20 total	
Trails (excludes parks)	\$2,643,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
<b>TOTAL</b>	<b>\$10,548,000</b>	
Development cost per acre	\$527,400-\$703,200	

## Operating Costs and Staffing Needs and Considerations

Developing new parks and trails will create an ongoing need for maintenance, operations, management and programming.

- Maintenance includes routine site care, preventative maintenance, and ongoing asset management (the repair and replacement of old and worn amenities, facilities, and plantings). Maintenance also includes the routine site monitoring and inspections, such as Certified Playground Safety Inspections.
- Operations includes facility rentals and reservations, sports field scheduling (if applicable), permitting (for allowable uses) and support functions.
- Management includes community engagement and coordination with potential volunteers, friends groups, or nearby neighbors and businesses. Management also includes tasks such as natural resource studies and inventories.
- Programming includes the provision of organized recreation events and activities, either hosted or facilitated the City.

For this plan, assumptions for park operations include:

- Parks and trails, and recreation resources at stormwater facilities within the East Opportunity Area will be maintained, operated and programmed by a Homeowners Association (HOA). Once constructed, the stormwater facilities become public (the City receives stormwater tracts in the subdivision) and the City takes over their maintenance.
- Operations, management and programming tasks for the Central and West Opportunity Areas are anticipated to be addressed by existing City staff as part of citywide Parks & Recreation Department operations. These tasks are anticipated to require less than 0.25 FTE of ongoing staff time.
- If park development includes a plaza with event space that the City would like to activate with regular bi-weekly or monthly programs for business employees, neighbors, and visitors, the City should consider either addition of city staff/resources or establishing an agreement with a developer/business-coordinated organizer or concessionaire. The operations costs in this plan do not account for this option, and additional staffing and resources will be needed.
- The majority of operations costs and staffing are triggered by maintenance needs defined below.

The 2018 Parks & Recreation Master Plan calculated separate per-acre costs for maintenance and asset replacement by park classification. Inflated for 2021 prices (based on general estimates using the CPI Inflation Calculator), these are presented in the table below. Based on park and trail maintenance alone, an approximately \$108,000 (or 1.5 - 2 FTE's) will be needed annually for maintenance. The City should also anticipate setting aside nearly \$100,000

in additional funds each year for ongoing asset management. Typically, these will not be needed until 10-15 years after park development, given the average lifecycle of park amenities and facilities.

**TABLE 5: MAINTENANCE ESTIMATES**

Anticipated Maintenance Costs and Staffing for Basalt Creek Parks and Trails					
Type of Site	Acres	2021 Maintenance Cost Per Acre	Total Maintenance Cost	2021 Asset Replacement Cost Per Acre	Added Asset Management (Replacement) Allowance <sup>1</sup>
Park	10	\$8,300 <sup>2</sup>	\$83,000	\$7,000	\$70,000
Trailhead	1	\$6,650 <sup>3</sup>	\$6,650	\$7,000	\$7,000
Trail Corridor/ Greenway	6.3	\$3,350 <sup>4</sup>	\$21,105	\$4,150	\$26,145
Stormwater Facility	TBD	\$1,500 <sup>5</sup>	TBD	TBD	-
<b>TOTAL</b>	<b>17.3</b>		<b>\$110,755</b>		<b>\$103,145</b>

1 This reflects an estimated annual allowance of funds that the City should set aside to have funds on hand for the renovation or replacement of facilities at their end of their life cycle. It is estimated to cover capital and operations costs for asset management.

2 Assumes enhanced maintenance of a large neighborhood park that provides a mix of developed and natural resources

3 Assumes standard maintenance of a special use site.

4 Assumes standard maintenance of a greenway or shared use path.

5 Assumes standard maintenance of a natural area.

### Action Plan

The tasks identified below define a general implementation strategy for acquiring, designing, developing and activating parks, recreation facilities and trails in Basalt Creek. A general timeline for carrying out these tasks is noted.

#### 1. Coordination/Funding

Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.

- 1a. Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.
- 1b. Use the information in this plan to write and submit applications for regional and statewide grants to potentially support park acquisition, parks and trail development, and/or the addition of specific amenities/facilities in Basalt Creek. Include documentation on how this development will address community equity and diversity goals. These grants are limited in availability.
- 1c. Continue coordinating with developers to ensure parks and greenspace in the East Opportunity Area meet City standards for neighborhood parks. Assure development code standards for routine and preventative maintenance, irrigation, asset management, and capital replacement of amenities, facilities and landscape plantings for parks, trails, and greenspace, including stormwater areas.
- 1d. Identify the timing to pursue a bond measure to support site acquisition and development. Knowing the Basalt Creek park projects are primarily neighborhood-serving (and not a benefit to the entire community), discuss with City leaders options for a broader bond measure. Determine the right rate and mix of citywide park and trail projects—potentially along with other city projects—to solicit voter support. Before putting this on a ballot, conduct a random-sample survey to test voter support of potential bond rates and language, using this information to refine the funding request.
- 1e. Continue to coordinate with Metro on regional trail plan implementation to ensure connections and coordination with the Basalt Creek trail system.
- 1f. Work with partners such as Metro to document natural systems and features in the project area.

- 1g. Coordinate with Engineering and Planning divisions (in Community Development) and the Street/Sewer/Storm division (in Public Works) to integrate proposed on- and off-street bike lanes, routes, and paths into street plans and construction documents. Consider additional safety elements as part of the Division's Safe Access to Schools and Parks Program, such as signalized or marked cross-walks to parks when parks sites and trail alignments and routes are identified.
- 1h. Once target sites are acquired, follow City naming protocols to identify site names to use in public information and publicity materials.
- 1i. Continue to foster local support for park construction by periodically updating the project website and maintaining a stakeholder and neighbor contact list to keep residents and potential business apprised of the ongoing process.
- 1j. Coordinate with the landowners and managers of utility corridors to gauge long-term options and restrictions for trail development.
- 1k. During the master planning/construction planning for parks, trail corridors, and relevant street rights-of-way, follow City protocols for engaging residents in vetting any design alternatives.
- 1l. Convene a trails working group comprised of Basalt Creek neighbors, TPARK, and other members to advise and coordinate on planning and considerations for future trails in the planning area.

## **2. Acquisition**

Acquire parkland and trails corridors in Basalt Creek through easements, donations, outright purchase, or other acquisition mechanisms.

- 2a. Based on available funding, identify parcels that can be acquired now and held in reserve for later development.
- 2b. Monitor the acquisition process to identify the timing when funding from System Development Charges (SDC) will be available to support site acquisition and development.
- 2c. Continue to monitor sites with historic and local significance in the Basalt Creek Area in case these become available.
- 2d. Acquire sites as willing seller or other opportunities arise.

### 3. Design, Development and Construction

Provide quality parks and trails through design, development and construction.

- 3a. Develop recreation amenities in stormwater areas in the East Opportunity Area as residential development moves forward. Create an access path from the Autumn Sunrise development to Horizon High School.
- 3b. When properties are acquired in the Central and West Opportunity Areas, create site specific master plans and construction documents to ensure that these sites reflect the goals, objectives and guidelines of the City's Parks & Recreation Master Plan.
- 3c. Involve maintenance staff in site planning to incorporate maintenance efficiencies and ensure long-term site functionality, sustainability, and stewardship.
- 3d. Involve the community in site master planning to ensure local needs are met.
- 3e. Ensure that site development reflects the heritage, character, and environment by identifying a design theme and adding or incorporating historic and cultural resources, public art, innovative features, diverse landscaping, varied color palettes, and amenities and furnishings to support social gatherings and user comfort.
- 3f. Invite developers and businesses at this time to consider the potential sponsorship, naming, donations, adoption, or investment in parks and trails to provide a higher quality of development.

#### 4. Maintenance, Operations, and Activation

Ensure the long term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.

- 4a. Reach out to the Autumn Sunrise Homeowners Association to ensure that maintenance staff have been successfully contracted for the caretaking of parks, facilities and greenspace in that subdivision.
- 4b. Hire additional City maintenance staff support as new sites are brought online. Identify task frequencies and maintenance management strategies, recognizing that site use may fluctuate when parks and trails are first opened and as new residences and businesses area developed.
- 4c. Plan a park opening celebration for the the Central neighborhood park to foster community connections to these sites.
- 4d. Query nearby neighbors and new businesses regarding interests to create a Friends of Basalt Creek Parks group or individual/teams/business involvement in an adopt-a-park or trail program.
- 4e. In the first two years of opening, host a minimum of 3-4 community events in Basalt Creek parks and trails. Consider opportunities such as movies in the park, socials, nature program, interpretive walk, Farmer's Market, a Mayor's trail ride, a sanctioned fitness walk or race, a treasure hunt, food truck events, etc., to foster community connections to these new sites and facilities. Target at least one event to business employees.



## CHAPTER 6: IMPLEMENTATION

Short, medium, and long-term actions are outlined to realize the 15-year vision of this parks and recreation plan.<sup>1</sup> Immediate actions are understood to need attention in 1-2 years; short-term actions are understood to be in the 2- 5-year time frame; medium-term 6-10 years, and long-term-11+ years.

While implementation strategies noted above are anticipated to occur within a 15-year timeline, City staff will continue to refine this timeline as part of their annual budgeting and work plan development processes. The actual timelines for implementation will reflect changing residential, light industrial, street and utility development plans that will drive the funding, infrastructure/utilities development, and demand for parks and trails in Basalt Creek.

<sup>1</sup> The 15-year vision for the Basalt Creek Parks and Recreation Plan roughly aligns with the 20-year vision for the City's park system established in 2018. Towards the end of their respective plan cycles, it will be necessary to update and assess what has been accomplished, what remains to be done, as well as new projects that will fully realize the vision for parks and recreation across Tualatin.

**TABLE 6: IMPLEMENTATION TIMELINE**

Parks and Trails Implementation Strategy and Anticipated Timeline				
Strategy	Immediate-term (1-2 years)	Short-term (2-5 years)	Medium-term (6-10 years)	Long-term (11+ years)
<b>Coordination and Funding:</b> Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.	x	x	x	x
<b>Acquisition:</b> Acquire parkland and trails corridors in Basalt Creek through easements, donations, outright purchase, or other acquisition mechanisms	x	x	x	
<b>Design, Development and Construction:</b> Provide quality parks and trails through design, development and construction.		x (East Opportunity Area)	x	x
<b>Maintenance, Operations, and Activation:</b> Ensure the long term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.		x (East Opportunity Area)		x

### Land Acquisition Toolbox

Studies completed for this plan confirm demand for land is high, whether residential or manufacturing. Market conditions are amplified given little vacant land exists near I-5. Given the competitive environment, the city should consider a wide range of funding mechanisms, land acquisition tools and incentives that are beneficial to both willing sellers and buyer. This section outlines a range of tools and incentives that may be considered.

### FUNDING MECHANISMS

#### BONDS

A general obligation bonds is a type of municipal bond that is guaranteed by the credit and taxing ability of the issuing jurisdiction. The city may want to explore the potential to go out with a parks bond. Before, during, and after a bond is sought, it is important to cultivate a high degree of community understanding and buy in for bonds funded by tax revenues. Typically, bonding is a citywide effort involving multiple agencies to demonstrate need, priority, and support for the initiative.

#### GRANTS

Grant funding for parks and open space development, including land acquisition, is funded through public or private entities, and can be tied to specific development or programming initiatives. Grants to develop newly acquired land into a new parks are available, too.

Examples of some grants available include:

[Metro's parks and nature bond](#) distributes Metro bond dollars to greater Portland's 27 park providers so they can build projects that serve their local communities. This program emphasizes the need to connect with communities of color and other communities that have historically been left out of engagement and decision-making processes. The Basalt Creek planning area, historically part of unincorporated Washington County, has only recently been included in planning projects and other conversations related to its future as part of Tualatin.

[Oregon State Parks Local Government Grant Program](#) (LGGP) provides a maximum \$750,000 award for park development; \$1 million for land acquisition. Grants have 50% matching requirements for cities with population over 25,000.

## CHAPTER 6: IMPLEMENTATION

**TABLE 7: FUNDING SOURCES**

Summary of Funding Sources for Park Acquisition and Development Costs		
Source	Currently Used?	Restrictions on Use
Property taxes	Yes	
Parks System Development Charges	Yes	Capacity enhancement projects
Transient Lodging Tax	Yes	70% for tourism related projects
General Obligation Bond	Yes	
Public Agency Grants	Yes	Specified by grant
Philanthropic Grants	Yes	Specified by grant
Donations	Yes	May be specified by donor

### Acquisition Incentives and Tools

A range of incentives and tools may be considered by the city to acquire land in the Tualatin Basalt Creek planning area. They include:

#### FEE ACQUISITION

The most traditional means to acquire land is through a fee acquisition with a willing seller. Owners are under no obligation to sell to the city. The City and the seller will negotiate a fair market purchase price based on the condition of the property and its proposed land use like any other real estate transaction. A fee simple acquisition of property or land—whether a purchase or donation—transfers absolute ownership of the property, including the property’s title from a landowner (seller) to a purchaser (City). Once a landowner grants the sale of land, the original landowner (seller) generally retains no ownership rights over the property and

gives up all rights to control, exclude, or derive income from the property. Fee acquisitions provide the City control over the management of the properties’ resources and provide the greatest flexibility for future use and decision-making.

#### PURCHASE OPTIONS

With a purchase option agreement, the City pays the seller a set fee for the exclusive right to purchase the property within a specified term, typically up to a year but it can be longer. The buyer and seller might agree to a purchase price upon execution of the agreement, or the buyer can agree to pay market value at the time their option is exercised. For the City, locking in a price would provide a degree of certainty that makes the purchase easier to plan for in the short term and provides a definable period (example: 12–18 months) to line up funding needed for closing. This kind of agreement does not obligate the City

to exercise their option to purchase, but it does obligate the seller to allow the buyer to purchase within the terms of the contract.

Many of the current property owners in Basalt Creek have owned their land for decades and likely have a low carrying cost due to a low basis and farm tax deferral. As a result, they may be open to a longer-term option agreement which would provide more time to find a new property they'd like to invest in to avoid capital gains and use other tax advantages.

#### **RIGHTS OF FIRST OFFER**

A Right of First Purchase guarantees the City a future opportunity to acquire a property before it is sold to someone else. It can be a Right of First Offer, a Right of First Negotiation, a Right of First Refusal, or a combination of all three.

#### **PURCHASE VIA SURPLUS PUBLIC LAND PROGRAMS**

The city should consider exploring purchase of surplus public lands through programs that give preference to public municipalities or other jurisdictions. Publicly owned land, while a small component of the Tualatin Basalt Creek planning area, can provide added acreage to other proposed park sites or trailheads. Washington County participates in such a program.

#### **EASEMENTS**

An easement is a “nonpossessory” property interest that allows the holder of the easement to have a right of way or use property that they do not own or possess. Easements are one of the more widely used tools for improving public access to parks and open spaces and land conservation. They can be purchased or donated. Easements allow the owner of the property to continue to own their land while granting legal authority to the city to access, maintain and improve it.

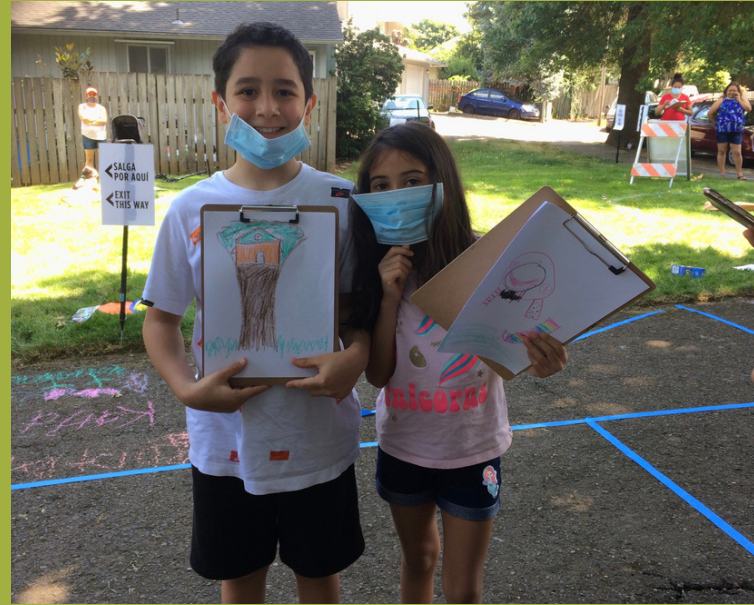
#### **LEGACY NAMING OPPORTUNITY**

Major gifts or land transactions that significantly enhance Tualatin’s park system may warrant consideration being given to a legacy naming opportunity for the donor/seller. This opportunity would allow a family or individual’s name to be prominently associated with land used to develop a future park or trail corridor in Tualatin Basalt Creek. Legacy naming can keep the local history of Basalt Creek tied to a particular site, enhancing the area’s character and site understanding.





 City of  
**TUALATIN**  
**PARKS & RECREATION**

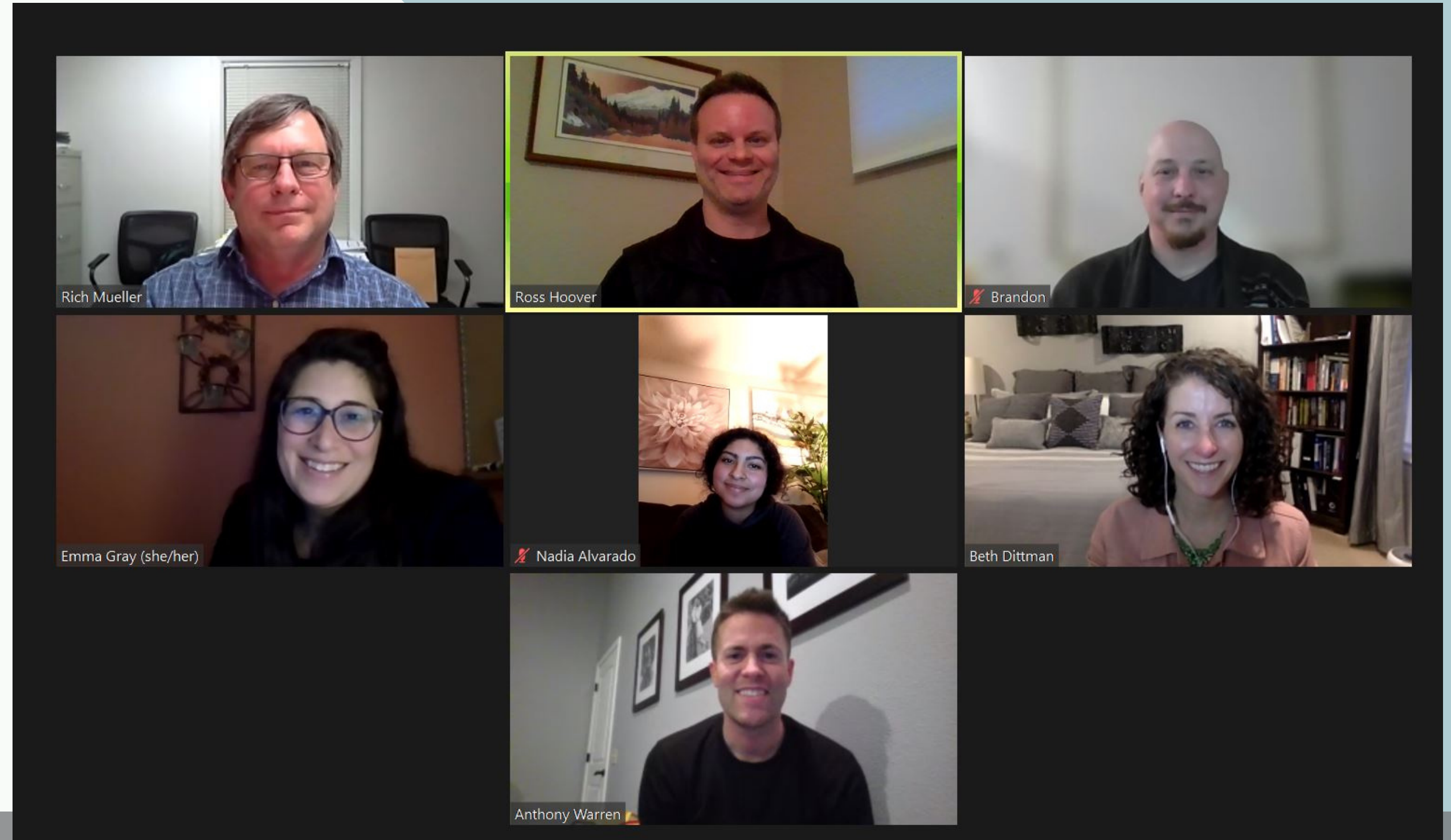


# Tualatin Park Advisory Committee

**2020 Annual Report**

# THIS IS US

“We are a group of enthusiastic advocates for the Parks & Recreation system with a focus on the stewardship and enhancement of our community.”



**12 + Meetings Attended**   **6 Virtual Activities Attended**   **176 Hours Volunteered**

# CURRENT MEMBERS

- Beth Dittman, Chair
- Christen Sacco, Vice-Chair
- Nadia Alvarado
- Brandon Gill
- Josh Huffman
- Anthony Warren
- Anh Whitty







# WHAT WE DO

- Regular Meetings
- Represent Parks & Recreation to Community & Council
- Attend Activities & Events
- Engagement, Involvement & Outreach to Community
- Bee City Facilitation Committee
- Tree City USA Board
- Outreach & Presentation to CIO Presidents
- Advocate for the Parks & Recreation system-the backyard of our community



# WE CONTINUE TO GROW

- Adapted to Virtual Community Engagement
- Deeper Group Engagement & Advocacy
- Continue to be a citizen led group

# 2020 ACCOMPLISHMENTS

- Veterans Memorial Planning
- Stoneridge Park Design
- Jurgens Off Leash Area
- Atfalati Playground & Courts
- Lafky Irrigation
- Park Asset Assessment
- Advocacy for Park Utility Fee
- Equity + Inclusion Plan
- Discussion regarding how to best acknowledge Native Land & People

# WE CAN DO MORE

## **COVID caused limitations in 2020**

Additional funds would help us implement master plan goals to:

- Create a more equitable community
- Create access for all citizens
- Create a more environmentally sustainable community
- Advance active transportation (walking, running, biking)
- Enhance community gathering places



# OUR 2021 GOALS

- Continue to support the parks funding process (utility fee and bond or levy) to work toward identified goals in Master Plan
- Strengthen diverse committee membership
  - Offer meetings in Spanish and English
  - Work with council to identify ways to seat members as interest arises
  - Identify ways to and implement outreach efforts to BIPOC and Latinx community members
  - Continue discussion on the topic of how to best acknowledge native land and people during our meetings and programs
- Establish ongoing communication with Citizen Involvement Organizations
- Collaborate with other City advisory committees
- Outreach and communicate with park committees from other cities (e.g., Hillsboro, Tigard, Sherwood, Wilsonville)
- Invite guests and City employees from our community to help educate us
- Promote pollinator information and resources
- Provide community resources for trees and bees



# QUESTIONS & COMMENTS



City of Tualatin

## CITY OF TUALATIN Staff Report

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

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Ross Hoover, Parks and Recreation Director  
Rich Mueller, Parks Planning and Development Manager

**DATE:** March 22, 2021

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**SUBJECT:**  
Arbor Week Presentation and Proclamation

### **EXECUTIVE SUMMARY:**

Arbor Week is the first full week of April each year. Arbor Week activities and proclamation are in conjunction with Tree City USA requirements and recognition. Vice-chair, Brandon Gill and Emma Gray of the Tualatin Park Advisory Committee will present the Arbor Week presentation.

#### Tree City USA Standards

- The Tualatin Park Advisory Committee acts as the City Tree Board
- A Tree Care Ordinance
- A Community Forestry Programs with an Annual Budget of at Least \$2 Per Capita
- An Arbor Day/Week Observance and Proclamation

#### Enjoy the Benefits of Trees (Arbor Day Foundation in cooperation with the USDA Forest Service)

- Economic Benefits
  - Trees increase property values
- Energy Savings
  - Trees reduce energy consumption
- Community Rejuvenation
  - Trees reinvigorate neighborhoods
  - Trees reduce crime
- Nature Education
  - Help students succeed
- Community Pride
  - Trees unite neighborhoods
- Environmental Conservation
  - Trees reduce the effects of climate change
  - Benefit wildlife
  - Provide much-needed cooling
  - Help clean our drinking water
  - Clean out air
- Health and Wellness
  - Trees contribute to our health

- Beautification
    - Beautification enhances communities
- 

**ATTACHMENTS:**

Presentation  
Proclamation



# Arbor Week 2021

## April 4-10



# The Purpose of Arbor Week

Tualatin recognizes the first full week in April as **Arbor Week** to celebrate the many contributions that trees make to our lives and community.

The benefits of trees:

## Public Health & Social Benefits

- Clean air
- Noise reduction
- Reduce crime
- Traffic calming

## Environmental Benefits

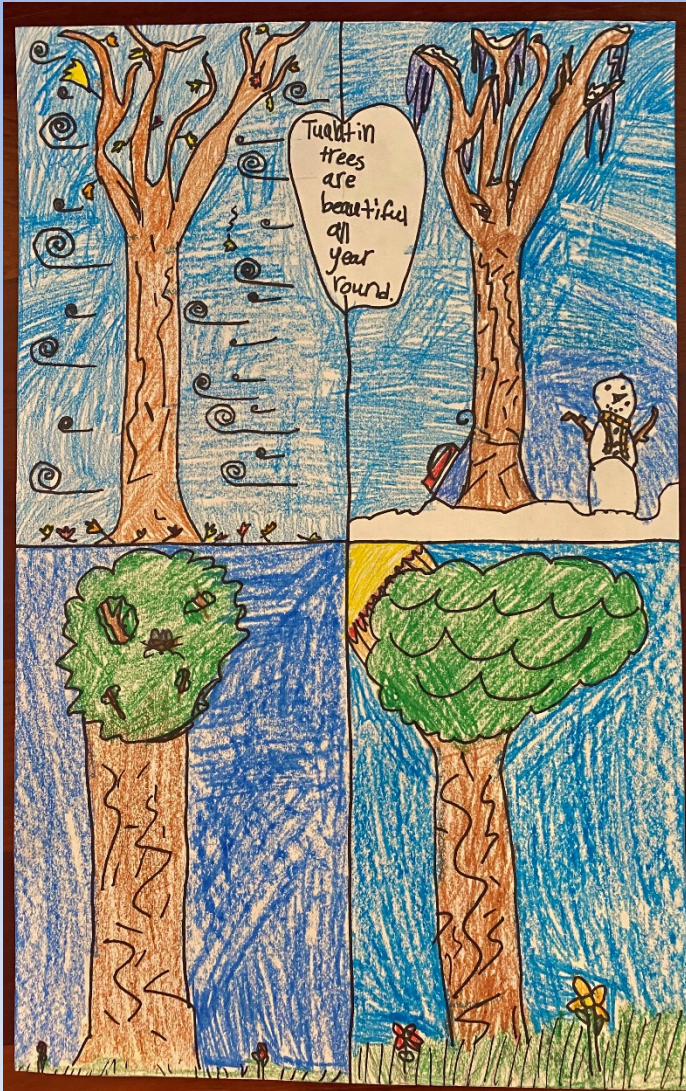
- Climate change
- Energy conservation
- Water filtration
- Wildlife habitat

## Economic Benefits

- Increase home value
- Attract businesses

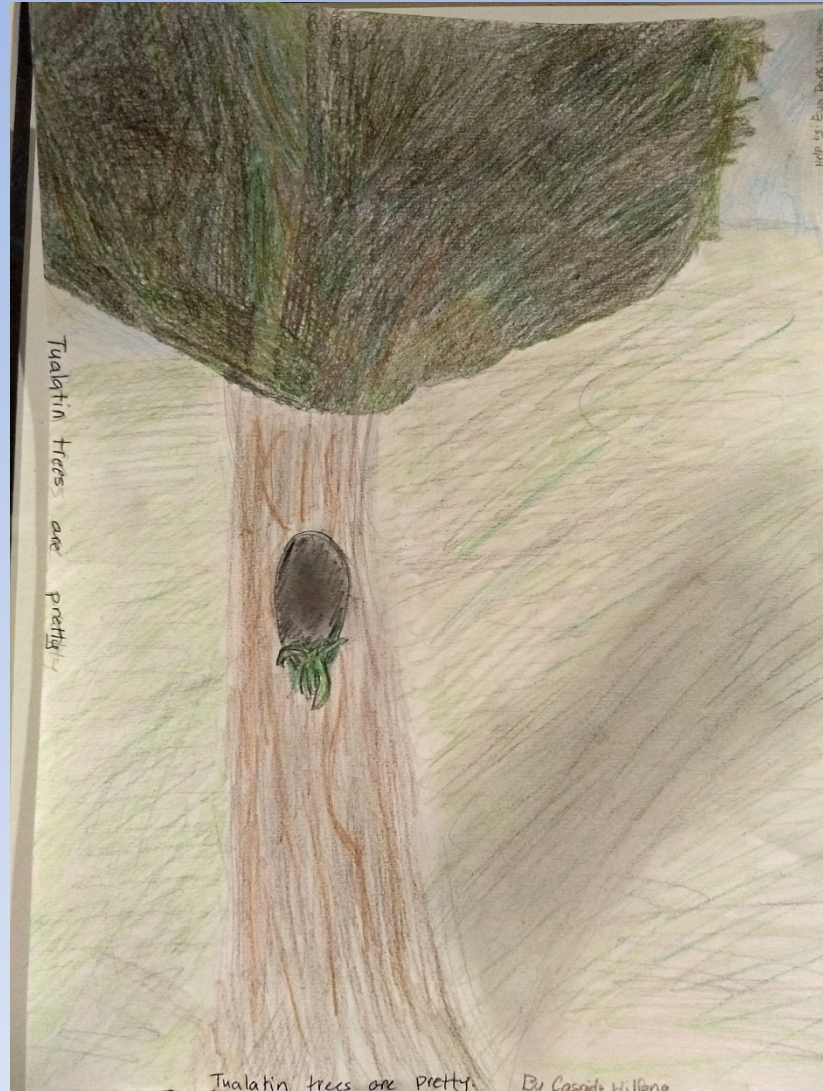


# Kids' Poster Contest: "Tualatin Trees are \_\_\_\_\_"



"Trees are Beautiful All Year Round"

Darcy P.  
Grades K-5



"Trees are Pretty"

Cassidy W.  
Grades 6-8

# Tualatin Trees Photo Contest



*“A Quiet Moment”*  
First Place – Angela Bingham  
Location – Tualatin High School

# Tualatin Trees Photo Contest



**“Tualatin in Bloom”**

**Second Place – Royce Waxenfelter  
Location – Makah Court**



**“A Place to Call Home”**

**Third Place – Michelle Corse  
Location – Brown’s Ferry Park**

# Winter Storm Damage 2021

## STREET TREES

- 144 Street trees will likely need replacement
- 89 Street trees fell/cut down due to damage
- 591 addresses that have limbs hanging



## Tree City USA

The Tree City USA certification is awarded by the National Arbor Day Foundation to recognize communities that have proven their commitment to an effective, ongoing community forestry program.

Tree City USA Standards Include: Tree Board, Tree Care Ordinance, Community Forestry Program with Budget, and Arbor Week Observance and Proclamation.

The City of Tualatin is Recognized as a **Tree City USA** for the 34<sup>th</sup> consecutive Year!



# Proclamation

*Declaring the Week of April 4-April 10, 2021 as  
Arbor Week in the City of Tualatin*

WHEREAS, Arbor Day is a celebration observed throughout the nation and the world in which individuals and groups are encouraged to plant, care for, and celebrate the many values of trees, and Arbor Day is observed in the State of Oregon during the first full week of April, which this year will be April 4–10, 2021; and

WHEREAS, healthy trees reduce the erosion of topsoil by wind and water, moderate the temperature, calm traffic, clean the air, produce oxygen, provide habitat for wildlife, and are a renewable resource giving us paper and countless other wood products; and

WHEREAS, trees beautify our community, increase property values, and enhance the economic vitality of business areas in Tualatin, and thousands of trees and shrubs are planted by volunteers in Tualatin's parklands every year; and

WHEREAS, 2021 marks the 34<sup>th</sup> consecutive year the City of Tualatin has been certified as a Tree City USA by the National Arbor Day Foundation for following best practices in community forestry management.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that the City of Tualatin designates the week of April 4-10, 2021 as Arbor Week in the City of Tualatin.

All are urged to support efforts to protect and plant trees to gladden the hearts and promote the well being of present and future generations.

The City of Tualatin supports the Oregon Department of Forestry and the National Arbor Day Foundation in their recognition of the value of trees and forests by proclaiming April 4-10, 2021, as Arbor Week in Tualatin.

INTRODUCED AND ADOPTED this 22<sup>nd</sup> day of March, 2021.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder





# Hug A Park for the Holidays Brown's Ferry Park December 2, 2021



## Thank You Volunteers / Elves for Keeping Tualatin Green, Clean and Festive!

- 10 awesome Volunteers from ABBOTT came out to remove invasive blackberry and ivy from the boardwalk at Brown's Ferry Park
- A tree at the main entrance received some holiday magic.
- Signature statues, Ducks & Beavers put on their holiday attire too!
- Thank you to the Parks Maintenance team for supporting volunteers.





# Put Down Roots in Tualatin Jurgens Park November 13, 2021



- **25** enthusiastic volunteers planted and mulched 400 native trees and shrubs along the Tualatin River.
- Friends of Trees was our community partner and the Palmer family donated a Coast redwood tree.
- Thank you to the entire Parks Maintenance team for supporting and engaging volunteers and supporting forest diversity and stream health in Tualatin.





# Hug A Park Ibach Park November 4, 2021

## Thank You Volunteers for Keeping Tualatin Green and Clean!

- 10 awesome Volunteers from MARCO Ideas Unlimited came out on a blustery day to plant a greenspace at Ibach Park.
- Twenty plants including trees and shrubs were installed.
- A tour of the pollinator friendly garden, restoration sites and Hedges Creek was given to the group by Tom Steiger.
- Thank you to the Parks Maintenance team for supporting volunteers.



# December 2021

Letters from Wintertime Characters – all month long

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4 Holiday Lights North Parade
5	6	7	8	9	10	11 Holiday Lights South Parade
12	13 7 pm Council Meeting	14 6 pm TPARK Meeting	15	16	17	18 Holiday Lights East Parade
19	20	21	22	23	24 City Closed - Holiday	25 Christmas Day
26 Kwanzaa	27	28	29	30	31 City Closed - New Year's Eve	

# January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 7 pm Council Meeting	11 6 pm TPARK Meeting	12	13	14	15
16	17 City Closed - Holiday	18	19	20	21	22
23	24 7 pm Council Meeting	35	26	27	28	29
30	31					