

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 10, 2025 3:21 PM
To: cheriselhill@gmail.com
Cc: Steve Koper
Subject: RE: Basalt project and green spaces

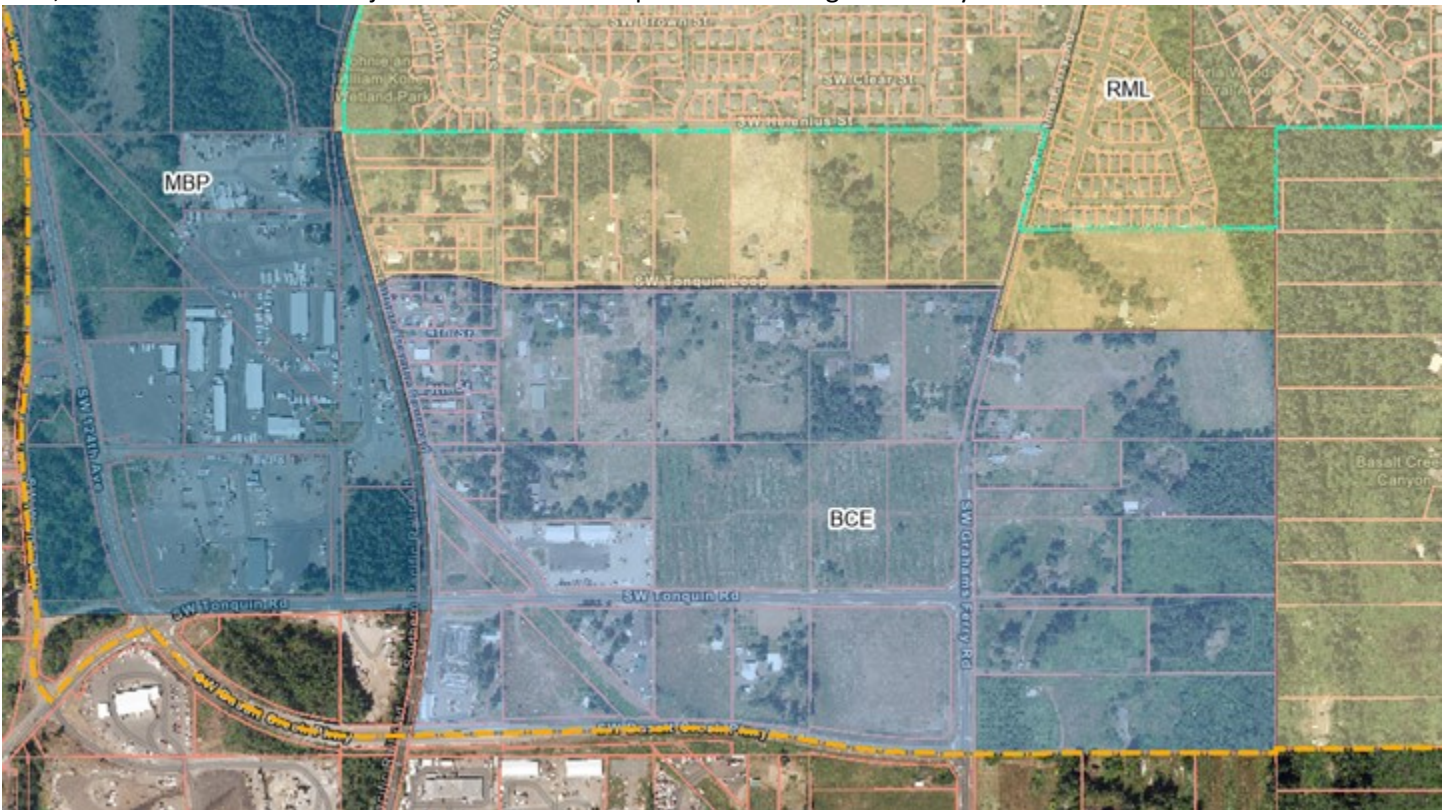
Hi Cherise,

Thanks for the follow-up. Yes, the Parks and Recreation Department would be a great resource for questions and comments on the Basalt Creek Parks & Recreation Plan.

The annexation application (ANN24-0001) would not approve new development or construction of any buildings. If annexed, future development would be subject to all applicable requirements of the [Tualatin Development Code](#). The applicant would need to demonstrate how their proposal would comply with specific site design standards, including noise and lighting standards described in [TDC 73A.140](#) – Basalt Creek Employment (BCE) Design Standards.

All property owners within 1,000 feet measured from the boundaries of the subject property would be provided notice and an opportunity to comment on any future Architectural Review applications.

To note, the sites located south of the green line (Tualatin's current city boundary) are not currently under the jurisdiction of the City of Tualatin. Upon annexation, trees proposed for removal would be reviewed by the city, but as of now, these sites are under the jurisdiction of Unincorporated Washington County.



Madeleine Nelson
Associate Planner
Phone: 503.691.3027

From: Cherise Hill <cheriselhill@gmail.com>
Sent: Wednesday, April 9, 2025 10:20 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Re: Basalt project and green spaces

Hi Madeleine,

Thank you for your reply, it may be that I need to email Rich Mueller who it appears is the director of the parks and rec planning.

The main source of information that I found was the PDF from 2021 that describes the plan for the parks and rec part of the basalt creek area which I suppose is east of your planning area. If this area is planned to be a park why are we cutting the trees down already before any plans are made. Wouldn't it be better to incorporate the old growth trees into the plans?

tualatinoregon.gov

I have not seen any community input with concern for noise and light pollution so close to our neighborhood. What can we do to help ensure there specific requirements for dark sky infrastructure for the new development?

On the other topic, I can't find the stoplight map right now but I know it's on the Tualatin website. I'll keep looking and find who I need to contact about that.

Thanks much,
Cherise Hill

Sent from my iPhone

On Apr 9, 2025, at 3:59 PM, Madeleine Nelson <mnelson@tualatin.gov> wrote:

Hi Cherise,

Thank you for your email. I am the planner reviewing the annexation application that proposes to annex 54.79 acres of land into the Basalt Creek Employment (BCE) Planning District (Casefile ANN24-0001). The annexation application will be heard at the City Council public hearing on April 28, 2025, at 7 pm. At this time, no development is being reviewed under the annexation application.

Additional details on the proposal can be found on the City's Projects Page:
<https://www.tualatinoregon.gov/planning/ann-24-0001-tonquin-commerce-center-annexation>

To better assist you with your questions, would you be able to provide a copy/or link to the maps you are referencing in your comments below?

Madeleine Nelson
Associate Planner
Phone: 503.691.3027

From: Cherise Hill <cheriselhill@gmail.com>
Sent: Tuesday, April 8, 2025 9:18 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Basalt project and green spaces

Hi Madeline,

Is this the right email to discuss the BCE project surrounding the Grahams Ferry/Tonquin Road area? I accidentally emailed the Wilsonville side of planning and they gave me your email.

The Basalt Creek Manufacturing Park does not match the maps listed for green spaces. I see old-growth trees have been felled there where I see for the sale signs, which doesn't line up with the plans for a green space in the Basalt Creek "central region". In the same document there is a contradictory map that shows the west and central region as a manufacturing park (BCE I assume). This will create a similar, and, significant light and sound pollution that we have already been learning to deal with from the development area to the west.

Do we have updated maps for those planned green spaces --- I'm concerned that not enough is being done to provide an adequate habitat for the trees and creatures Tualatin's history says we value, land to capture water, and add to Tualatin's beauty as a whole. I would have hoped the Basalt Green space could have been similar to Wilsonville's Graham Oak Nature Park in size and overall benefit to the public and habitat. My property has been certified with Portland's Native Backyard Habitat program so watching the tall trees come down is painful to see the area lose the raptor habitat right south of our residential areas, especially considering Tualatin is a Tree and Bee City.

I know there is a hearing scheduled for Monday April 28, 2025 and I'd be happy to attend but I'm not sure if it's a public hearing and that doesn't really address my main questions about what is happening with the green space plans that included this area.

On another topic, I see a planned stoplight for Ibach/Graham's Ferry but how will Columbia drive drop off into that without creating a 5 road intersection? I see that becoming a real mess.

Thank you for your time,
Cherise Hill, DVM
Chehalis Court, Tualatin, OR