



MEETING NOTICE & AGENDA

TUALATIN PARK ADVISORY COMMITTEE November 9, 2021 - 6:00 pm

Virtual Meeting

To join by phone:

+1 253 215 8782 US (Tacoma)

Meeting ID: 874 8249 5001

To join by video:

<https://us06web.zoom.us/j/87482495001>

"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. October 12, 2021

C. Communication

1. Chair
2. Staff
3. Public

D. Old Business

1. Parks Funding Update
 - a. Utility Fee
 - b. Other Opportunities
2. Native Land and People Acknowledgment
3. Basalt Creek Parks & Recreation Plan
 - a. Draft Plan Review

E. New Business

1. December Meeting
2. Veterans Memorial Site Plan
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 October 12, 2021

Virtual Meeting

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

A. Call to Order

Chair, Beth Dittman called the meeting to order at 6:02 pm.

B. Approval of Minutes

The minutes of September 14, 2021 meeting was unanimously approved on a motion by Emma Gray, and second from Anthony Warren.

The minutes of the Joint Park & Art Advisory Committees, Planning Commission & Youth Advisory Council was unanimously approved on a motion by Emma Gray, and second Anthony Warren.

C. Announcements

1. Chair
Beth Dittman welcomed Denise Cline as an official member.
2. Staff
Rich Mueller invited committee members to take the library survey. Rich alerted members Emma Gray, Anthony Warren, and Josh Huffman their appointment will expire in January and to reapply if interested.
Kyla Cesca shared there was still one spot open for members to join the virtual ORPA conference.
3. Public
None

D. Old Business

1. Park Funding Update and Asset Priority Review & Recommendation
Ross Hoover recapped the parks utility fee process, gave a status update and asked for member feedback on the asset priority results. TPARK discussed the asset priority list

Tualatin Parks Advisory Committee Meeting Minutes – October 12, 2021

and recommended slight formatting changes to the document. A recommendation to advance the process and asset list to Council was unanimously approved on a motion by Beth Dittman, and second Brandon Gill.

2. Acknowledgement of Native Land and People
Beth Dittman gave an update and shared the Council presentation planned for the October 25th meeting. TPARK had a robust discussion on the acknowledgement and the role of the committees.
3. Basalt Creek Parks & Recreation Plan
Rich Muller gave a summary of the process, current steps and the final steps of the planning process.

E. New Business

1. Equity & Inclusion Plan
Ross Hoover provided an overview of the plan process to bring specific action plan items to TPARK for review. The committee members shared their thoughts on the plan and an approval was unanimously passed on a motion by Brandon Gill, and second Emma Gray.
2. Boones Ferry Road Improvements
Rich Mueller reported on the Transportation Bond planned improvements to the multi-use paths including lighting options. TPARK shared their thoughts on the lighting, and were in support of bollard lights that are focused on the path surface.
3. Program Updates
Rich Mueller shared the fence around the splash pad will be removed and the project is nearing completion. Rich also mentioned that volunteer services projects were included in the packet.

Ross Hoover reminded members of the Pumpkin Regatta cancelation, but that the weigh off would still be held. Ross then reported the new City service center has been completed leading to space available at the Lafky house building, where the parks and recreation admin office will be moving. Ross also shared native plants were planted at Ibach Park and the department will be doing more native plantings.

F. Upcoming Dates

Calendars were reviewed.

G. Committee Member Communications

None

H. Adjournment

Chair Beth Dittman adjourned the meeting at 8:23 pm on a motion from Brandon Gill, and second by Denise Cline.

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



City of

TUALATIN
PARKS & RECREATION

PARKS
UTILITY
FEE
PROJECTS

2018

- Master Plan Acceptance

2019

- Project Prioritization & Funding
- Parks Funding Options

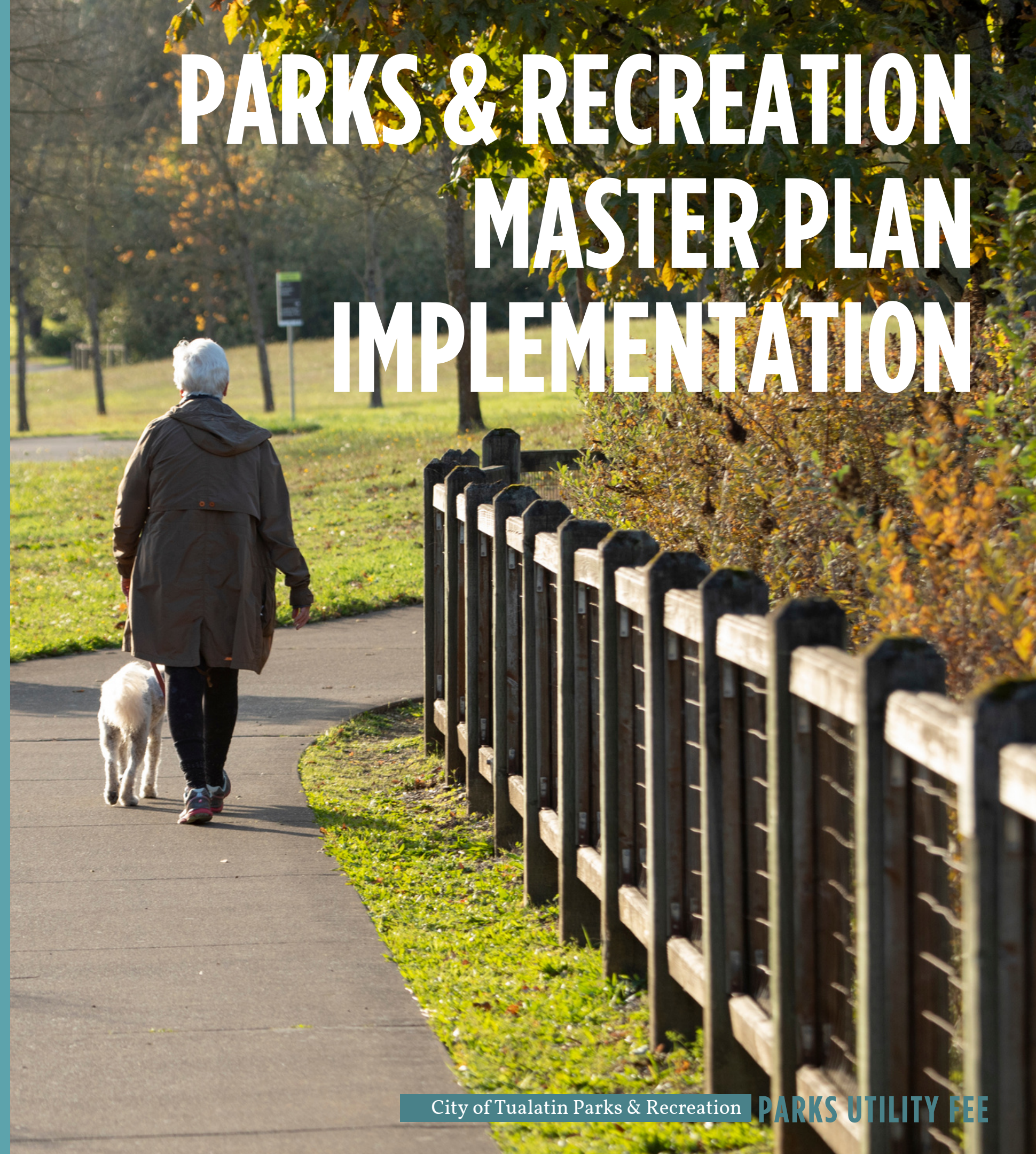
2020

- Parks Funding Options
- Parks Condition Assessment & Costs
- Parks Utility

2021

- TPARK Prioritization Recommendation

PARKS & RECREATION MASTER PLAN IMPLEMENTATION



CONDITION OF PARK SYSTEM



1

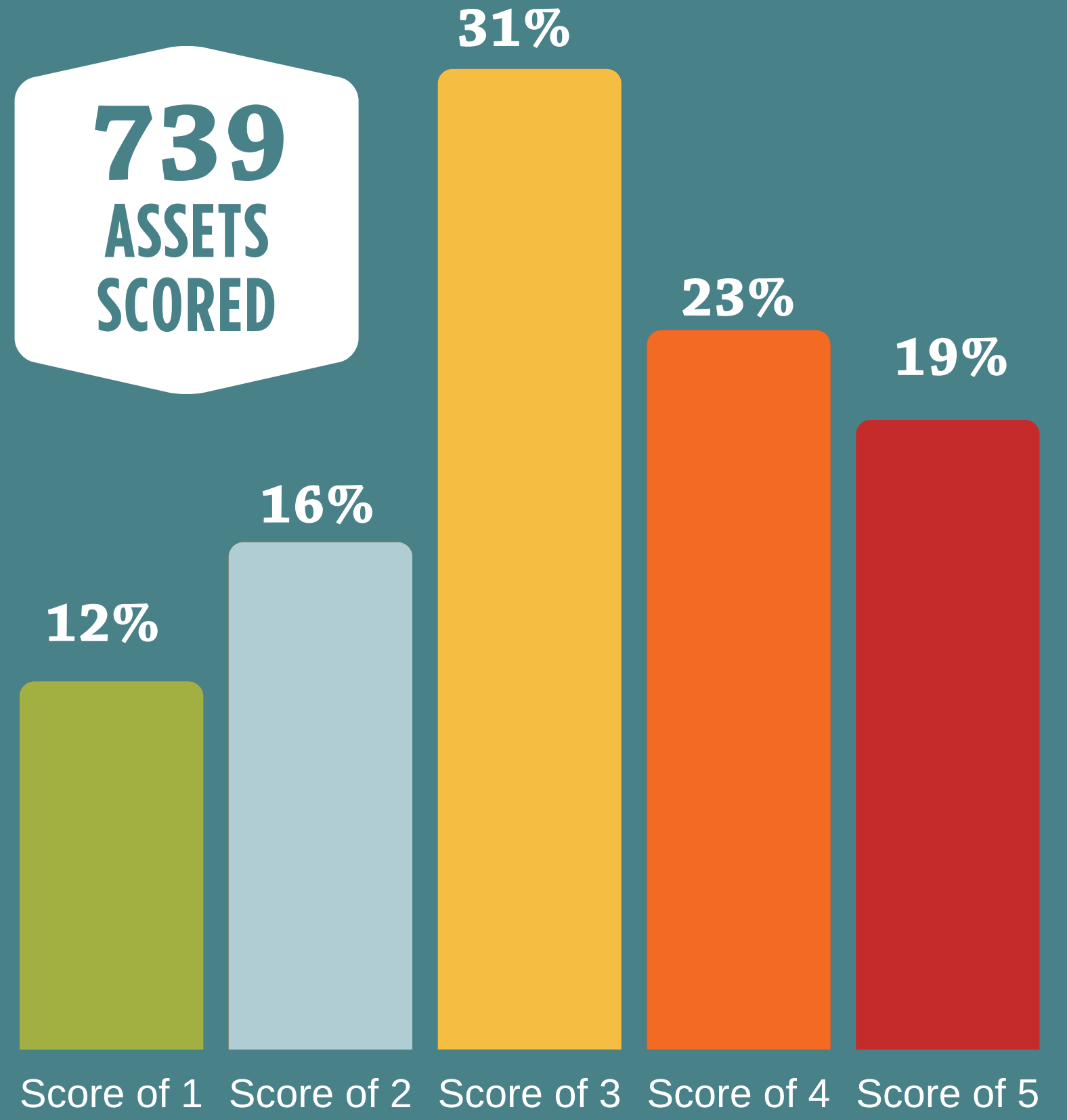
**BRAND NEW
PERFECT CONDITION
FULLY ACCESSIBLE**



5

**END OF LIFE CYCLE
SAFETY HAZARD
NON ACCESSIBLE**

**739
ASSETS
SCORED**



SCORING CRITERIA

- **SYSTEM BALANCE**
- **URGENCY/IMMEDIACY**
- **EASE OF IMPLEMENTATION**
- **SYNERGISTIC**
- **ENVIRONMENTAL SUSTAINABILITY**
- **OPERATIONAL SUSTAINABILITY**

PRIORITIZED ASSETS CONDITION



NEAR TERM SCORED 28-22		MID TERM SCORED 21-18		LONG TERM SCORED 17-1	
Location	Name	Location	Name	Location	Name
Stoneridge	Fence - Chain Link	99 boat ramp	Trail Surface (Gravel)	Atfalati	Sports Turf
Stoneridge	Bench, Picnic Table & Trash cans	99 boat ramp	Concrete ramp	Commons Park	Landscape Beds
Stoneridge	Fence - Wood	Lake	Concrete Surface & Trees	Jurgens	Pavement (Asphalt Trail)
TCP	Main Shelter Restrooms	Lake	Brick Surface	Jurgens	Surface (Parking Lot)
Stoneridge	Asphalt Path	Lake	Drain Grates	Sweek Pond	Cedar Fencing
Stoneridge	Landscape	Ltl Woodrose	90th Entrance Retaining Wall, Planter Bed & Stairs	BFRY	Browns Ferry Apt Studio
Stoneridge	Turf, Irrigation, Drainage	Ltl Woodrose	Trail surface	BFRY	Browns Ferry Community Center
Stoneridge	Gravel Path & Curb	Ltl Woodrose	Fences	BFRY	BF Garage
Stoneridge	Trees	Ltl Woodrose	Walkway & Railroad Tie Stairs	BFRY	Parking Lot Irrigation & Landscaping
TCP	Boat Ramp	TCP	Sports Field Lights	Ibach	Ibach Parking Lot
TCP	Boat Launch Parking & Drive	Tu Rvr GW	Boardwalk (behind Stonesthrow)	Saum Creek	Stairways
TCP	Ped Crossing at Boat Launch	99 boat ramp	Drainage	Jurgens	Fence (Swanson)
Lake	Aphalt Surface	99 boat ramp	ADA Parking	Jurgens	Fence (Rife)
Lake	Rock Surface	99 boat ramp	Parking Area & Bumpers	BFRY	Barn
Stoneridge	Park Entrance	TCP	BBQ Structure	BFRY	Community Center Parking Lot
THS Field	High School Lights	BFRY	Pedestrian Bridge	Commons Park	Bench & Pad
Lake	Lake Water Quality	Ibach	Trash Cans	Commons Park	Path Surface (Concrete)
Lake	Restrooms	Jurgens	Soccer Field	Commons Park	Bumper Curb (Wood)
Lake	Wood Benches & Pads	Lake	Drinking Fountains	Shaniko	Soft Surface Trail
Lake	Concrete Planters/Trash Cans	Lake	Ground Lights	Ltl Woodrose	Park Border Wire Fence
Lake	Bike Racks	Lake	Electrical System	Ltl Woodrose	Fence on Boones Ferry
Stoneridge	Park Lights	Lake	Irrigation System	Ltl Woodrose	Log Benches
Stoneridge	Playground	Lake	Landscape Beds	Saum Creek	Surface behind Venetia
TCP	Irrigation	TCP	Rustic Shelter		
TCP	Van Raden Community Center	TCP	Patio Shelter		
TCP	Parks & Recreation Offices	Atfalati	Restrooms		
TCP	Lafky House	BFRY	Drinking Fountain		
TCP	Parking Lots & Paths (ADA)	Ibach	Drainage (Upper Field & Pathways)		
TCP	Trail Surface (Asphalt)	Jurgens	Invasive Species		
		Sweek Pond	Hedges Creek Bridge		

*REVIEWED & UPDATED ANNUALLY

ANNUAL PROCESS

**Annual Staff
Evaluation**



**Selected
Projects**



**Reviewed &
Recommended
by TPARK**



**Submitted for
Budget
Consideration**



**Budget
Approval**

PROJECT EXECUTION

IN PROGRESS

Brown's Ferry Boardwalk



5

**END OF LIFE CYCLE
SAFETY HAZARD
NON ACCESSIBLE**





QUESTIONS & DISCUSSION



CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

Draft - November 2, 2021

ACKNOWLEDGMENTS

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

Draft Plan | November 2, 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

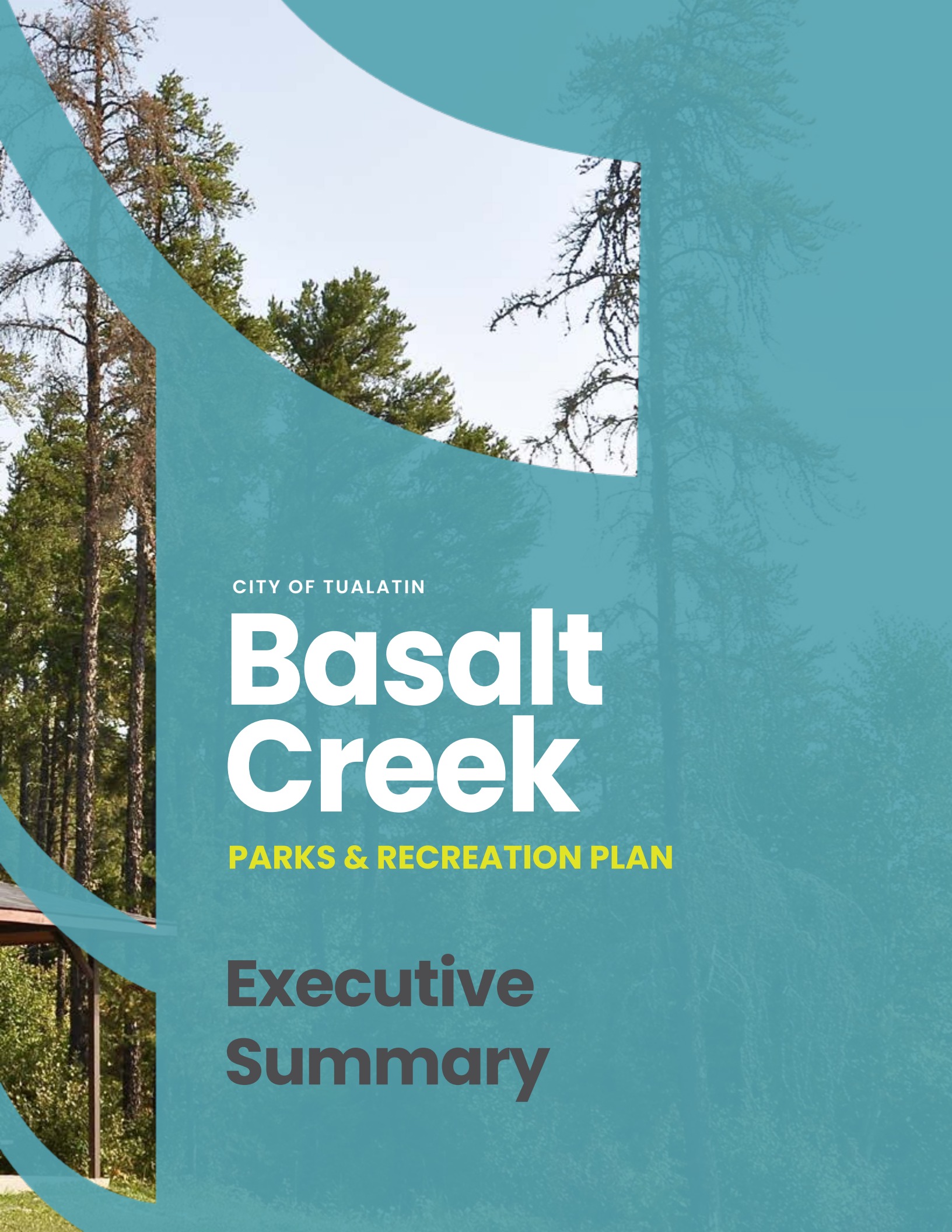




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APPENDIX B: COST ESTIMATE DETAIL		
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CITY OF TUALATIN

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 also projected to provide 1,897 new jobs and 575 new households to the city.

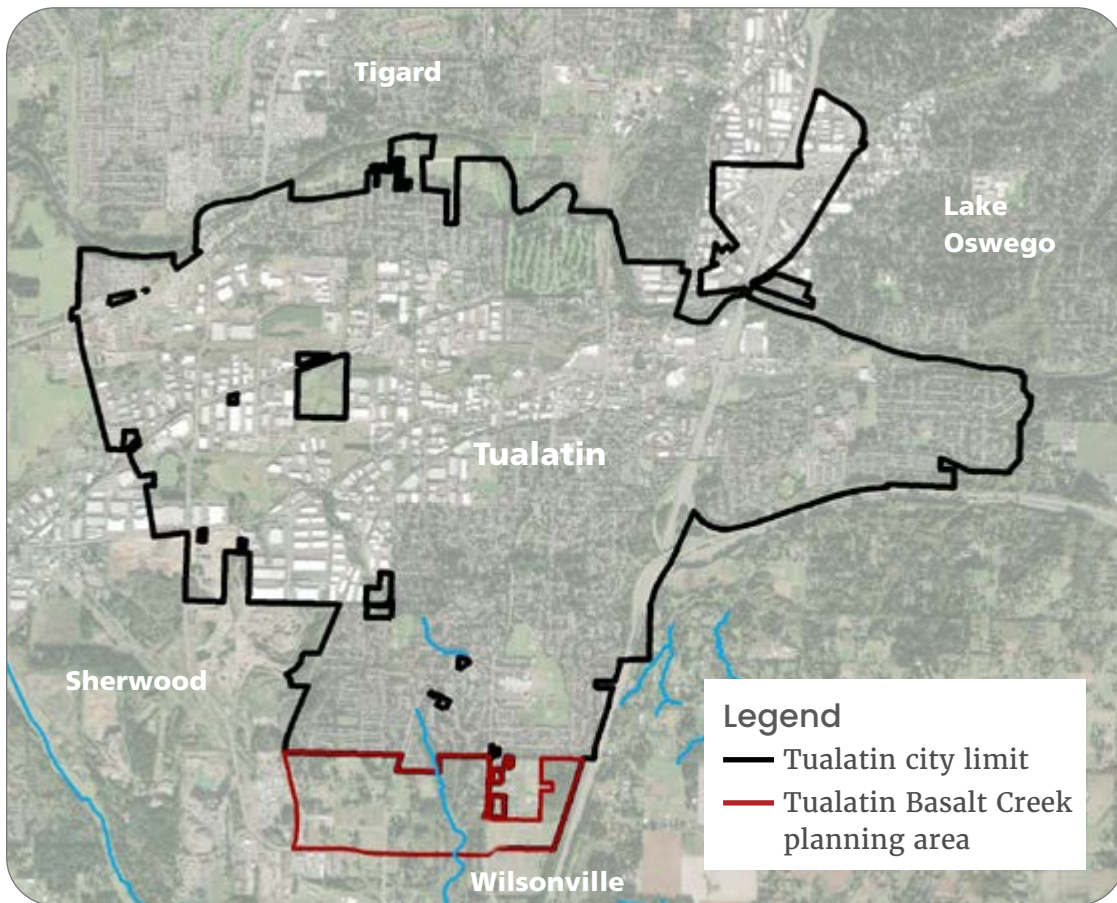
This plan complements two previous planning efforts in 2018: the Basalt Creek Comprehensive Plan, which described future land uses and needed infrastructure for Basalt Creek, and the Tualatin Parks and Recreation Plan, which identified a need for land acquisition and related park and trail master planning.

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 programming preferences identified in 2018 and continue a dialogue with existing Basalt Creek neighbors.

CITY OF TUALATIN



- **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 land acquisition, development, and operating 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:

Market Trends and 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 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 interactions, 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 assets.

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 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 school
- Opportunity for future trail connections

CITY OF TUALATIN

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 (1.5 acres)	\$450,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
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 all parks)	\$2,016,215	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
TOTAL	\$9,921,000	
Development cost per acre	\$496,000-\$661,000	

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 enumerated 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.

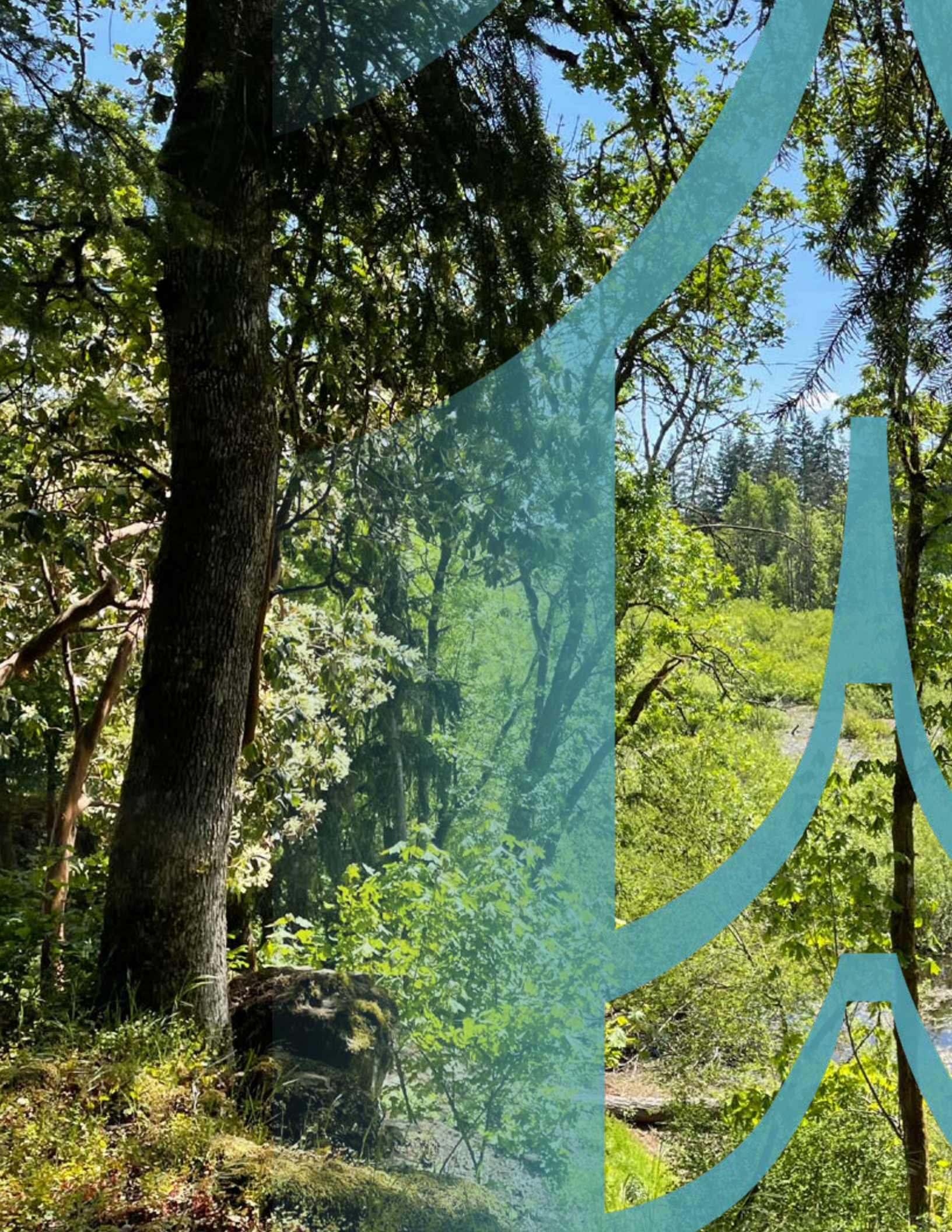
Implementation and Action Plan

Four implementation strategies over a 15-year period 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 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.





1

Introduction

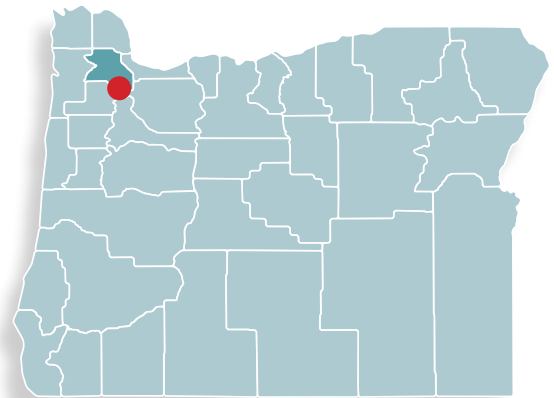


Introduction

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

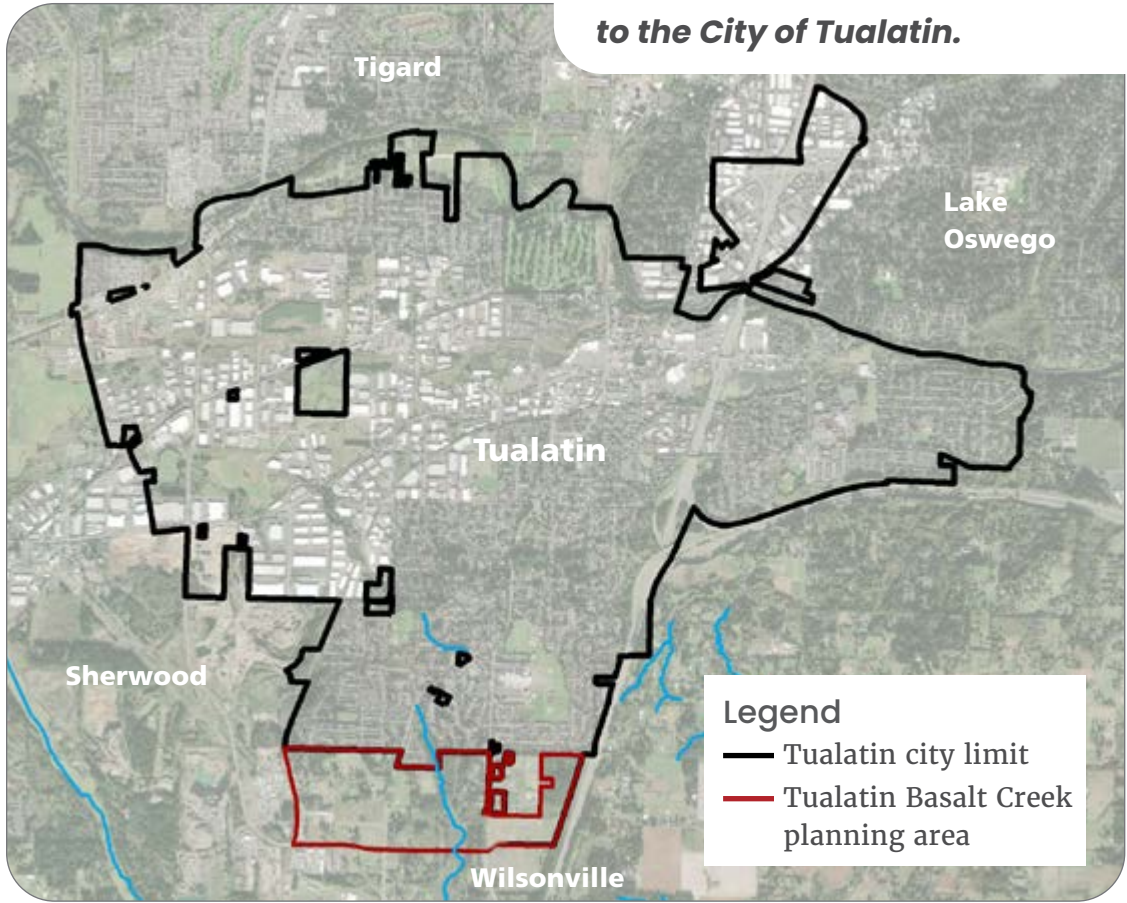
The area encompasses approximately 367 acres (194 buildable acres) just west of Interstate 5. Currently, the project area is comprised of a mix of low-density, single-family residences, nurseries, farms, light industrial and construction-related businesses, and natural areas. This includes Basalt Creek 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.

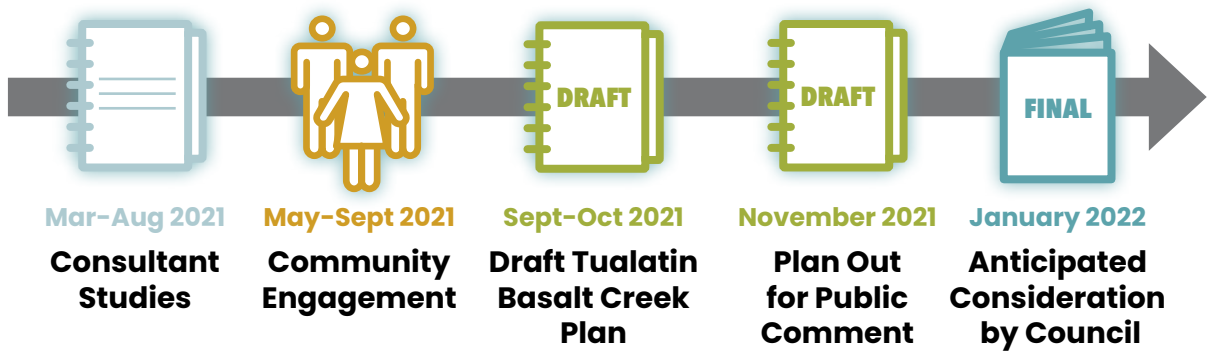


Tualatin Basalt Creek planning area is located in southern Washington County.

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

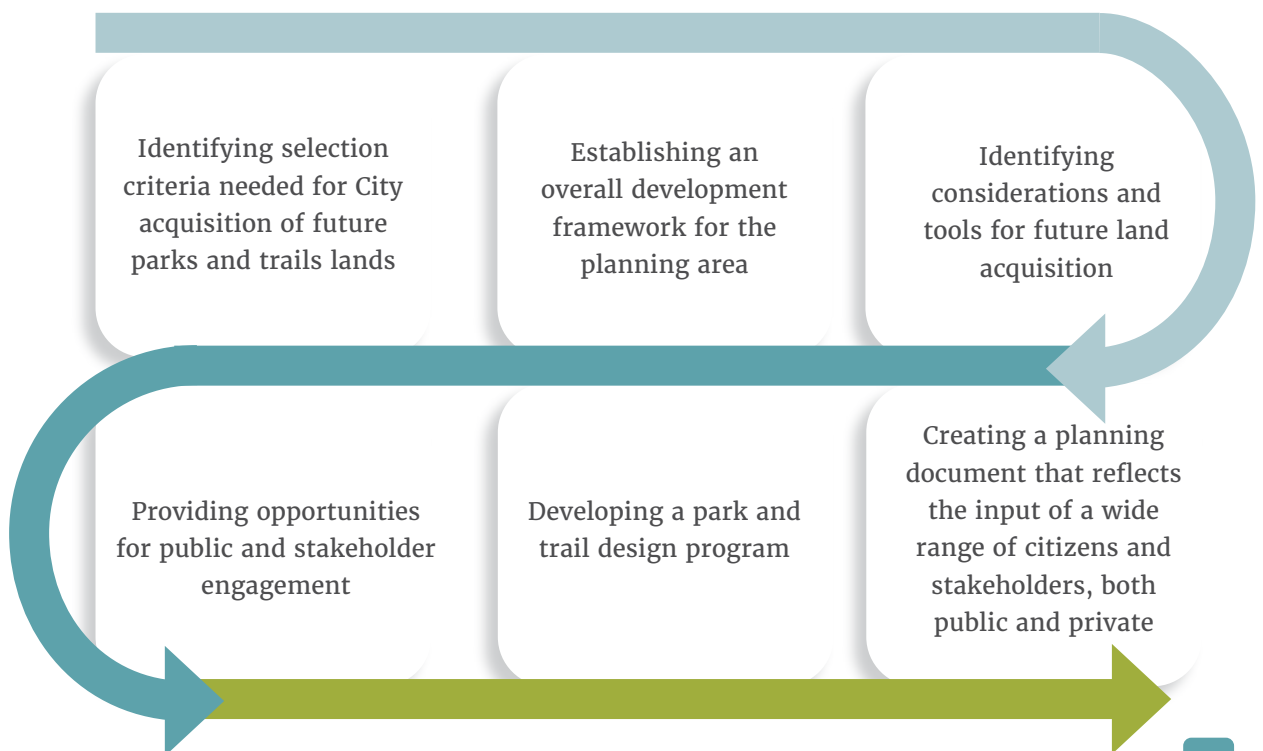
This plan provides direction for the stewardship, enhancement, and development of future parks, natural areas, greenways, trails, and other supportive recreation elements in the Tualatin Basalt Creek planning area. This plan follows up on recommendations outlined in the 2018 Tualatin Parks and Recreation 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.

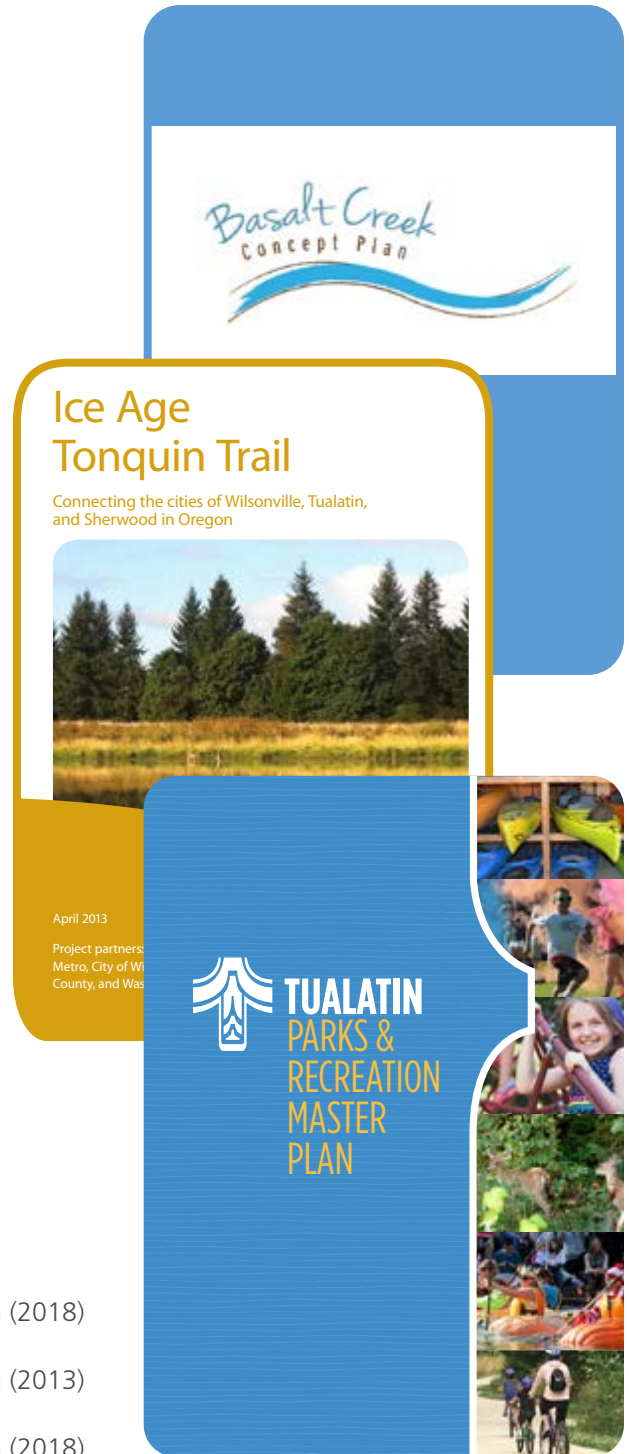
ICE AGE TONQUIN TRAIL MASTER PLAN (2013)

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)







2

Existing Conditions and Site Analysis



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.

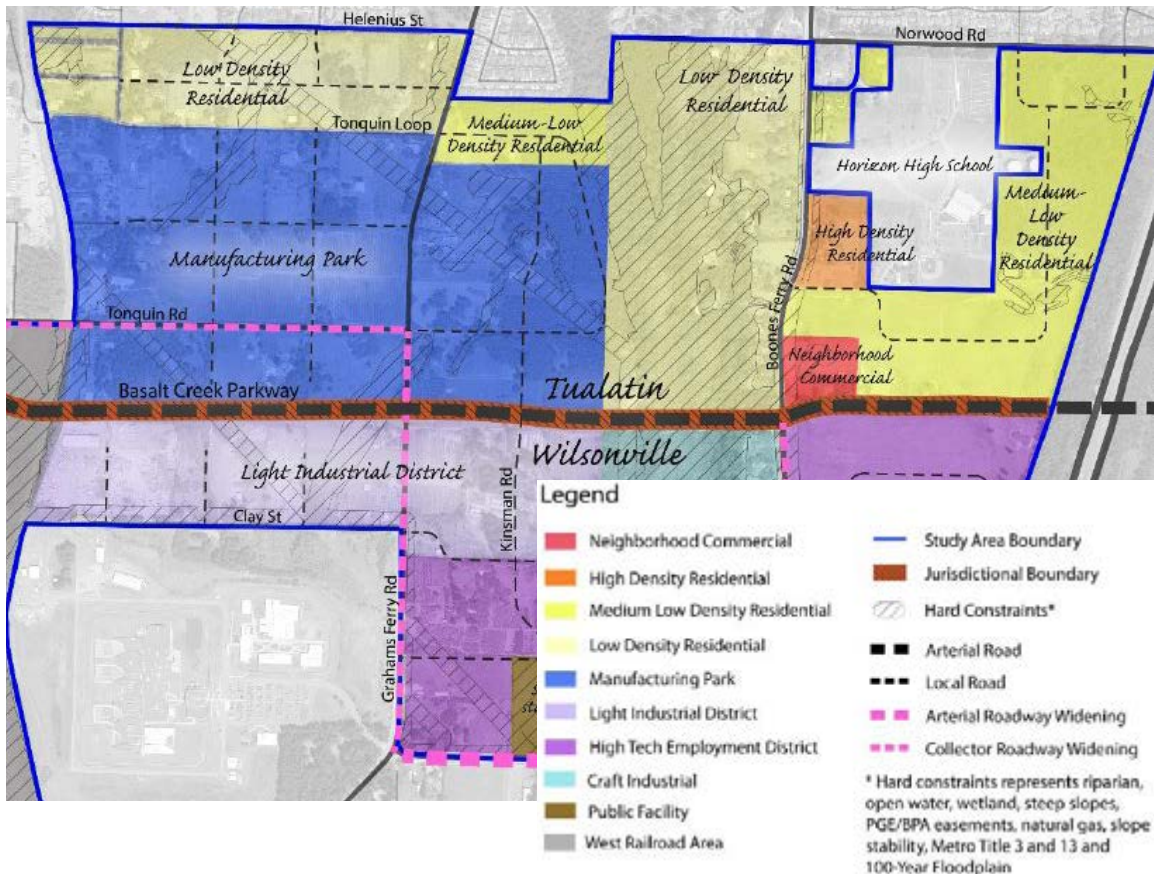
Annexation

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 east 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

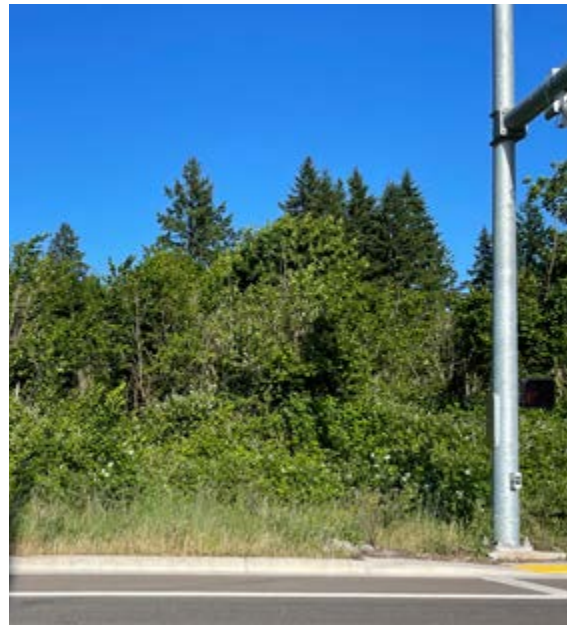
Washington County extension of the Basalt Creek Parkway between Grahams Ferry Road and Boones Ferry Road. This project was considered and discussed during the planning process, but no one proposed design or trail alignment reflects the parkway's construction. If the parkway extension and related bridge 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)¹, 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.

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

Site Selection Criteria	Description/Benefit as Parks and Trails Land
Slopes less and 5%	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.
Proximity to existing trail network (within 1/8 of a mile)	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.
Proximity to planned residential areas	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.
Public ownership	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.
Sites with assigned future manufacturing land uses	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.
Presence of Metro Title 13 lands	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.
Distance to Basalt Creek	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



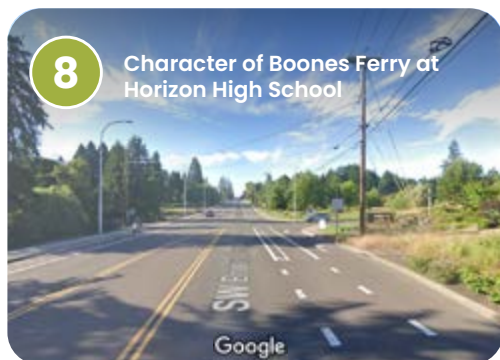
3 Site of Future Residential



7 Site of Future Residential



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

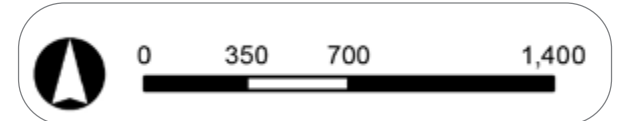
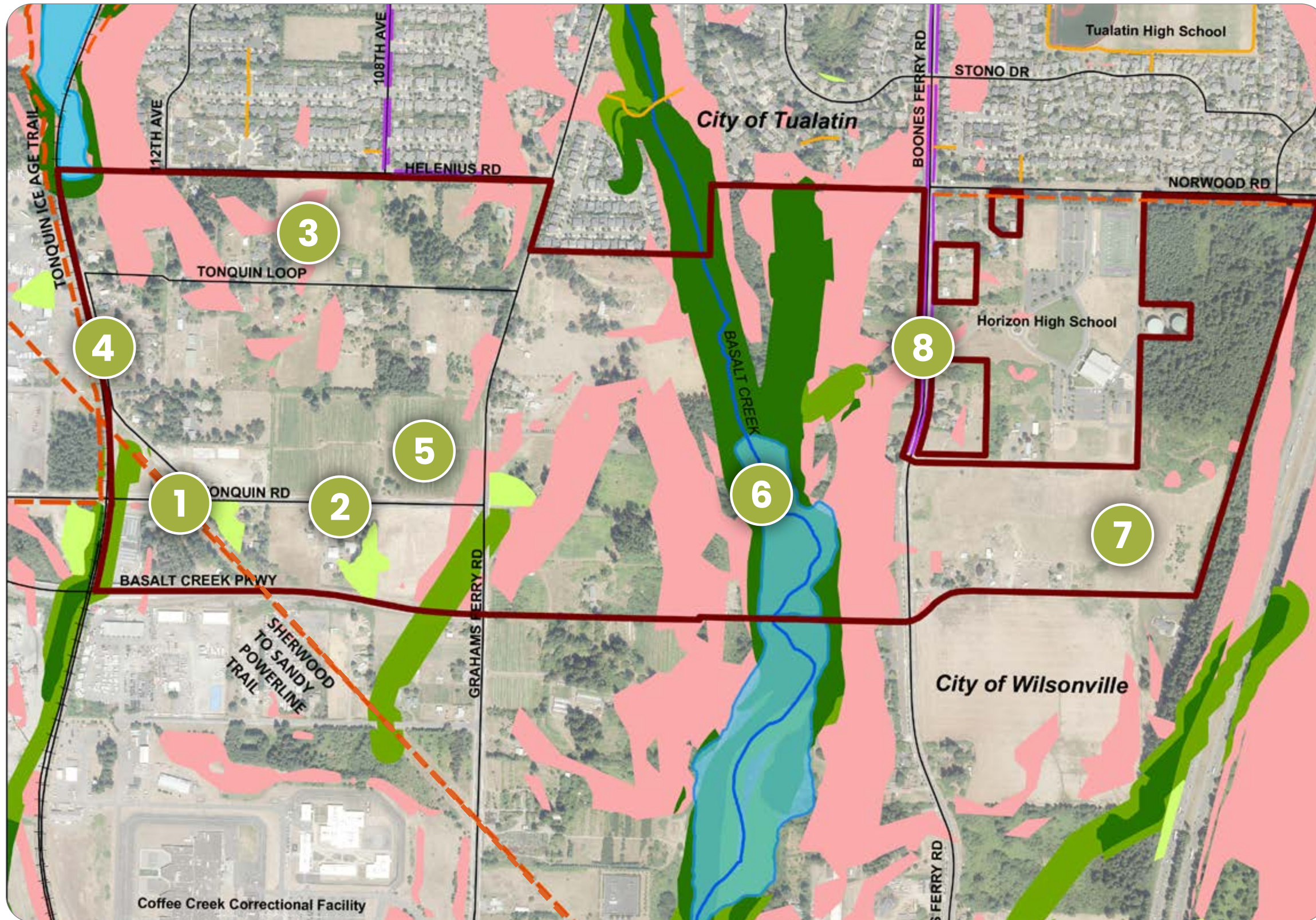


8 Character of Boones Ferry at Horizon High School

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



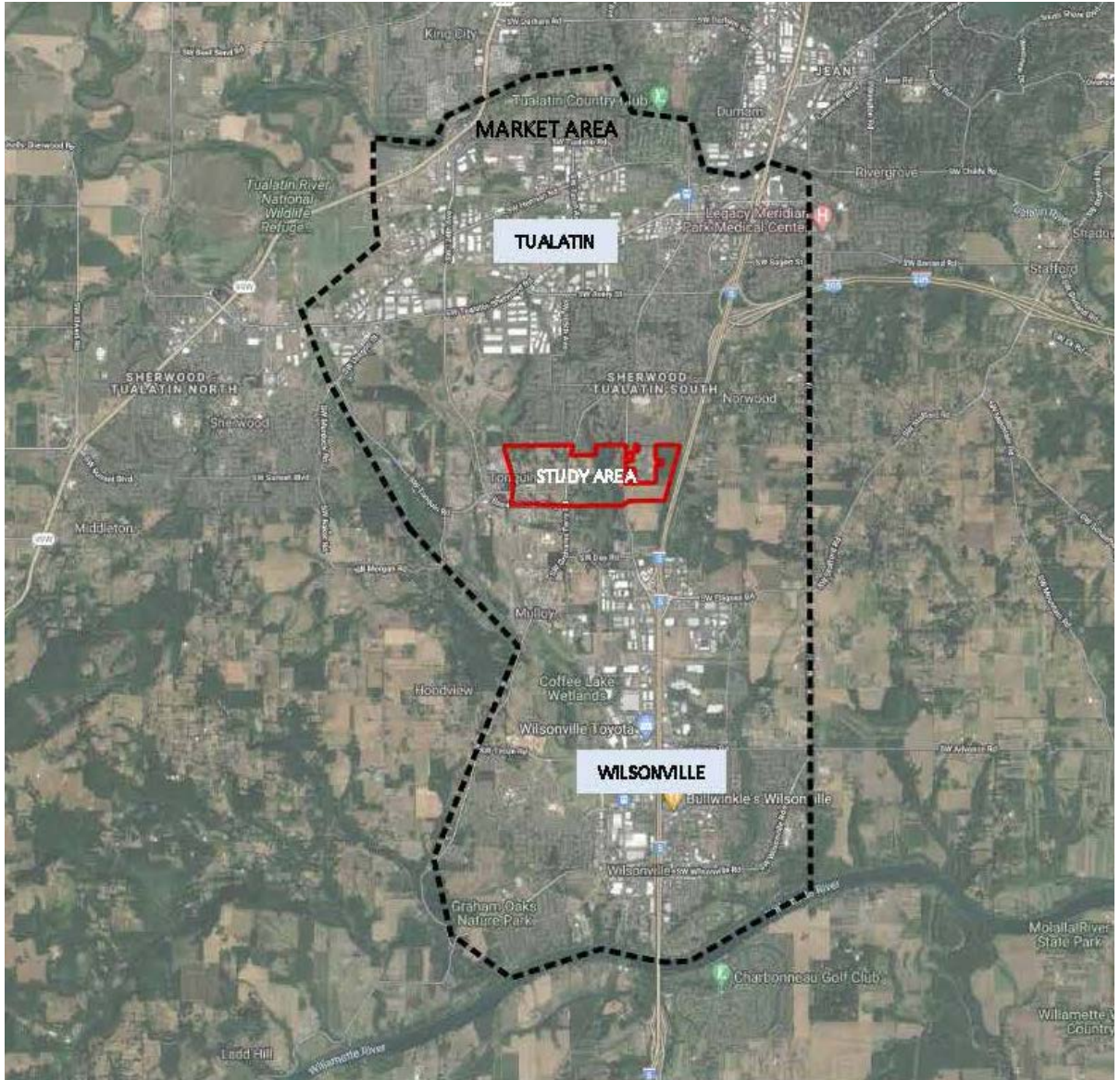
Market Study Overview

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.



...TAKING & RECREATION

TAKING
GIFT

Informational display on a table with various sections:

- SECTION 1:** Includes a QR code and the text: **WALKING AND BICYCLING TO WORK**. Below this, it lists: **Benefits of walking and bicycling to work:**
 - Reduces air pollution
 - Reduces traffic congestion
 - Improves health and fitness
 - Reduces stress
 - Reduces parking costs
 - Reduces gas costs
 - Reduces carbon footprint
- SECTION 2:** **Walking and Bicycling Safety Tips**
 - Walk or bike with the flow of traffic
 - Use hand signals to indicate turns
 - Look back and check for traffic before turning
 - Use eye contact with drivers
 - Use hand signals to indicate turns
 - Look back and check for traffic before turning
 - Use eye contact with drivers
- SECTION 3:** **Walking and Bicycling Routes**
 - Map of routes with colored dots indicating different paths.



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.

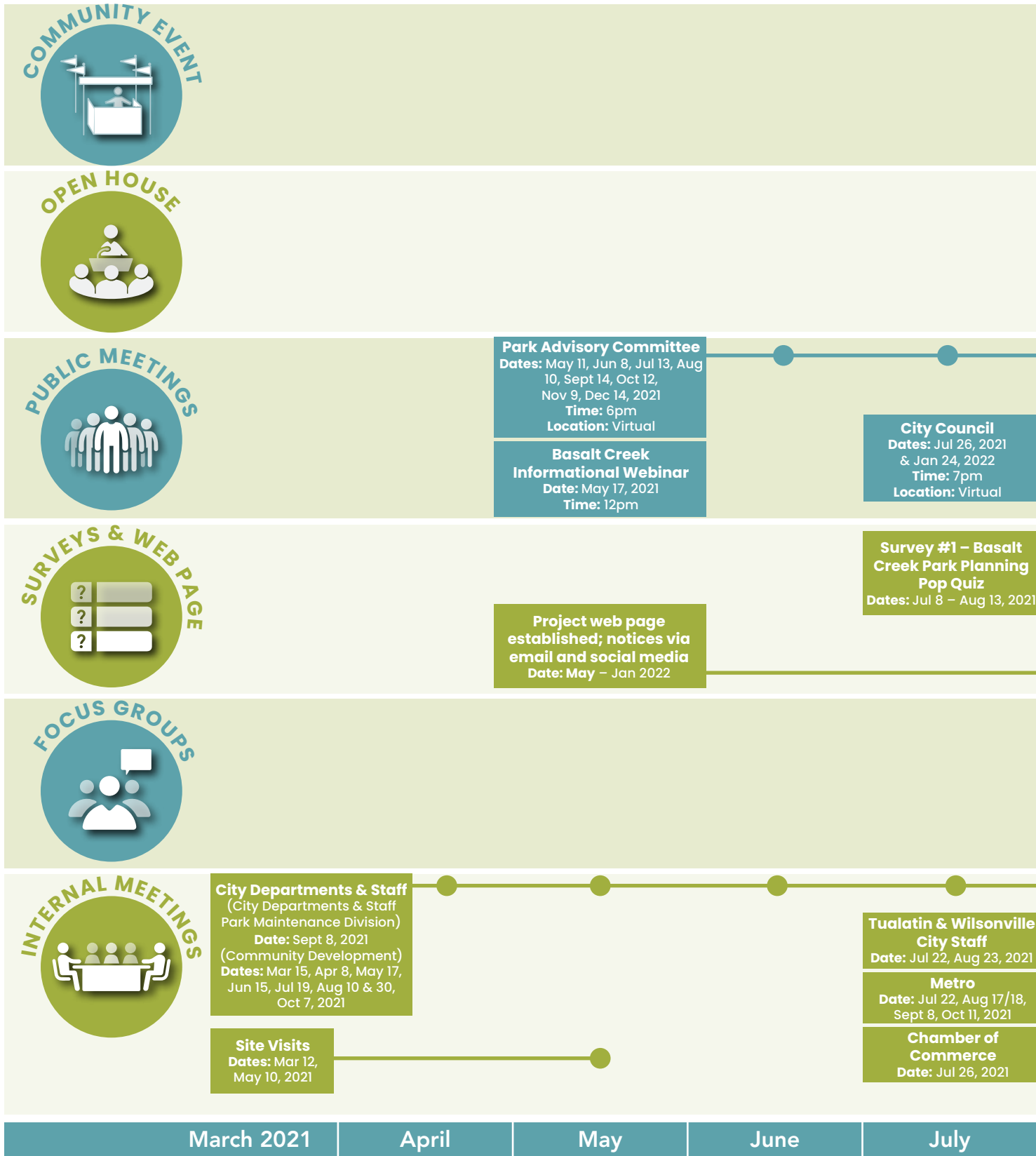
This chapter highlights the following public participation activities that took place over the project duration:

- Project Website
- Public Meetings
- Community Event
- Neighborhood Open House
- Surveys
- Focus Groups
- Internal Meetings

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

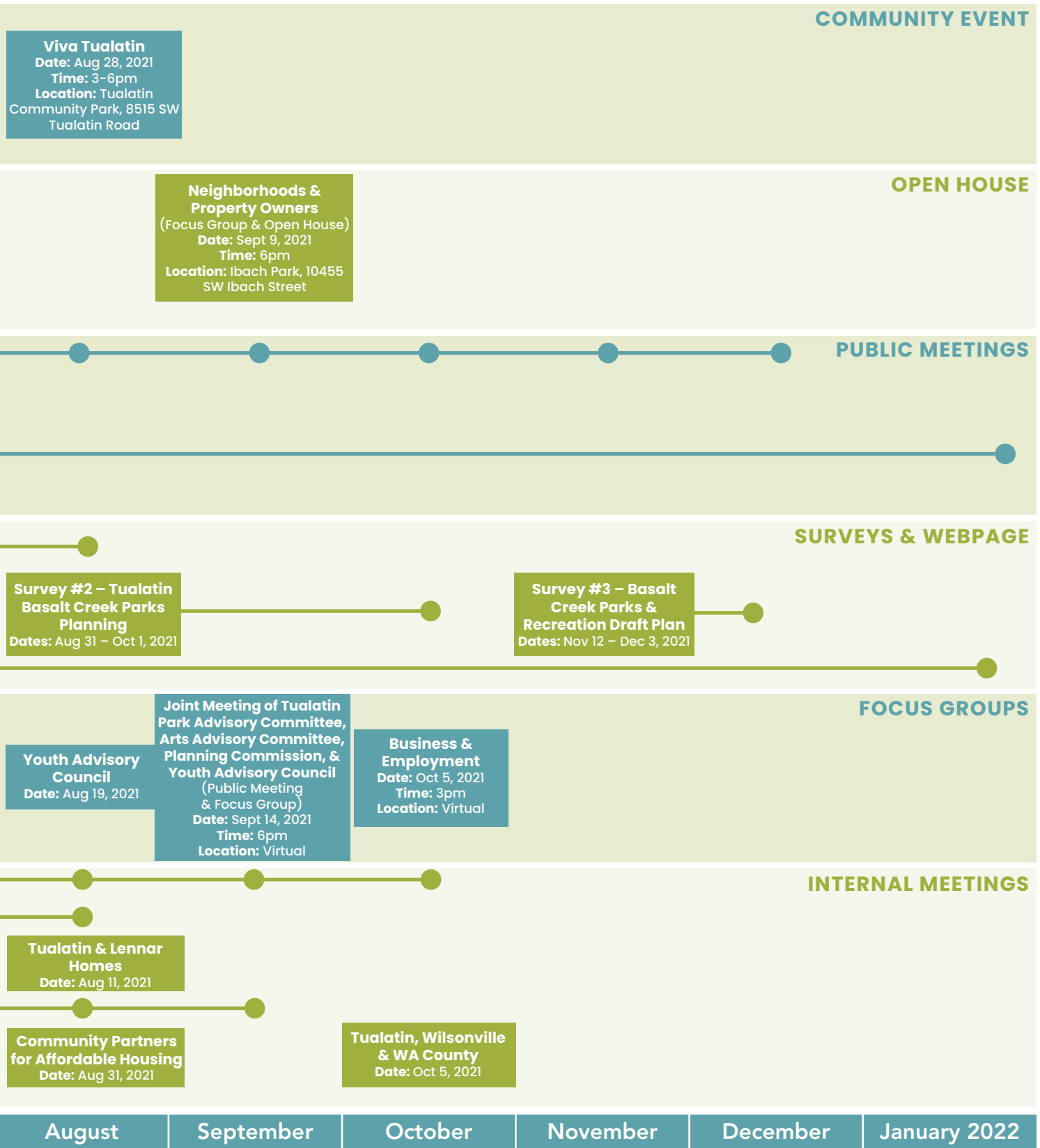
CHAPTER 4: COMMUNITY ENGAGEMENT

Community Engagement Activities Timeline



BASALT CREEK PARKS & RECREATION PLAN

Community Engagement Activities Timeline



August

September

October

November

December

January 2022

CHAPTER 4: COMMUNITY ENGAGEMENT

City of TUALATIN OREGON

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Basalt Creek Parks & Recreation Plan

City of TUALATIN
Basalt Creek
PARKS & RECREATION
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 existing 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 concerns 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 Engagement 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 397 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 134.23 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 503.691.3064 or email.

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

Name

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 ideas! Would you like to see playgrounds, trails, sports fields or courts? What else would you like?)

Parks and Recreation

- Recreation and Special Events
- Parks and Facilities
- Parks Planning Projects
- Arts and Culture
- Resources
- See City USAAR City of Tualatin
- Parks Maintenance
- Street Tree Program

Explore Tualatin!

[EXPLORE TUALATIN NOW!](#)

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General Inquiries
503.691.3061 | [Email](#)

Hours: 9am-5pm M-F

After Hours Contact & Non Emergency
503.629.3111

[Staff Directory](#)

[View Full Contact Details](#)

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.





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?

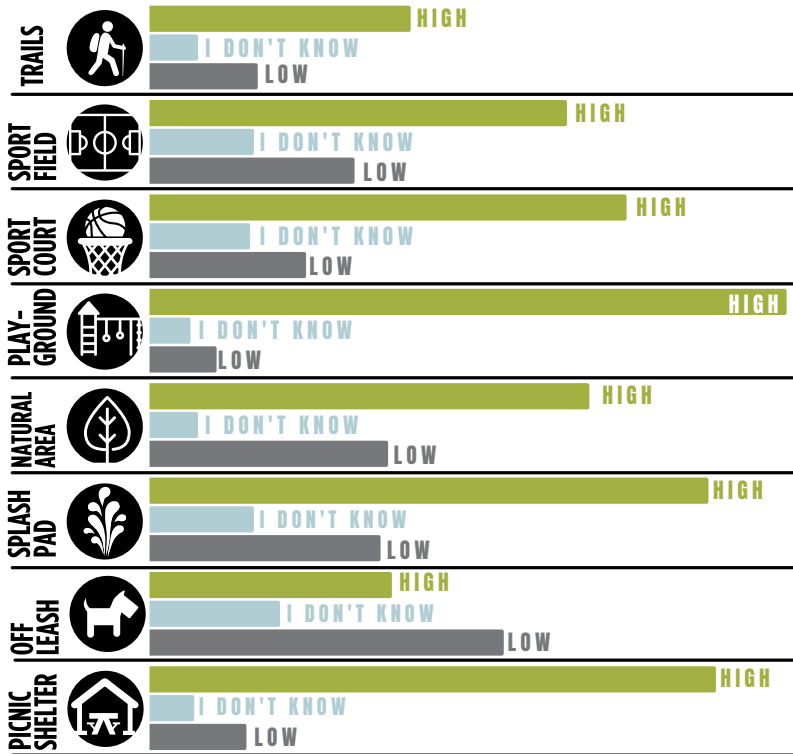
TRAIL SENDERO	SPORT FEILD CAMPO DEPORTIVO	NATURAL AREA ESPACIO NATURAL	SPLASH PAD CHORRITOS PARA MOJARSE
<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>
PLAYGROUND ÁREA DE JUEGOS INFANTILES	SPORT COURT CANCHA DEPORTIVA	PICNIC SHELTER ÁREA DE PICNIC CON TECHO	OFF LEASH AREA ÁREA PARA PERROS SIN CORREA
<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>	<div style="display: flex; justify-content: space-between;"> High /Alto Don't Know / No Lo Sé Low / Bajo </div> <div style="display: flex; justify-content: space-around; height: 100px;"> <div style="width: 30%; background-color: #c8e6c9;"></div> <div style="width: 30%; background-color: #fff9c4;"></div> <div style="width: 30%; background-color: #ffe0b2;"></div> </div>

Community Engagement Preference Results

PARK PROGRAM PREFERENCE ACTIVITY

COMMUNITY ENGAGEMENT RESULTS

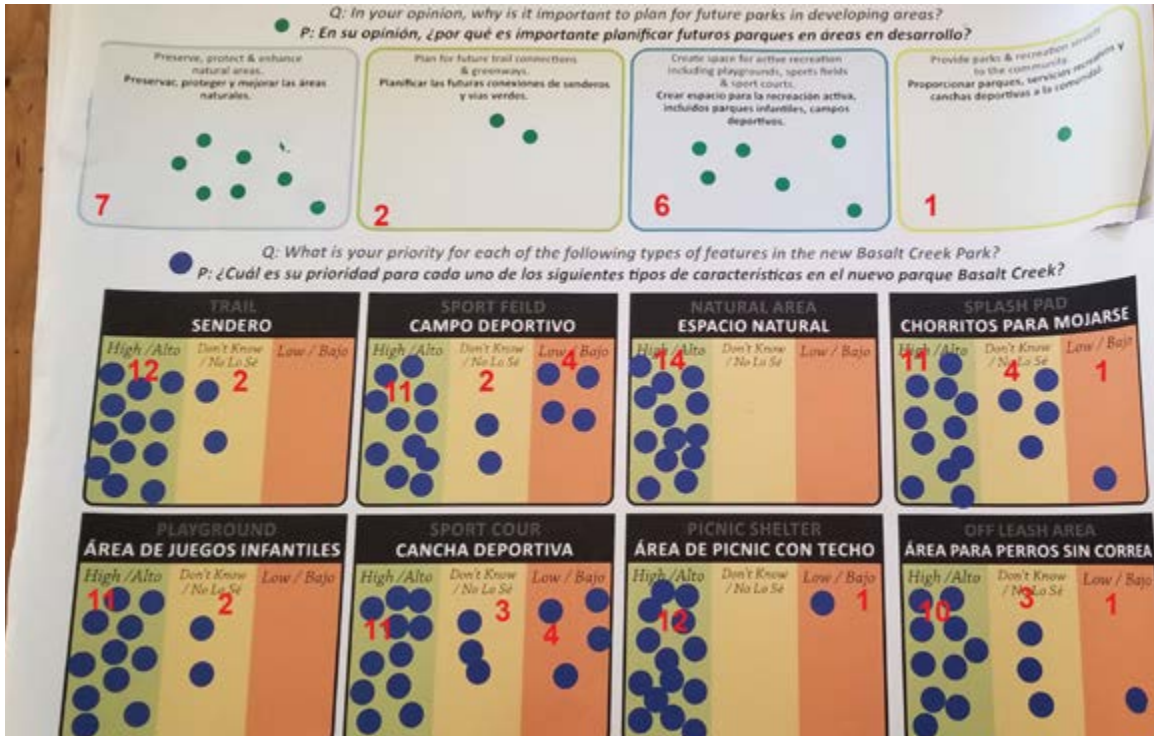
What is your priority for each of the following types of features in the new Basalt Creek Park?



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

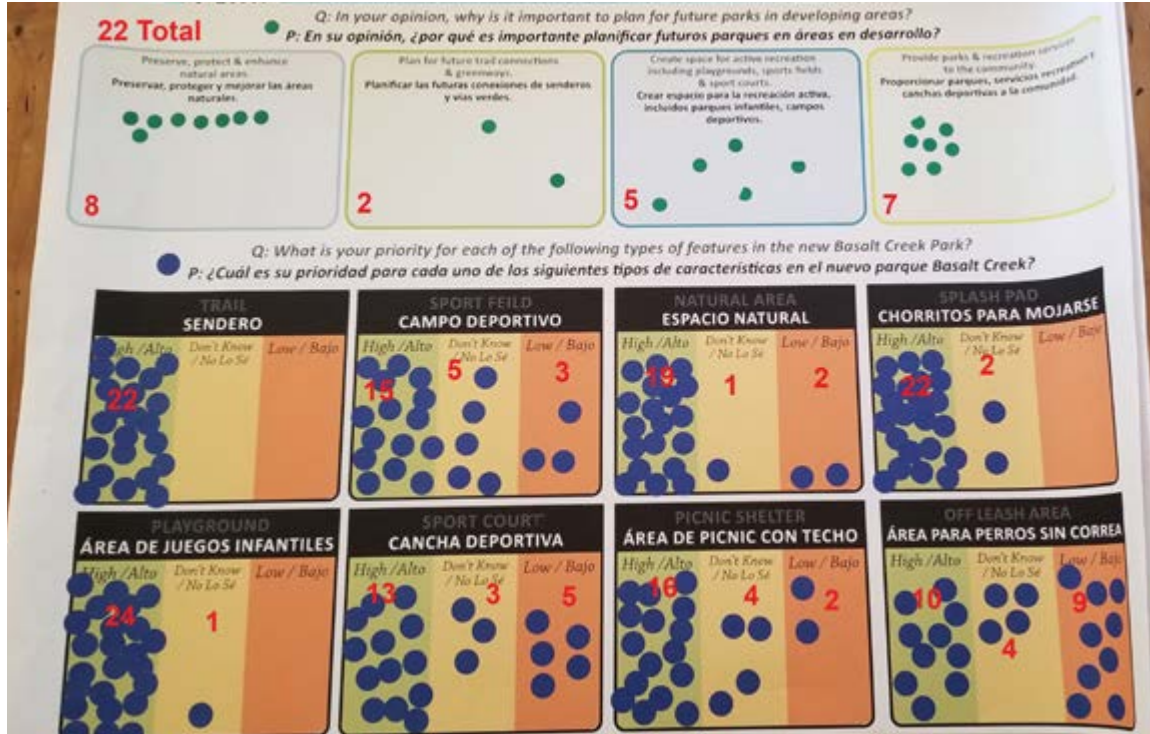


Viva Tualatin Community Event Highlight



CHAPTER 4: COMMUNITY ENGAGEMENT

Viva Tualatin Community Event Highlight



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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

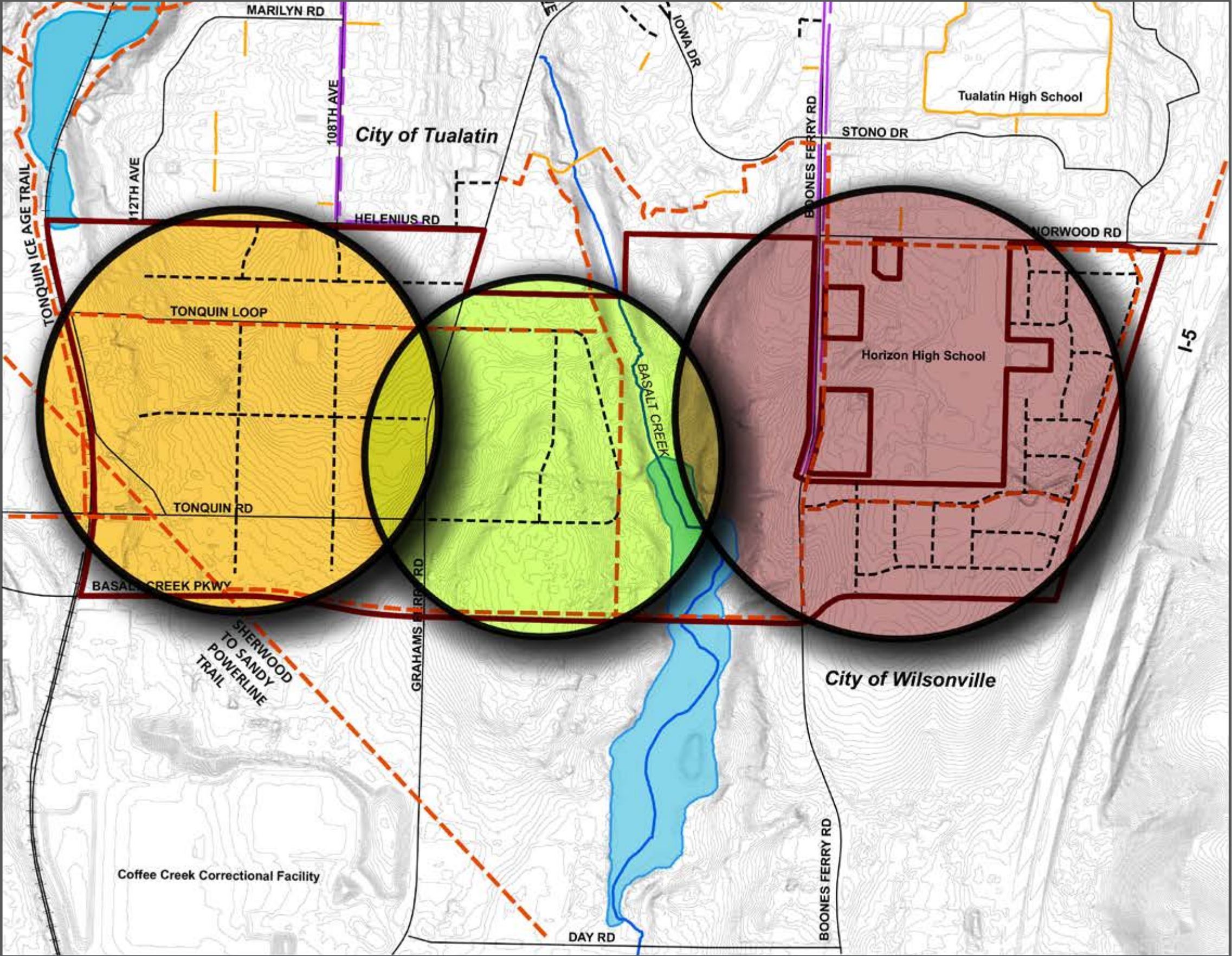
The Central Opportunity Area will feature a new, proposed 10-acre neighborhood park and connecting greenway trails, preferably located east of Grahams Ferry Road on lands with lower potential for industrial development. Four example park design concepts included in the plan reflect the community's park 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:

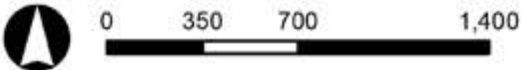
- Public stormwater facilities
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with adjacent schools
- Opportunity for future trail connections



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

Expanded Detail – Basalt Creek Parks and Recreation Opportunities Matrix

TABLE 2: RECREATION OPPORTUNITY MATRIX (CONTINUED)

	West	Central	East
Trails	<ul style="list-style-type: none"> Regional trail connection at planned Ice Age Tonquin Trail and Sandy to Sherwood Powerline Trail East-west on-street trail (widened sidewalk) connecting to neighborhood park in central opportunity area 	<ul style="list-style-type: none"> East-west on-street trail (widened sidewalk) to west opportunity area trailhead Future north-south trail comprised of alignments on a combination of future local roads and easements 	<ul style="list-style-type: none"> Connections to adjacent school sites On street (widened sidewalk) connections to other Tualatin trails
Other	<ul style="list-style-type: none"> Stormwater 	<ul style="list-style-type: none"> Stormwater and green infrastructure responsive to park development and site conditions 	(See Parks section on previous page)

Area Wide Connectivity

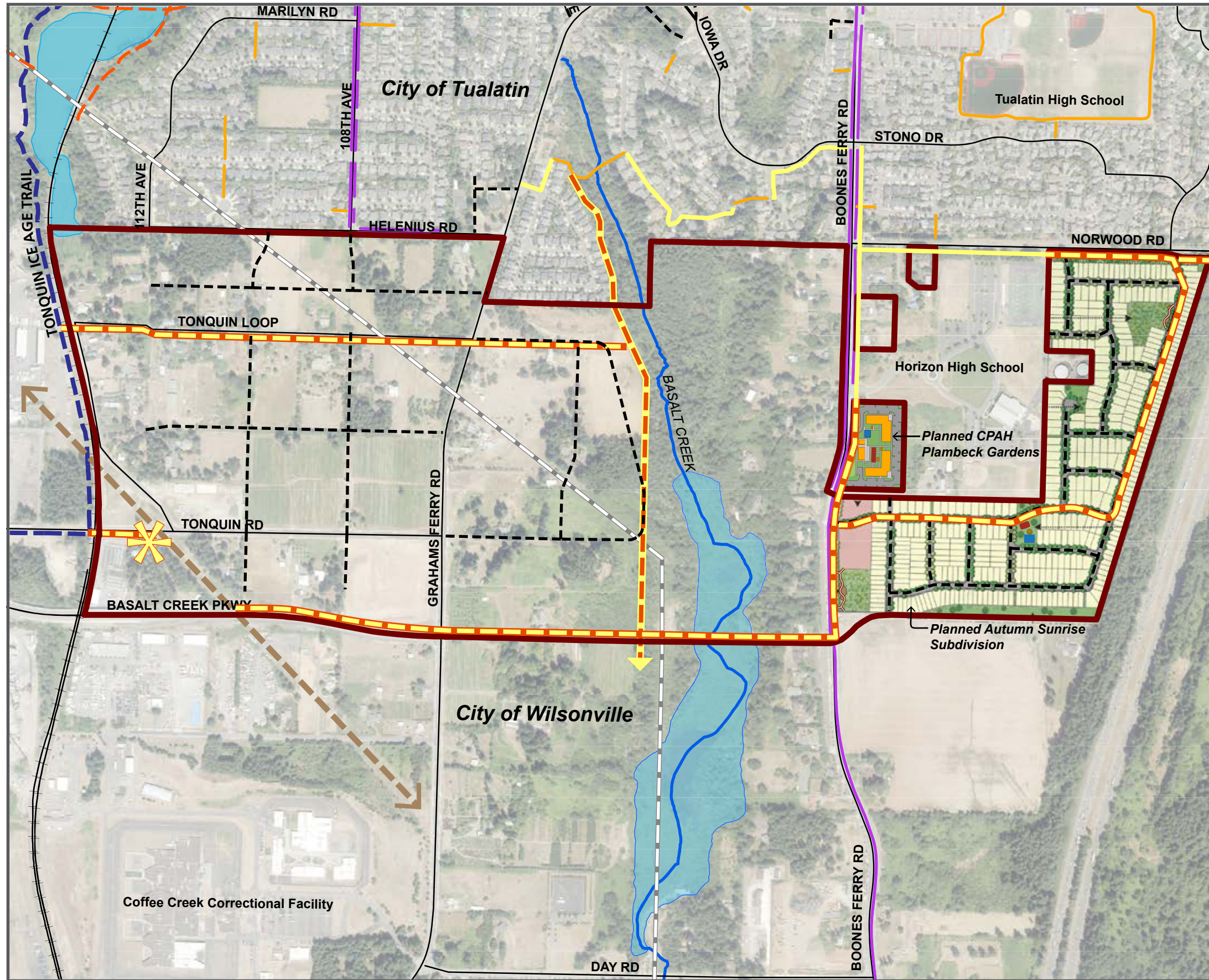
Connectivity with Surrounding Areas and Regional Trails

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.

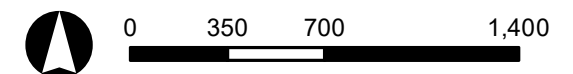
Expanded bike lane connectivity, although not addressed in this plan, would likely align with future local roads and provide safe, direct, and visible connections to employment locations, regional trail system, residential areas, schools, and other destinations.



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
 - 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

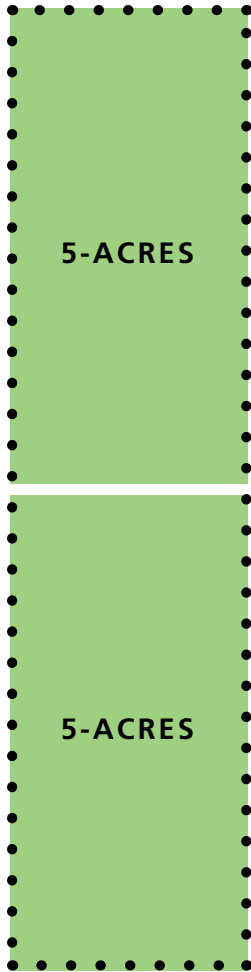
Central Opportunity Area

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.

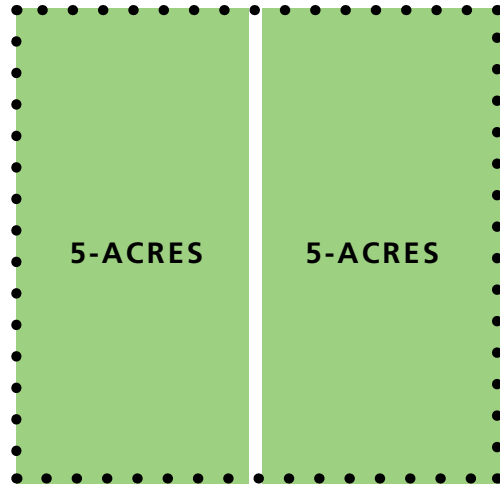
That said, there remains a need to plan for future capital funding needs and staffing support if and when the land acquisition piece happens. To do this, project consultants worked with the City to devise a series of prototypical park concepts that address typical site conditions, constraints, and opportunities 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

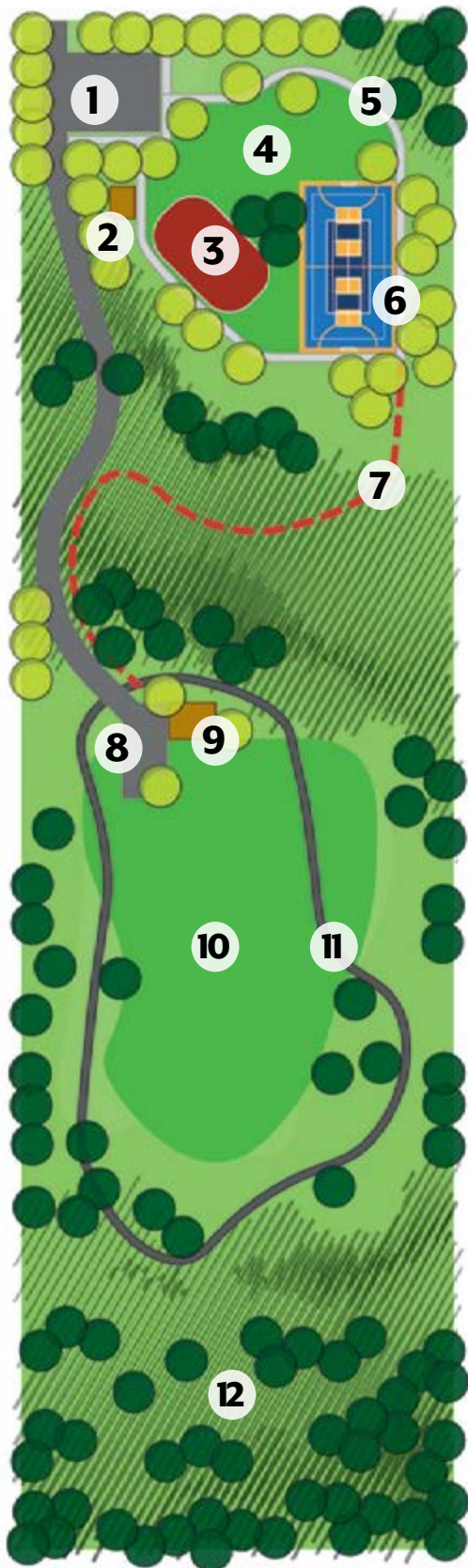
CHARACTER:

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 concentrated on the largest, flattest terrace can multi-sport courts, open lawn areas, and a playground. 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

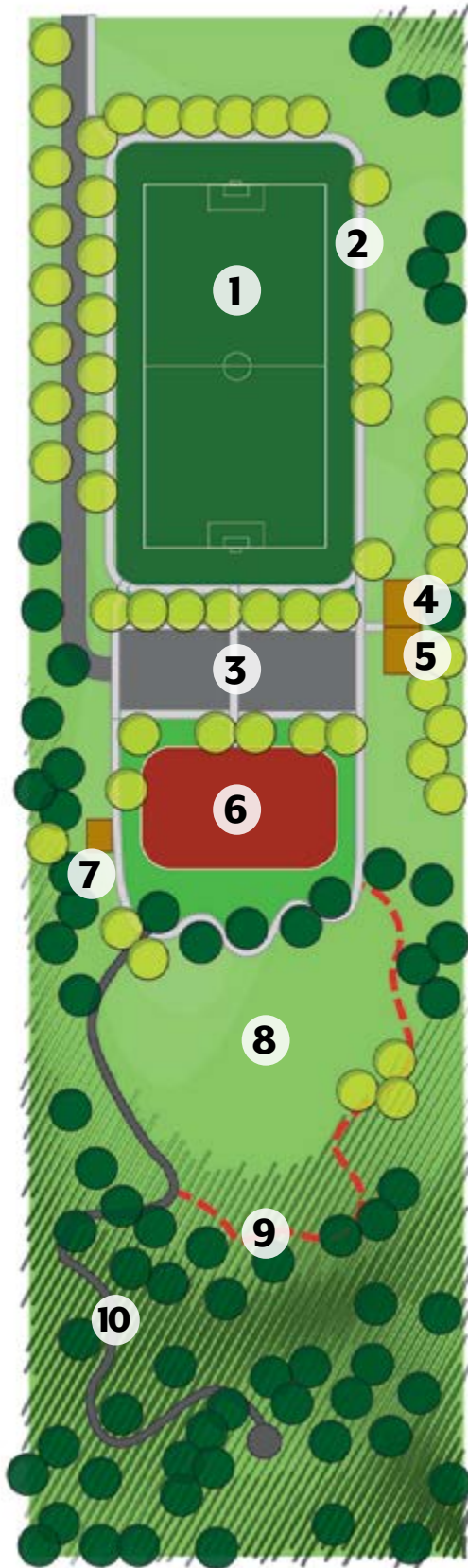
CHARACTER:

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

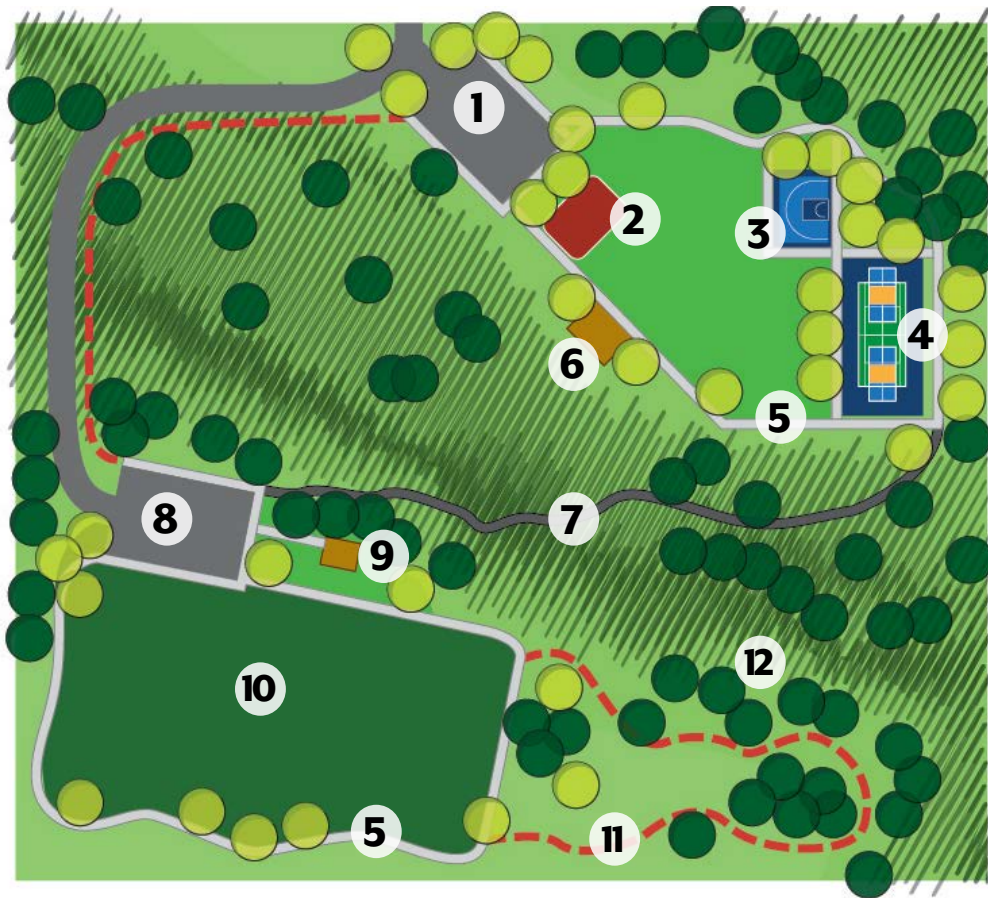
CHARACTER:

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 looping paved path.
- Recreation on the lower terrace could include a flexible sports field with looping pathways, 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

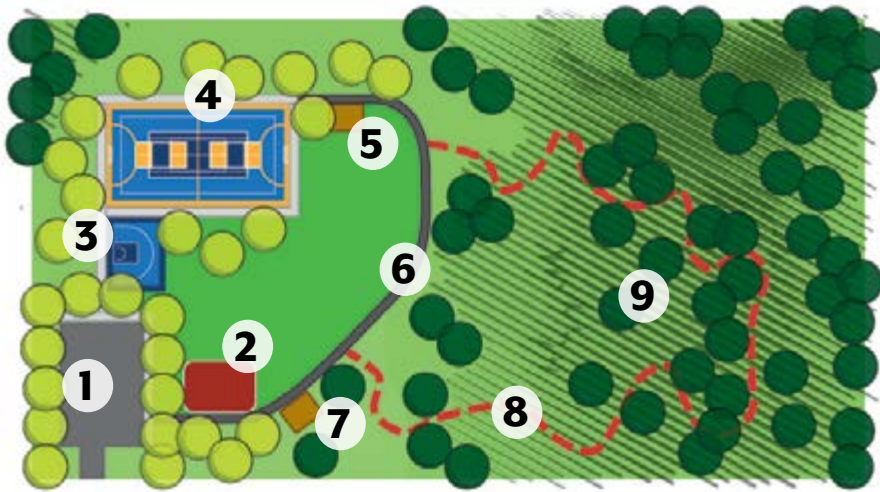
CHARACTER:

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



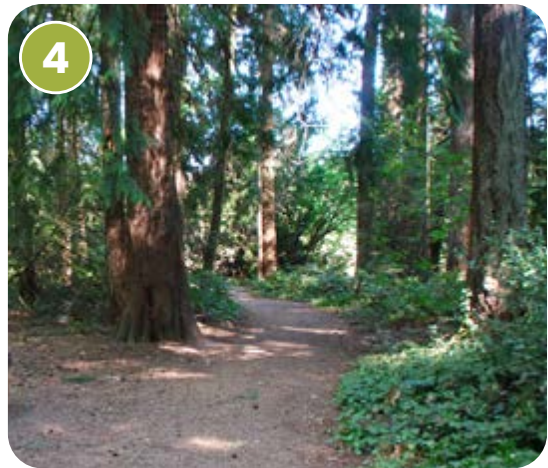
- | | |
|--|----------------------------|
| 1. Parking (20 spaces) | 5. Picnic Shelter (small) |
| 2. Play Area (small) | 6. Paved Loop Path |
| 3. Half Basketball Court (3 x 3) | 7. Picnic Shelter (small) |
| 4. Multi-Sport Court
(Futsal/Tennis/Pickleball) | 8. Soft Surface Trail Loop |
| | 9. Natural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

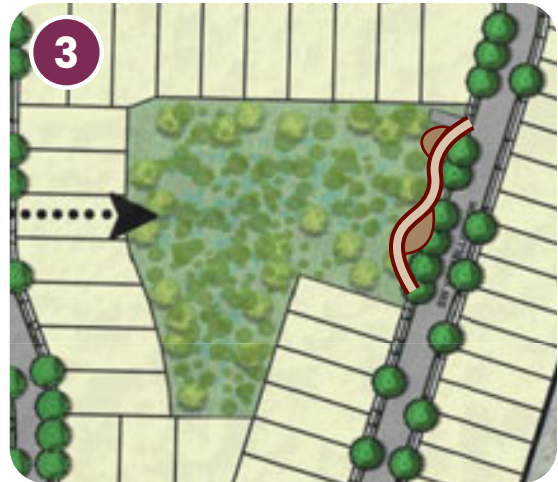
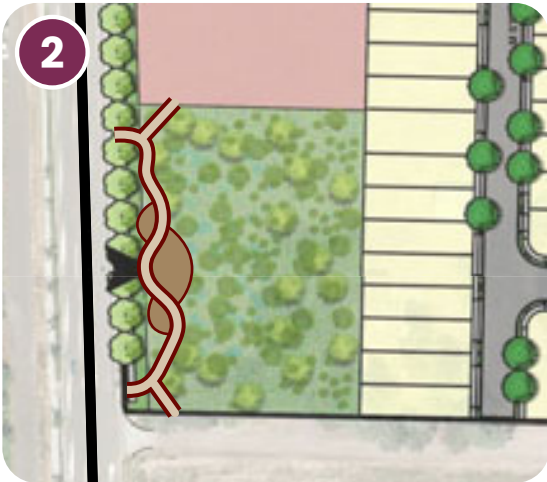
This 0.65-acre neighborhood park is centrally located within the Autumn Sunrise development. The developer’s initial concept includes space for a gazebo-type shelter and footprint for a sport court. Given its central location and that this is the only dedicated neighborhood park space in Autumn Sunrise, 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 (1.5 acres)	\$450,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
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 types¹ 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.

¹ 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 all parks)		\$2,016,215
West Opportunity Area		\$775,000
Central Opportunity Area		\$6,675,000
East Opportunity Area		\$455,000
TOTAL		\$9,921,000
Development cost per acre		\$496,000-\$661,000

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 establishing an agreement with a developer/business-coordinated organizer or concessionaire. The operations costs in this plan do not account for this option, but additional staff or resources may 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 ¹
Park	10	\$8,300 ²	\$83,000	\$7,000	\$70,000
Trailhead	1	\$6,650 ³	\$6,650	\$7,000	\$7,000
Trail Corridor/ Greenway	5.4	\$3,350 ⁴	\$18,090	\$4,150	\$22,410
Stormwater Facility	TBD	\$1,500 ⁵	TBD	TBD	-
TOTAL	16.4		\$107,740		\$99,410

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.¹ 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.

¹ 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)
Coordination and Funding: Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.	x	x	x	x
Acquisition: Acquire parkland and trails corridors in Basalt Creek through easements, donations, outright purchase, or other acquisition mechanisms	x	x	x	
Design, Development and Construction: Provide quality parks and trails through design, development and construction.		x (East Opportunity Area)	x	x
Maintenance, Operations, and Activation: 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.

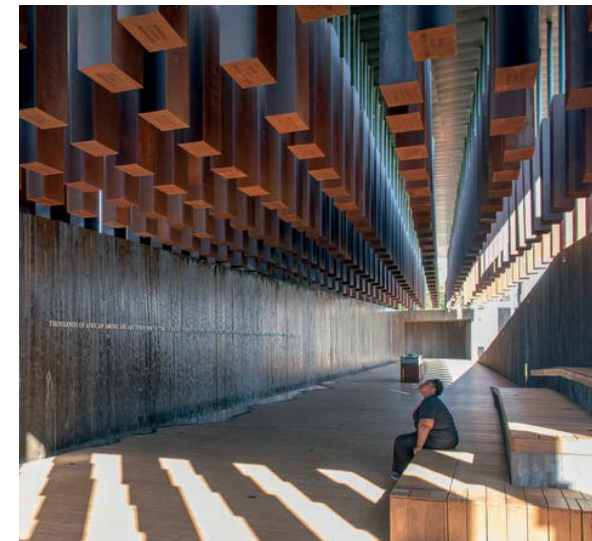
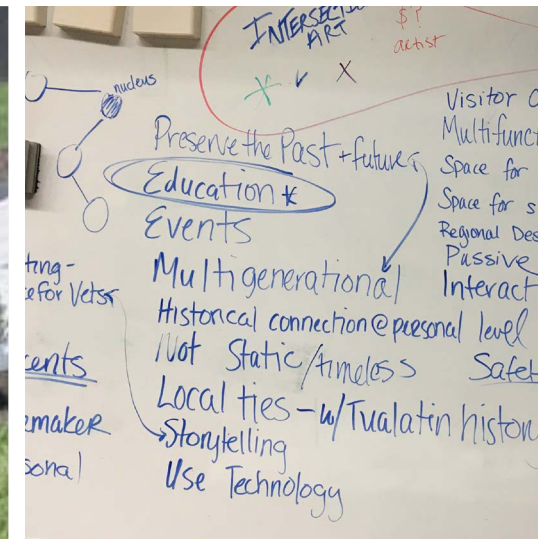


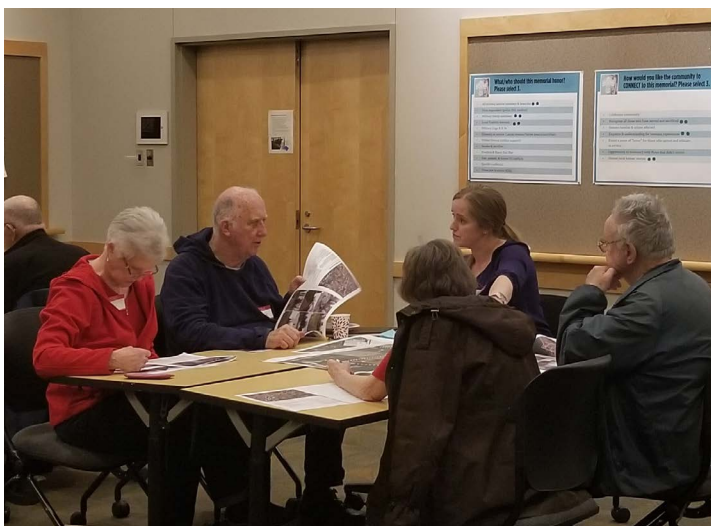
CITY OF TUALATIN

Veterans Memorial Design

SEPTEMBER 13, 2021

SHAPIRO / DIDWAY





OUTREACH EVENTS FOR CITY OF TUALATIN'S
VETERANS MEMORIAL

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Exhibits A & B

TUALATIN COMMONS SITE VISIT

Project Understanding

The City of Tualatin has requested a scope of services and fee for professional design services to develop a preferred schematic design for City of Tualatin’s Veteran Memorial. The City is looking for a “new age” memorial, in line with outreach findings conducted in 2020. Shared community values for the Veterans Memorial documented in the 2020 Veterans Memorial Concept Planning & Site Selection Report included the following themes:

- **HONORS** all military service members & branches, military family members, freedom & peace, not war and hidden heroes who provide civilian support.
- Creates a strong **CONNECTION** to the community.
- Provides **ENGAGEMENT** opportunities.
- Evokes a unique **EXPERIENCE**.
- Conveys **SHARED VALUES**.
- Remains **TIMELESS**.

These goals, combined with design objectives, program elements, metrics, spatial characteristics, design ideas, and other outcomes will kick off our design efforts. The following is a list of tasks and includes subconsultant services. A fee breakdown follows.

Organizational Chart

CITY OF TUALATIN

Ross Hoover / Parks & Recreation Director

Rich Mueller / Parks Planning & Development Manager

SHAPIRO DIDWAY / Lead Firm & Landscape Architects

Nate Otani / Principal

Kealin Freund / Project Manager

Jessel Champoux / Community Outreach Strategy

Mario Martin / Design & Outreach Support

May Liu / Design & Outreach Support

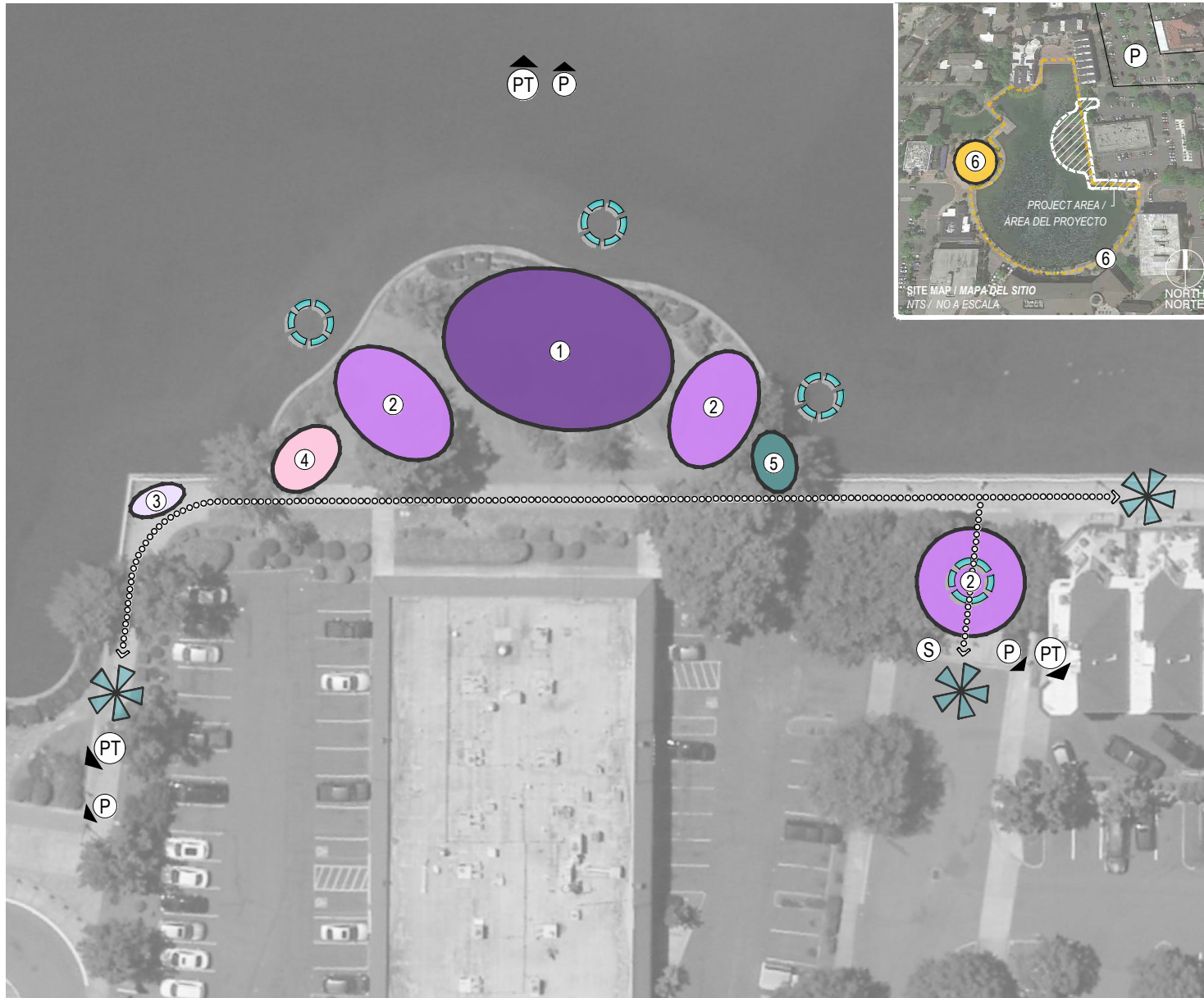
Jesse Conner / Drone Photographer

BRIDGING LANGUAGE SERVICES

Noelia Ruiz / Translator/ Interpreter

DCW COST MANAGEMENT

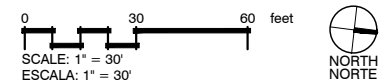
Trish Drew / Cost Estimator



LEGEND / LEYENDA

- 1** GATHERING SPACE
ESPACIO PARA REUNIONES
- 2** INTIMATE/PASSIVE SPACE W/ SEATING
ESPACIO ÍNTIMO O TRANQUILO CON ASIENTOS
- 3** SPACE FOR SOLITUDE
ESPACIO PARA ESTAR A SOLAS
- 4** SPACE FOR PERSONAL STORYTELLING
ESPACIO PARA CONTAR HISTORIAS PERSONALES
- 5** DEDICATION AREA
ÁREA DE DEDICACIÓN
- 6** SPACE FOR RECREATION
ESPACIO PARA LA RECREACIÓN
-  INTERPRETIVE / PEACE ELEMENT(S)
ELEMENTO(S) INTERPRETATIVO / PAZ
-  ACCESS POINT
PUNTO DE ACCESO
- S** SIGNAGE
SEÑALES
- P** PARKING
ESTACIONAMIENTO
- PT** PUBLIC TRANSIT
TRANSPORTE PÚBLICO
-  PEDESTRIAN CIRCULATION
CIRCULACIÓN PEATONAL

TUALATIN COMMONS
SITE CONCEPT DIAGRAM
DIAGRAMAS DE CONCEPTO DEL SITIO





PRECEDENT IMAGERY

Approach & Scope of Work

Task 1 – Research & Analysis (2 Months)

SD will examine relevant site data and project information generated to date to understand the overall design objectives of the memorial and existing site opportunities and constraints. We will conduct a thorough site examination and prepare base mapping data to design work. Surveying and arborist services will not be retained in these services. Base mapping will be developed from existing site data, aerial imagery, and as-built drawings.

Team/Client Coordination: SD will coordinate with the City and team members using email, phone calls, formal meetings, and video conferencing as needed during this phase of the project. Meetings will include:

- (1) Kickoff Meeting
- (2) Client Teleconference(s)
- (1) Project Team Meeting/Charrette
- (1) Site Visit with Project Team & City Staff

Focus Group Meetings: SD, with City Staff, will host 5-7 virtual meetings with local businesses & site neighbors, maintenance staff, local police, Parks & Recreation Personnel, Public Works Maintenance Personnel, and City Engineering Staff to understand established patterns of use, proposed planning efforts that might affect the project, opportunities, and constraints.

Pop-Up Activity: SD will participate in (1) pop-up activity to promote the project and gather feedback.

Site Information Coordination: It is the responsibility of the City to provide all available site information to the project team, including any known easements, ROWs, utilities and existing site or topographical surveys.

Research: The project team will solicit available information from City Staff, maintenance personnel, previous public engagement outcomes, etc. to expand our knowledge of the site, existing infrastructure, and site uses.

Site Assessment: The project team will prepare a brief narrative which illustrates the existing site features and what improvements are anticipated.

Arborist Report: Excluded. It is assumed all site vegetation will be removed.

Topographic and/or Boundary Field Survey: Excluded.

Existing Conditions Plan: An existing conditions plan will be prepared from the best available site information, including aerial imagery, online databases, tax map information, as-built information, environmental data, or actual topographic and boundary surveys if available on time. This plan will be used as the base map for the preparation of design options.

Community Outreach Strategy

As seen in Tasks 1-4, an inclusive outreach approach is a priority for this project. We anticipate a wide variety of input and propose an outreach strategy that will solicit feedback from a range of age groups, languages and interests. All meeting content and presentations will be available in Spanish and English. This task also includes preparation of public outreach PR materials and outreach event collateral (presentation and/or workshop materials). It is assumed the City will develop all social media and project postings, maintain a project website, and assemble the online surveys. SD will support the City in their efforts by supplying graphic or written content and translation services. Detailed outreach efforts include:

Project Promotion: We will contact project advocates established during the 2020 Veterans Memorial Concept Planning & Site Selection process. We will depend on these connections to further distribute project information and get the word out about the project.

Project Website: We recommend that the City develop a project website featuring content such as project background, video interviews by City Staff, Project Manager and select stakeholders from concepting efforts, ways to get involved, timeline/schedule, relevant documents, frequently asked questions, an opportunity to comment, and links to outreach events. For an example of website layout and content, see City of Lake Oswego Rassekh Park (<https://rassekhpark.com/>) or City of Salem's Geer Park Master Plan (<https://geer-salem.hub.arcgis.com/>). SD can provide graphic and written content in Spanish and English.

Pop-up Activity: Our team will host outreach opportunities at community gathering hubs. We will identify dates for special events such as cultural celebrations, Concerts on the Commons, The Pumpkin Regatta, Winter Festival, Memorial Day events, or other programmed events throughout the community and plan on attending two (2) events to engage with participants.

Spanish Outreach: SD will partner with Bridging Languages Services to provide translation and interpretation services and create bilingual outreach content. We will work with organizations such as TuaLatinos (previously the Diversity Task Force), the local school district(s), Tualatin Library, and community leaders identified in past efforts to distribute project information and engage the Spanish-speaking community in meaningful ways. Translation/Interpreter services will include outreach material (website, handouts, display boards, etc.) and final report executive summary, processing community feedback received in Spanish, online open house content, attendance at in-person meetings, phone call reminders, and attendance at pop-up events to promote the project.

Focus Group Meetings: Focus group meetings are designed to solicit feedback from a targeted group. Where feasible, meetings will occur virtually.

Tualatin Commons Open House: An open house at Tualatin Commons will provide a venue for the community at large to provide input and design ideas in person. The events will be advertised to park neighbors and the community at large through the distribution and posting of project flyers, personal outreach, email and social media postings, and a project website (managed by the City). We will encourage one-on-one conversations by visiting site neighbors during business hours and speaking to people using the Commons while distributing project flyers. In addition to building project interest/awareness, these visits will help identify community leaders, community groups, and posting locations.

Virtual Q&A: SD and City Staff will host live virtual Q&A sessions to allow in-person dialogue between the design team and the public at specified milestones in the project. Multiple time slots will be offered for each milestone. Optional times will be posted to the project website with a link to pre-register. A Zoom link will be sent to registrants to join a session.

Online Surveys: We will use web-based surveys in combination with online and in-person events to share and gather input for the proposed project.

Virtual Open House: Prerecorded video content, plan graphics, and written project information will be compiled using a virtual platform for a self-guided virtual experience of the project. The virtual open house will remain live for up to 3 weeks. Prerecorded video content will include a site overview and a guided tour of each design option. A series of surveys will gather feedback on specific design elements and alternatives. Open House content will be mirrored after Lake Oswego's Rassekh Park Development (see link: <https://storymaps.arcgis.com/stories/b8aedc4899ac465b8e74772865e953f8>)

Project Gallery: The gallery will be a multi-day exhibit displaying project information and graphics for viewing in person on poster boards. SD will present the same information from the online open house to allow opportunities for community members to participate without a computer or phone. The exhibit will be set up like an art gallery so participants can walk through and provide feedback at their own pace. This event will increase community outreach participation by allowing people to spontaneously encounter the exhibit. The Tualatin Library would be a safe space for this event as well as providing ample foot traffic for a gallery exhibit. This location has not been finalized and is subject to change.

Task 2 – Programming & Design Options *(4 Months)*

In this task the project team will host an Open House at the project site and participate in a series of focus group meetings to refine the program from the 2020 Veterans Memorial Concept Planning & Site Selection project phase and collect design input. SD will use findings to prepare 2-3 design options. Alternatives will be shared at a Virtual Open House and Project Gallery.

Team/Client Coordination: SD will coordinate with the City and team members using email, phone calls, formal meetings, and video conferencing as needed during this phase of the project. Meetings will include:

- (10) Client Teleconference(s)
- (5) Design Team Teleconference(s)
- (4) Project Team Meeting(s)/Charrette(s)

Focus Group Meetings: SD with City Staff will host a series of 8-10 focus group meetings with local businesses, neighbors, local veterans, Veterans of Foreign Wars, Forward Assist, Tualatin Parks Advisory Committee, Tualatin Arts Advisory Committee, Tualatin Youth Advisory Council, and TuaLatinos (previously Tualatin Diversity Task Force). SD will use the themes and concept plan that came out of the 2020 Veterans Memorial Concept Planning & Site Selection project as discussion points to gather feedback and generate ideas.

Tualatin Commons Open House: An open house at Tualatin Commons will provide an opportunity for the general public to see the project site, respond to the concept graphic generated in the 2020 Veterans Memorial Concept Planning & Site Selection phase, and provide design input in-person.

Virtual Open House: Design options, precedent imagery, and case studies will be presented virtually. The public can weigh in by completing a series of surveys linked to the content.

Project Gallery: This static display will allow in person and self-guided tours of design options and opportunities for written feedback. Bridging Languages will visit the library to engage with Spanish-speaking community members and encourage participation in the Project Gallery.

(1) Virtual Q&A: We will host a live virtual session to allow the public to ask questions of the project team related to the design options presented in the virtual open house.

Pop-Up Activity: SD will participate in (1) pop-up activity to promote the project and gather feedback on the concept graphic generated in the 2020 Veterans Memorial Concept Planning & Site Selection phase.

Alternatives: SD will take the lead in developing (2-3) overall design options. We will research precedent imagery and furnish case studies for use in the presentation and to convey design intent.

Task 3 – Draft Plan *(2 Months)*

In this task, feedback from the previous phase will be used to refine alternatives into a preferred design. We will prepare 3D modeling and rendered graphics to engage the public for final comment. Cost data will also be prepared.

Team/Client Coordination: SD will coordinate with the City and team members using email, phone calls, formal meetings, and video conferencing as needed during this phase of the project. Meetings will include:

- (4) Client Teleconference(s)
- (4) Design Team Teleconference(s)
- (2) Project Team Meeting(s)/Charrette(s)

Preferred Alternative: A preferred alternative will be prepared based on public and City input. A draft plan will be shared with City Staff for initial comment and revisions, and then to the public in an Online Survey for final comment.

3D Modeling: We will prepare a 3D model/render views for the preferred alternative.

Cost Estimate: An opinion of probable construction costs with all elements as necessary for a complete cost estimate will be prepared by DCW Cost Consultants for the preferred alternative. All cost data will be reviewed by the project team prior to issuance to the client. We will provide (1) revision based on client feedback.

Online Survey: We will present the preferred alternative and collect public comments.

(1) Virtual Q&A: The Q&A will answer questions about the preferred design.

(1) Presentation to City Staff/TPark: SD will assist the City with preparing a presentation and present the findings of the project to TPark.

Task 4 – Final Plan *(1 Months)*

In this task the project team will prepare the final report and assist the City with presenting to City Council.

Team/Client Coordination: SD will coordinate with the City and team members using email, phone calls, formal meetings, and video conferencing as needed during this phase of the project. Meetings will include:

- (3) Client Teleconference(s)
- (2) Design Team Teleconference(s)

Final Report: A final report compiling the outreach process and findings, design alternatives, and the final preferred alternative with cost data on next steps will be compiled to document the project outcomes. The executive summary will be translated into Spanish. A draft of the report will be provided to City Staff for review and edit. Requested changes will be incorporated into the final digital printing.

(1) Presentation to City Council: SD will assist the City with preparing a presentation and present the findings of the project to City Council.

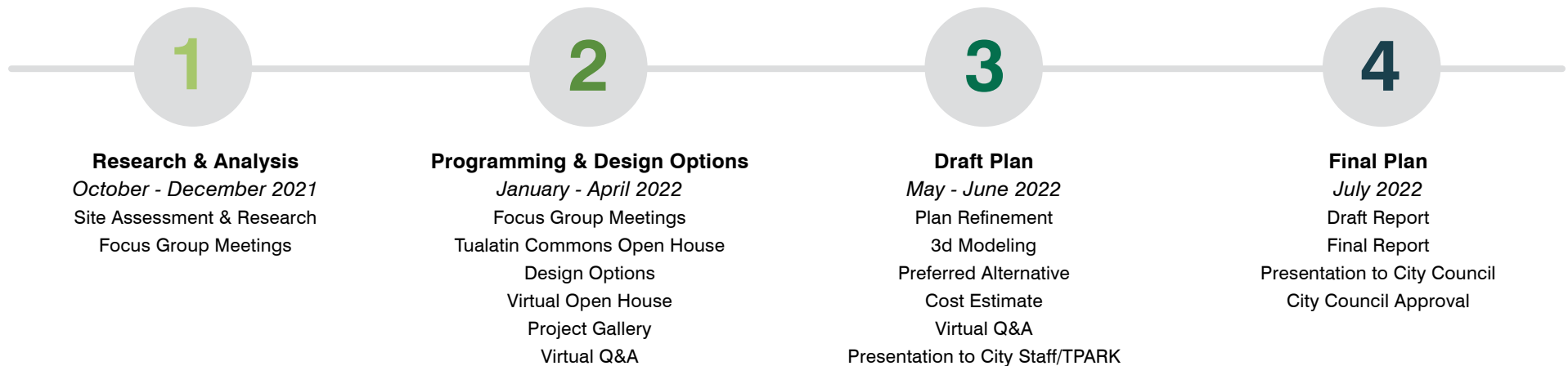
Assumptions:

- City of Tualatin to provide all existing conditions data available for the site, including GIS data
- Mapping & design drawings will be prepared to a planning level only, using aerial imagery, LIDAR, or similar data readily accessible by design team
- City to provide tents, tables, and other needs for in person meetings
- City will support outreach efforts by managing a project website, issuing email/media blasts, making social media postings and assisting with distribution of project promotion flyers & posters throughout the community (at other parks, local businesses, etc.)
- SD to provide translation for use by City
- City to print all flyers & project promotional materials
- Meetings to adhere to all social distancing guidelines; flexibility in meeting format may be needed to keep project on schedule as guidelines are updated or to make outreach more effective

Exclusions

- Site Survey
- Arborist study
- Environmental Consultant Investigations
- Geotechnical Engineering

Timeline





Put Down Roots in Tualatin Jurgens Park October 9, 2021



Thank You Volunteers for Celebrating Trees!

- 80 enthusiastic volunteers planted and mulched 500 native trees and shrubs along the Tualatin River.
- Tualatin High School students, Tigard High School AVID, Scout Troops 530 and 35 and Tualatin community members attended the event.
- Friends of Trees was our community partner.
- Thank you to the entire Parks Maintenance team for supporting and engaging volunteers and supporting forest diversity and stream health in Tualatin.





Hug A Trail

Tualatin River Greenway Trail

October 19, 2021

Thank You Volunteers for Keeping Tualatin Green and Clean!

- 10 enthusiastic volunteers participated in a littler blitz along the Tualatin River Greenway Trail.
- Home Goods store manager Kayla Norberg organized a service day for her staff and friends and family.
- Trash was collected along the length of the trail and invasive blackberry was cut back where it was infringing on the trail.
- Thank you to everyone who came out on this great fall day to make an impact on stream health and the community.



November 2021

Celebrating Veterans with yard signs - all month long

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 7 pm Council Meeting	9 6 pm TPARK Meeting	10	11 Veterans Day	12	13 Put down Roots Jurgens Park Yard Debris Disposal
14	15	16	17	18	19	20
21	22 7 pm Council Meeting	23	24	25 Thanksgiving	26 City Closed - Holiday	27
28 Hanukkah	29	30				

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	