



MEETING NOTICE & AGENDA

TUALATIN PARK ADVISORY COMMITTEE September 13, 2022 - 6:00 pm

Virtual Meeting

To join by phone:

+1 253 215 8782 US (Tacoma)

Meeting ID: 894 4996 6281

To join by video: <https://us06web.zoom.us/j/89449966281>

"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

1. Roll Call

B. Approval of Minutes

1. August 9, 2022

C. Communications & Comments

1. Chair
2. Staff
3. Public

D. Old Business

1. Tualatin Moving Forward Parks
 - a. Bond Update
2. Parks Naming Policy
3. Basalt Creek Park Property Acquisition
 - a. Purchase Status
 - b. Maintenance & Operations Agreement
4. Oregon Community Paths Update
5. Core Opportunity & Reinvestment Area Update

E. New Business

1. Parks Utility Fee
 - a. 2022/23 Projects
 - b. 2023/24 Process
2. West Coast Giant Pumpkin Regatta
 - a. Paddler
 - b. Medallion Hunt

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 August 9, 2022

Virtual Meeting

Members Present:	Beth Dittman, Emma Gray, Denise Cline, Michael Klein, Claire Roach
Members Absent:	Anthony Warren (excused), John Makepeace (excused)
Staff Present:	Ross Hoover, Parks and Recreation Director Rich Mueller, Parks Planning and Development Manager Kyla Cesca, Office Coordinator
Public:	Karen Alvstad and Randy Alvstad

A. Call to Order

1. Chair, Emma Gray called the meeting to order at 6:03pm.
2. Roll Call was taken with five members present and two members having excused absences.

B. Approval of Minutes

1. The minutes of the July 12, 2022 meeting were unanimously approved on a motion by Beth Dittman, and second from Michael Klein.

C. Communication

1. Chair
None
2. Staff
None
3. Public
None

D. Old Business

1. Parks Funding
Ross Hoover gave a recap of the status of the bond. Ross shared that the City Council unanimously approved the resolution to put the bond on the ballot. Ross then turned the discussion over to the group to discuss further. Emma Gray shared that a group has been established outside of TPARK to work independently to promote the bond in the community. Emma requested that members interested in this work email her or Beth about joining the group. Michael asked if there are any limitations on their roles as community members and Ross replied that there are not limitations for community members but as a volunteer, you are an agent of the city and cannot advocate while in

Tualatin Parks Advisory Committee Meeting Minutes – August 9, 2022

your volunteer role. Beth Dittman inquired as to when we will have a bond number and Ross responded it will be issued after the challenge period.

2. Basalt Creek Park Property Acquisition

Ross Hoover recapped the multi-year process that has gone into planning parks in the Basalt Creek area. This process has led to entering into a purchase and sale agreement for park property. The property will be purchased with Metro Local Share Funds and the remaining will come from parks System Development Charges. Ross transitioned into a discussion on the name of the future park which begins with staff and TPARK. The current property owners (Alvstad's) were invited to the meeting to share their thoughts on the naming of the property. Karen and Randy have owned the property for 35 years and have history connected to the area. They suggest naming the park after Marie Dorion, a member of the Aster overland party.

3. Veterans Plaza Plan and Design Report Update

Rich Mueller gave a recap of the process and shared the presentation given at City Council on August 8. City Council accepted the report that TPARK had recommended. Rich then shared the next steps and that funding for the creation of construction documents is in the budget.

E. New Business

1. Updates

a. Programs

Kyla Cesca and Ross Hoover provided a brief update on upcoming programs.

b. Projects

Rich Mueller reported that the Browns Ferry boardwalk replacement construction will start very soon and will be completed quickly. Rich shared that the Tualatin River Greenway Trail extension project is at 60% design and moving along. Tualatin Community Park with construction anticipated in winter.

c. Operations

Ross Hoover reported that park maintenance finally has their seasonal staff members on board.

d. Volunteers

Emma Gray noted volunteer planting projects can be found in the packet.

F. Upcoming Dates & Calendar Review

Emma Gray reviewed the calendar.

G. Committee Member Communications

None

H. Adjournment

Chair Emma Gray adjourned the meeting at 6:58 pm on a motion from Michael Klein, 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.”

CHAPTER 5-06 - MEMORIALS AND NAMING POLICY

Sections:

TMC 5-6-005 - Purpose.

The purpose of this policy is to describe conditions and establish criteria for placement of memorials on City park property, and naming of public park facilities.

(Ord. 1189-05, 5-23-05)

TMC 5-6-010 - Definitions.

Amenity means a smaller support structure located within a larger City park facility, such as benches, picnic tables, conference rooms, playgrounds, drinking fountains, decorative or water play fountains, gardens, gazebos or vegetation.

City Property means a parcel of land or improvement owned and operated by the City of Tualatin for public purposes.

Facility means a building or structure located on a City property, including but not limited to libraries, office buildings, utility buildings, recreation centers, community centers, plazas, pathways, sports fields or structures used for specific sports such as tennis courts, basketball courts, and skate parks.

Memorial means a facility or amenity placed within a City park facility or on City park property in remembrance of a particular person or event. For the purposes of this policy, "memorials" also include features designated for purposes such as celebrations, or other special recognition. Memorials are divided into two categories:

Minor Memorial means an amenity or facility proposed for use as a memorial with a value of less than \$5,000.00.

Major Memorial means an amenity or facility proposed for use as a memorial with a value of more than \$5,000.00.

The value of a memorial will be determined based on the costs attributable to the project per TMC 5-6-020(4)(a).

Park means a parcel of land owned and operated by the City of Tualatin for park and recreation purposes.

Plaque means a marker used to identify an amenity or facility as a memorial.

Resident means a person residing or owning land within the Tualatin city limits, or a business located within the Tualatin city limits.

(Ord. 1189-05, 5-23-05)

TMC 5-6-020 - Process; Exemption.

- (1) The Tualatin Commons is specifically exempted from this policy.
- (2) All requests to place memorials on City property shall be submitted in writing to the Community Services Director. Major memorial requests may be made after a two-year waiting period following an event, activity or occurrence that has generated the desire to create a memorial.

- (3) Requests shall be evaluated as follows:
 - (a) *Minor Memorials.* The Community Services Director shall decide whether to approve or deny any minor memorial request in consultation with other City staff or individuals, as necessary.
 - (b) *Major Memorials.* Staff shall make a recommendation to the Tualatin Park Advisory Committee (TPARK), who shall review all major memorial requests. TPARK will forward a recommendation to the City Council for approval, or issue a denial, which can be appealed to the City Council. The decision of the City Council is final.
- (4) The criteria to be used to evaluate a minor or major memorial request shall include, but not be limited to, the following:
 - (a) Whether the request for memorial includes the direct cost of the amenity or facility including design, purchase of the amenity or facility, installation, and whether any special maintenance requirements are being borne by the requesting party. Staff time to coordinate the memorial and minor levels of effort to assist with design and installation may be borne by the City.
 - (b) Whether the memorial will interfere with the existing or planned design, function or intended user experience of the area in which it is to be located.
 - (c) Whether the placement of the memorial will create a condition in which a significant number of amenities or facilities within a City facility or park are used for memorial purposes. The intent is to assure that placement of memorials will not detract from the overall design, intended experience, vision or appeal of any park facility or property.
 - (d) Whether the placement of the memorial is proposed to replace a facility or amenity currently serving as a memorial for another purpose. Only under extremely rare and unusual circumstances shall existing memorials be replaced by another memorial.
 - (e) Whether the design of the memorial makes use of equipment, structures, vegetation, or features that are of similar quality and design to existing or planned standards for amenities or facilities within the City.
 - (f) Whether any identifying plaque associated with the memorial is constructed of heavy duty, high quality bronze material, and no more than five inches x seven inches in size.
 - (g) Whether the placement of the memorial will create an increased maintenance or long-term replacement burden.
 - (h) Whether the installation or construction of the memorial will be completed or overseen by trained individuals in consultation with City staff, in accordance with all applicable master plans, codes, rules and regulations at the local, state and federal level.
 - (i) Whether the requesting party agrees and understands that all memorials become the property of the City, and the City shall not be required to replace any memorial or portion of a memorial that is vandalized, damaged or stolen. The requesting party must also agree that the memorial may be removed, at the City's sole discretion, if the Community Services Director finds the removal to be in the public's best interest.

(Ord. 1189-05, 5-23-05)

TMC 5-6-030 - Naming of City Park Properties, Amenities or Facilities.

- (1) Consideration of the following in naming city park properties, amenities or facilities is strongly encouraged:
 - (a) Historical significance;
 - (b) Geographical identifiers; and
 - (c) Natural characteristics, including flora and fauna that are characteristic of the Tualatin area.

- (2) All requests to name or rename a City park property, amenity or facility shall be made in writing to the Community Services Director. Such requests may be submitted after a two-year waiting period following an event, activity or occurrence that has generated the desire to name a City property, park, amenity or facility.
- (3) Requests to name or rename a City park property, amenity or facility shall be evaluated by TPARK, along with a staff recommendation. TPARK shall make a recommendation to the City Council for approval of the name. A denial by TPARK may be appealed to the City Council. The decision of the City Council is final.
- (4) Generally, the naming of a City park property, amenity or facility shall occur before or during development, and be the product of a public participation process.
- (5) For purposes of evaluation and recommendation, the naming of a City park property, amenity or facility shall be divided into two categories:
 - (a) Service and Non-monetary Contribution. A City park property, amenity or facility may be named to honor a person, living or deceased, in recognition of that person's extraordinary volunteerism, employment, leadership or similar service or non-monetary contributions to the mission and purpose of parks and recreation in the City of Tualatin. The applicant should submit a letter providing a summary and examples of the significant contributions to the mission and purpose of parks and recreation in Tualatin, with supporting documentation such as newspaper clippings, letters of support, or other relevant information.
 - (b) Financial Contributions. TPARK may consider naming a city park property, amenity or facility for a resident, Tualatin organization or business that has given or offered to give an appropriate and significant financial contribution to acquire, construct or otherwise enhance a park and recreation facility. A significant contribution means a donation of at least 51 percent (or \$300,000.00, whichever is greater) of the cost of the acquisition, construction or improvement of the City property, park, amenity or facility requested for naming.
- (6) Renaming of City Park Properties, Facilities or Amenities. The City of Tualatin intends that the name on a facility be the permanent designation. Only under extreme or extraordinary circumstances shall facilities be renamed.
- (7) An application to rename a facility shall comply with and be evaluated in accordance with the procedures set out in TMC 5-6-020.

(Ord. 1189-05, 5-23-05)

TMC 5-6-040 - Deviations from Policy.

The Community Services Director may allow minor deviations from this ordinance if he or she finds that such deviation will further the goals and intent of this ordinance and will help further the mission of parks and recreation in the Tualatin community.

(Ord. 1189-05, 5-23-05)

MAINTENANCE & OPERATIONS AGREEMENT



September 12, 2022

SW Helenius Rd

SW Norwood Rd

Horizon High School



Tapman Creek

141

SW Greenhill Ln

Pacific Hwy

SW Boomes Ferry Rd

SW Grahams Ferry Rd

W Clay St



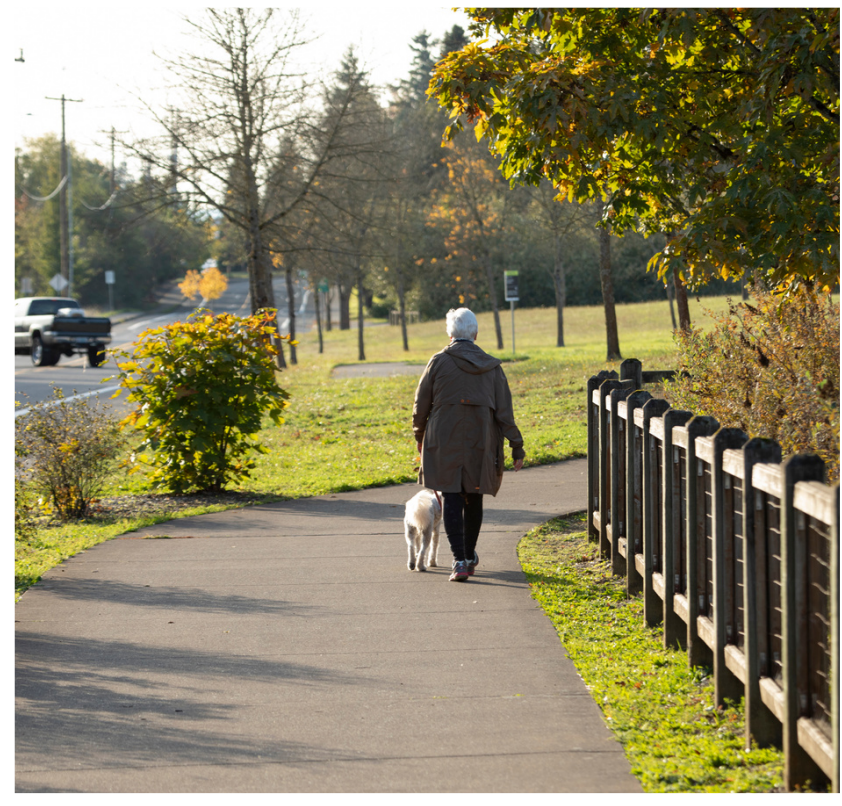
PURPOSE

- Maintain in “as is” condition to preserve useful value of the property (land & structures).
- Reduce costs for City to maintain and repair.
- Consistent with 2022 Joint Intergovernmental Agreement (IGA) between the City of Tualatin & Metro.



PROVIDER

- Who: Current owners
- Why: Maintain land & keep structures in operational condition
- Term: One year with one year renewal
- Benefit: Reduce costs / property security & safety
- Property: 7.69 acres
- Structures: Approx. 5,000 square feet



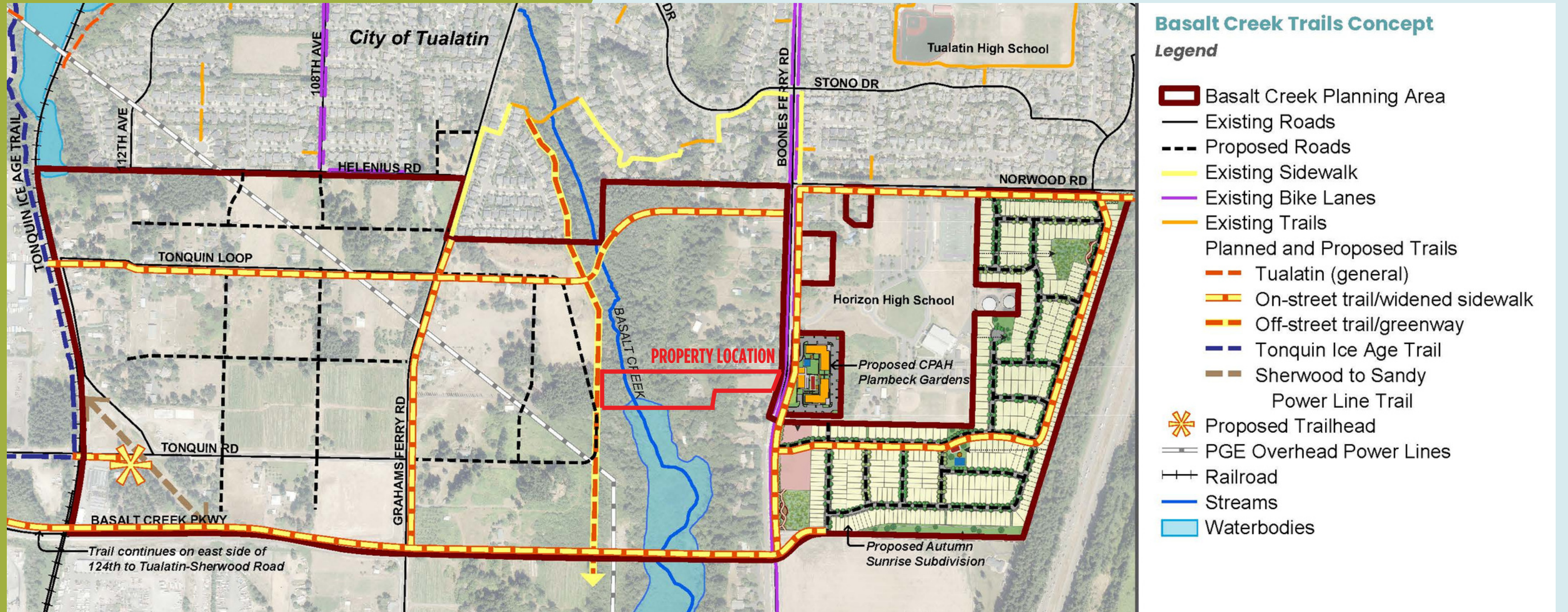
PUBLIC BENEFIT - PROVIDER RESPONSIBILITIES

- Property maintenance
- Parkland Caretaker
- Insurance
- Repairs
- Upkeep
- Safety
- Security
- Landscape & natural area
- Building systems & appliances

NEXT STEPS

- Implement maintenance agreement
- Complete property transaction & close escrow

- Park site planning with future & current community members
- Park design & construction



QUESTIONS & DISCUSSION

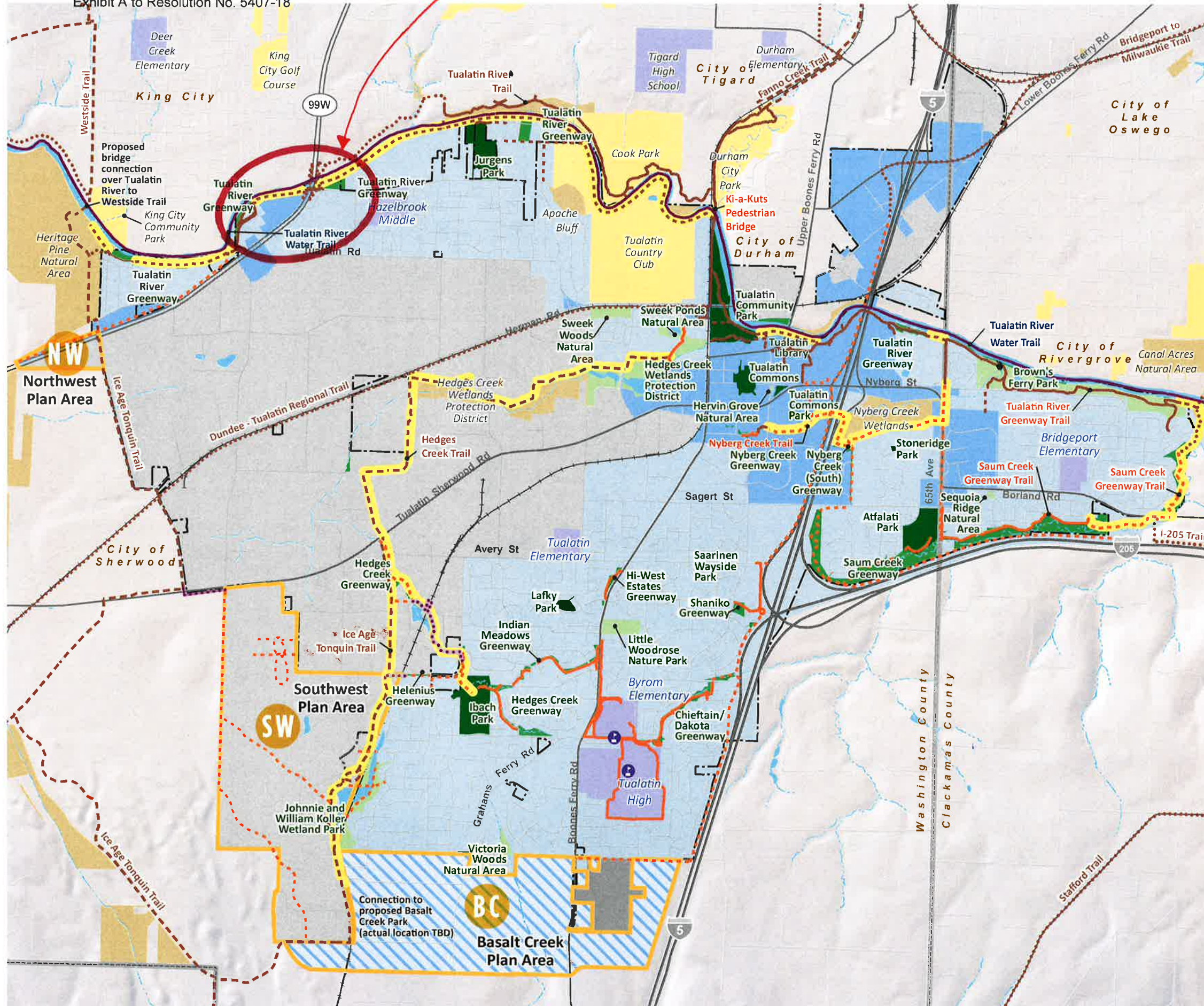


Project Area



PARKS & RECREATION MASTER PLAN

Map 3: Existing, Planned, and Proposed Trails



Tualatin Trails	Other Trails
Existing Paths and Trails	Priority Trail Segments
Planned Paths and Trails	Potential Trail Opportunity
Regional Trails	Existing Tualatin River Water Trail
Existing Multi-Use Trails	
Planned Multi-Use Trails	
Proposed Multi-Use Trails	
Tualatin Park and Recreation Facilities	Other Park and Natural Areas
Parks	Other Developed Parks and Recreation Areas
Greenways	Other Greenways and Natural Areas
Natural Parks & Areas	Tigard-Tualatin District Schools
Shared Use Paths	
School Joint-Use Facilities	
Planning Areas	Land Uses
Plan Area	Residential
	Commercial
	Industrial
	Institutional
	Mixed Use: Residential, Commercial & Industrial
Base Map Features	
Tualatin City Boundary	
County Boundary	
Freeways/Highways	
Major Arterials	
Local Streets	
Railroads	
Streams	
Rivers and Waterbodies	

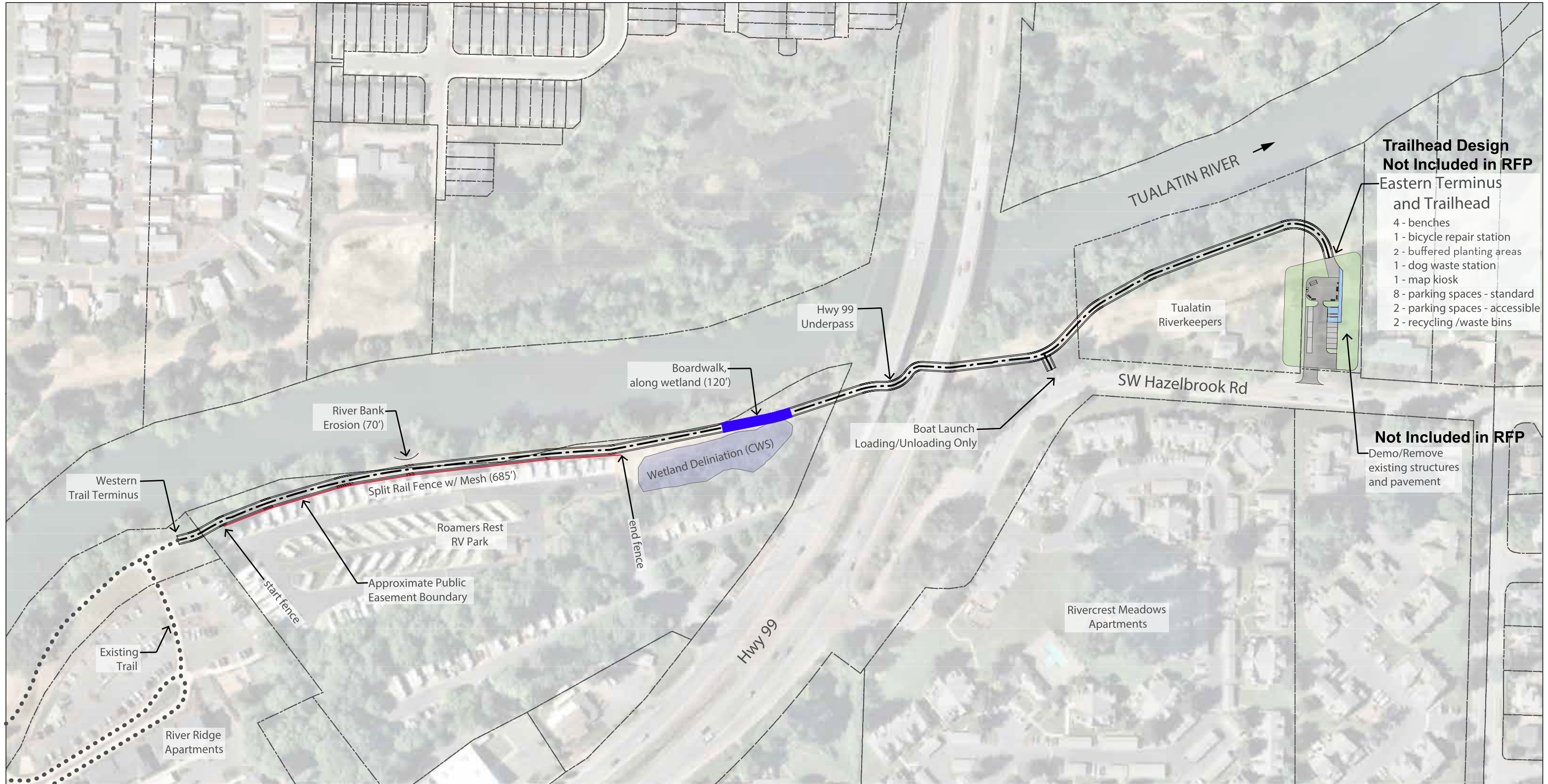

M I G Date: July 2018

Sources: City of Tualatin, Parks and Recreation, 2017; Metro Regional Government, 2017; Oregon Spatial Data Library, State of Oregon, 2017.

Disclaimer: This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is".



TUALATIN RIVER GREENWAY TRAIL

City of Tualatin

0 80 160 320 480 640 Feet

Date: 5/29/2020

Legend

--- Path Centerline Existing Trail	■ Boardwalk	■ Planting	□ Parcel Boundary
— Path Edges	— Split Rail Fence	■ Pavement	■ ADA Features	■ Wetland

TUALATIN RIVER TRAIL - CONNECTIONS & ACCESS



CROSSING BENEATH HIGHWAY 99 COMMUNITY BARRIER

OREGON COMMUNITY PATHS FUNDING REQUEST

CITY PARKLAND

EXISTING TRAIL SEGMENT, TYPICAL

FUTURE TRAIL EXTENSION, TYPICAL

HERITAGE PINE NATURAL AREA

EMPLOYMENT CENTERS

LOW INCOME HOUSING, TYPICAL

Acute Fit - Bridal Alterations

King City Community Park

King Village

Roamers Rest RV Park

River Ridge Apartments

Rivercrest Meadows Apartments

Hazelbrook Middle School

Cedar Crest Alzheimer's Special Care Center

Funtime RV

Oregon Auto Spring Services

Veris Industries

Jae Oregon

Lam Research

Lam Research

Lam Research

Tualatin River

Tualatin River

Tualatin River

Tualatin River

Pacific Hwy W

HWY 99

HWY 99

SW Tualatin Rd

SW 124th Ave

SW Tualatin Rd





Tuatatin River Greenway



**PROSPERITY
PLANNING**

**THE CORE
OPPORTUNITY**
REINVESTMENT AREA



PLAN TIMELINE

WE ARE HERE



January – April

Boundary determination and financial impact analysis with consultants.

January – July

Led by City Council, staff will propose projects and bucket list concerns and opportunities for long-term prosperity. Multiple advisory groups may be consulted.

August - December

- **City Council Recap August 22**
- **TDC 45 Submission – 9/12**

- Adoption November 2022
- In effect December 2022



WHAT IS IT?

A multi-year endeavor to securely position our community for long-term economic prosperity. The dramatically changing landscape due to the COVID-19 Pandemic has further prioritized these efforts.

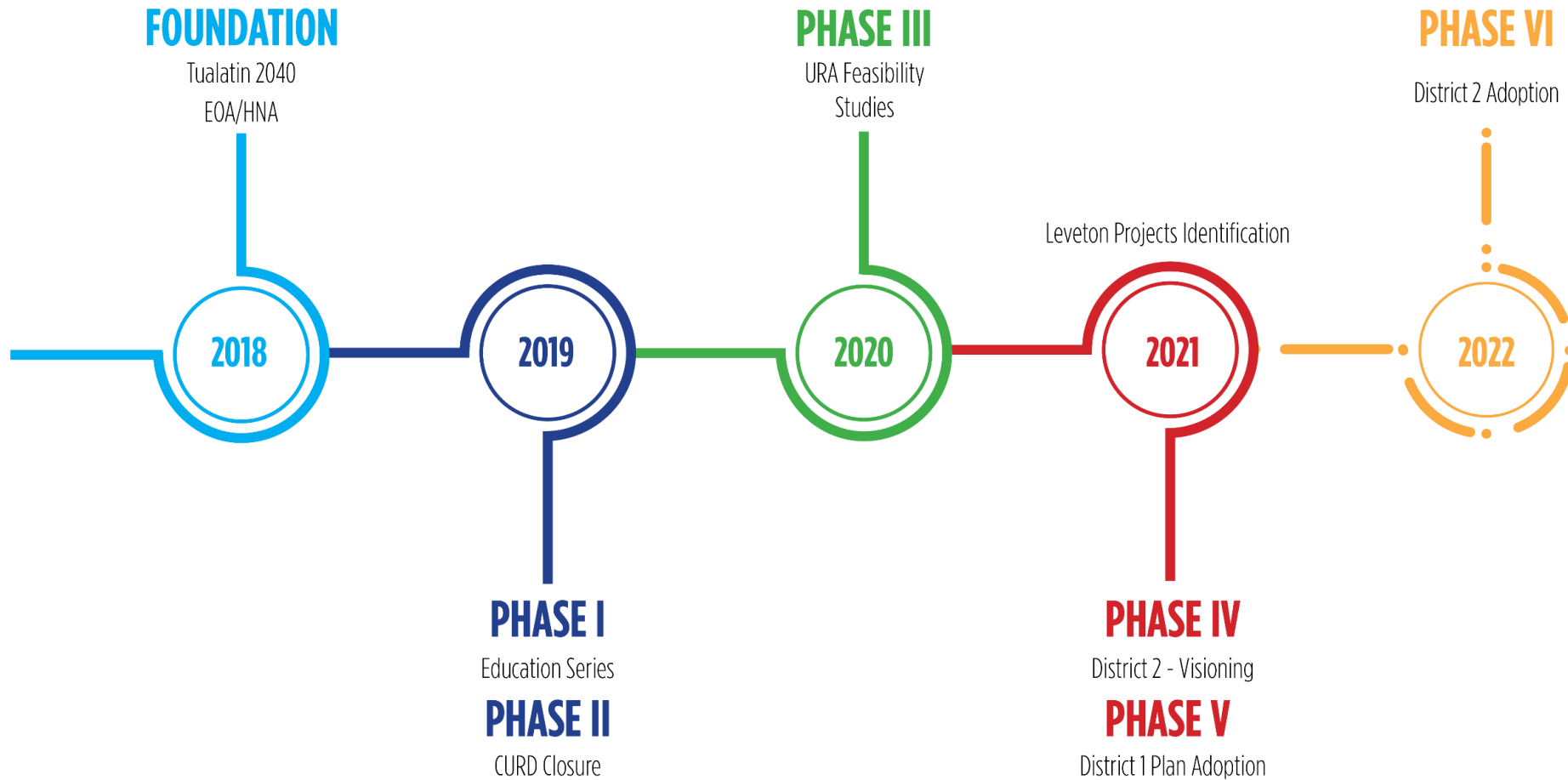
THE NEED

With community growth, development constraints present challenges for long-term community prosperity. The availability of developable land and transportation infrastructure is limited or severely restricted. In addition, the transition to electronic commerce and current supply chain issues will present opportunities and challenges.

THE PLAN DOCUMENT

A document identifying priority projects in alignment with community needs and goals for a set period of time. The funding mechanism is primarily tax increment financing.

BACKGROUND



PLAN EFFORT VALUES & PRIORITIES

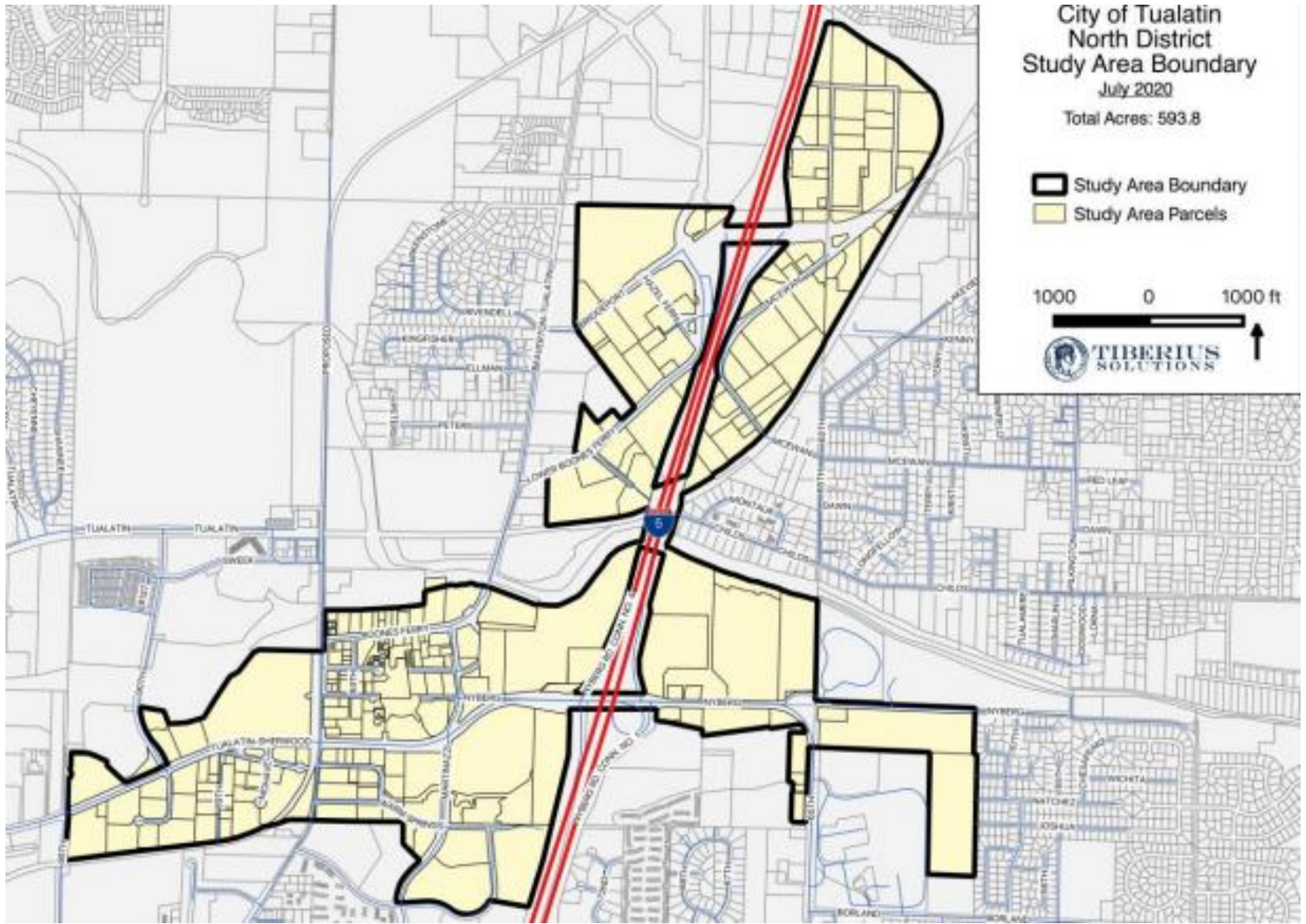
VALUES

1. More housing
2. Leave no existing business behind
3. Enhance connectivity
4. Foster, create, enhance, and promote identity
5. Maintain and grow existing employment lands
6. Economic prosperity for ALL.

PRIORITIES



OPPORTUNITY STUDY AREA






PLAN EFFORT VALUES & PRIORITIES

WHY THIS AREA?

1. Focus on keeping future redevelopment **near major transportation** modes.
2. **Enhance current employment lands** by increasing capacity.
3. **Prepare** for major regional transportation projects.
4. Remedy areas that are prone to **environmental issues**, i.e. flooding.
5. Enhance existing **connectivity**, or provide new connectivity.
6. Fund major infrastructure projects to prepare for **future growth**, leverage area for needs.
7. Based on previous **community needs and desires**.



POLICY QUESTIONS

- 1. DOES COUNCIL AGREE WITH THE PLAN VISION?**
- 2. DOES COUNCIL AGREE WITH THE PROPOSED GOALS AND STRATEGIES**
 - A. DOES COUNCIL AGREE WITH THE PROPOSED PROJECTS AND INVESTMENT ALLOCATIONS.**
- 3. WHICH IMPACT OPTION DOES COUNCIL PREFER?**
- 4. DOES COUNCIL APPROVE THE PROPOSED BOUNDARY?**



The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's effort to strengthen the social, cultural and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and create an active civic core.



GOAL 1



BLIGHT REMEDIATION

Encourage and facilitate the development of historically underutilized and vacant parcels and buildings through direct or public-private partnerships.

STRATEGY 1

DILAPIDATED PARCELS

STRATEGY 2

VACANT PARCELS IN
FLOOD PLAIN

STRATEGY 3

VACANT BUILDINGS

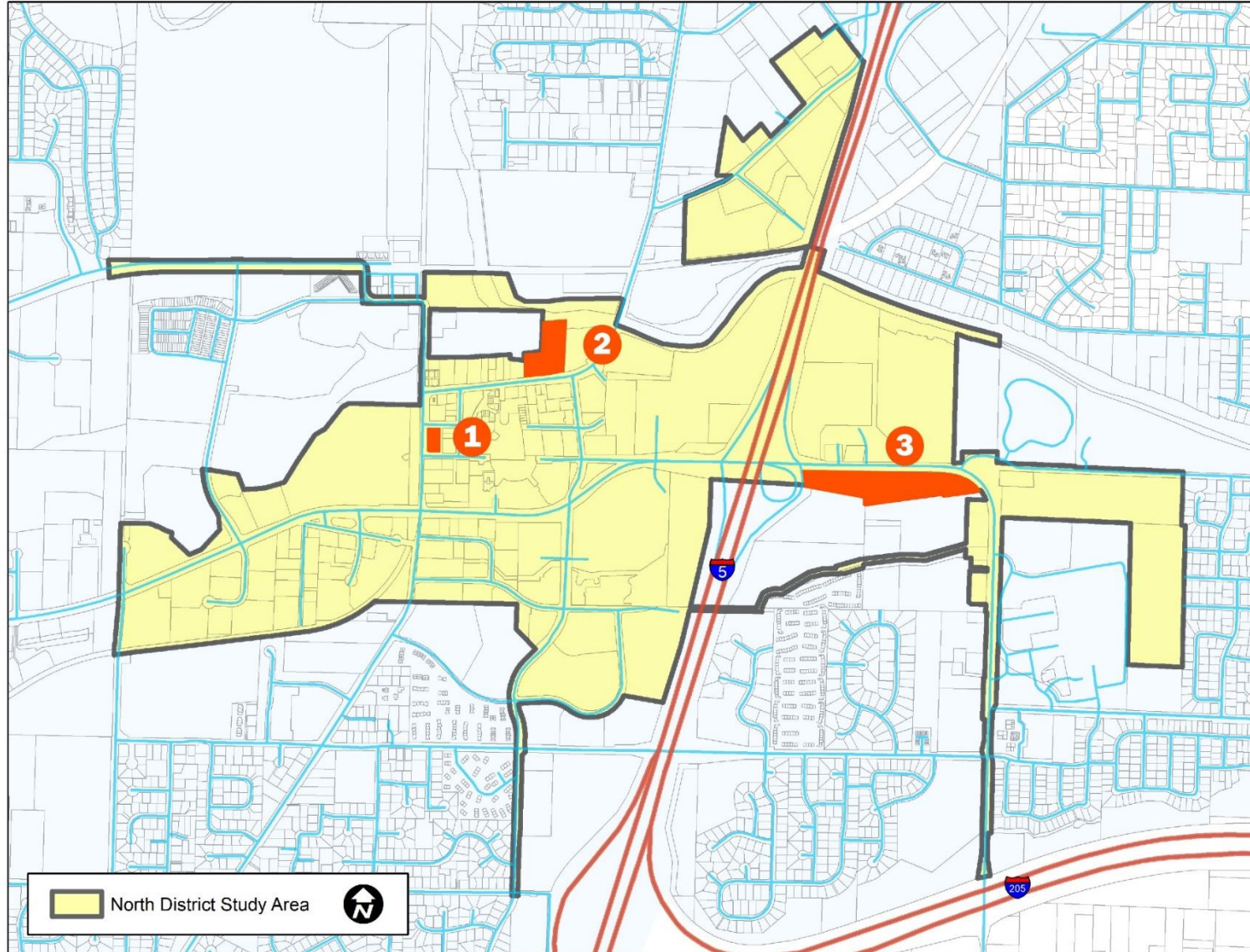
STRATEGY 4

LEVERAGE WITH
ADDITIONAL FINANCIAL
TOOLS

STRATEGY 5

ENCOURAGE GROWTH IN
EXISTING AREAS

BLIGHT REMEDIATION



1. 18970 Catalyst Project

\$12.4 M

In efforts to meet highest and best use for existing parcels, this catalyst project will seek to fund and implement the design and construction of a mixed-use development with attainable housing and commercial retail at 18970 SW Lower Boones Ferry Road through a public-private partnership. This is city-owned land.

2-3. Flood Mitigation Efforts

\$4 M

The Commission's involvement is proposed to be in the form of participating in the local share of any project funded at the local, regional, state, and/or federally funded efforts. The Commission will assume the public-sector leadership role in the redevelopment of historical vacant parcels with the flood plain. Projects will include site readiness and transportation improvements. (This will also be under Goal 8.)







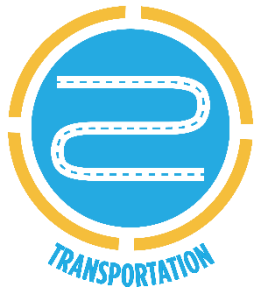


18970 CATALYST PROJECT



18970 CATALYST PROJECT

GOAL 2



ENHANCED CONNECTIVITY

Provide residents, workers, and visitors access to a connected and efficient multi-modal system within, and to/from, area.

STRATEGY 1

DEVELOP MAIN STREET
CORRIDORS

STRATEGY 2

INCREASE MAJOR
ARTERIAL CAPACITY

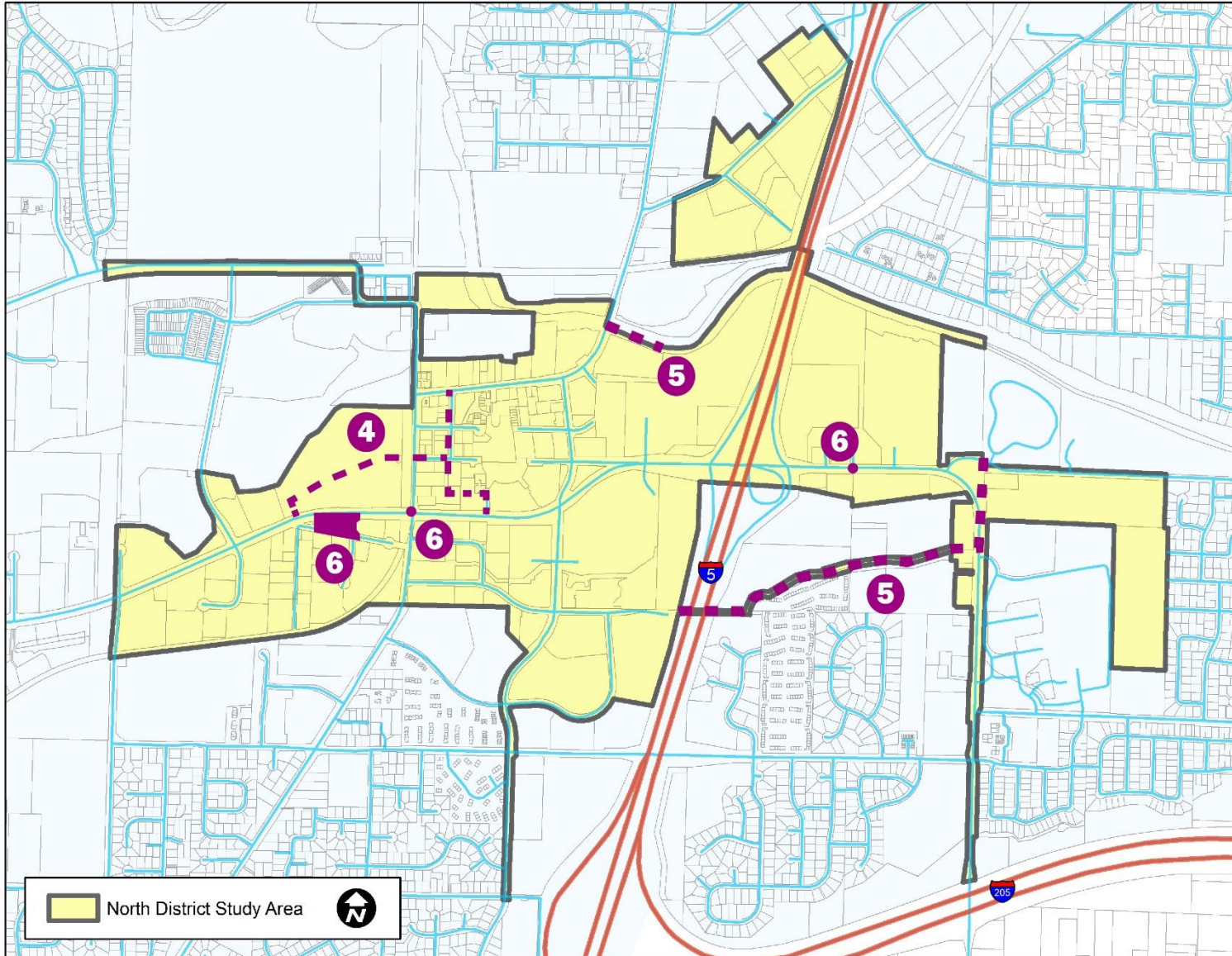
STRATEGY 3

IMPROVE EXISTING
INTERSECTIONS

STRATEGY 4

EXPAND AREA TRAIL
NETWORK

ENHANCED CONNECTIVITY



4. Main Street Corridor \$11 M

Fund project planning, design considerations and construction of a main street corridor utilizing existing municipal streets to connect Lower Boones Ferry and Tualatin-Sherwood Roads.

5. Trail System Construction \$3 M

Connect and fully complete both the Nyberg Creek Greenway and the Tualatin River Greenway.

6. Multi-Access to Hindered Areas \$5.7 M

Construction or improvements related to roads and intersections, including without limitation, construction of new or existing roads or realignments. Areas of concern are the intersections of Old Tualatin-Sherwood and Tualatin-Sherwood; add a right turn lane East Bound on Tualatin-Sherwood Road at Lower Boones Ferry; realign and expand intersection capabilities at Nyberg Road and entrance to Nyberg Woods.

* Area Transportation Plan \$100 K



GOAL 3



MULTI USE DEVELOPMENT

Encourage and facilitate attainable multi-family housing that is complementary to commercial development with expanded employment opportunities and life style amenities.

STRATEGY 1

ENSURE LAND IS
AVAILABLE AND
DEVELOPABLE

STRATEGY 2

SUPPORT DEVELOPMENT
AND PRESERVATION OF
HOUSING

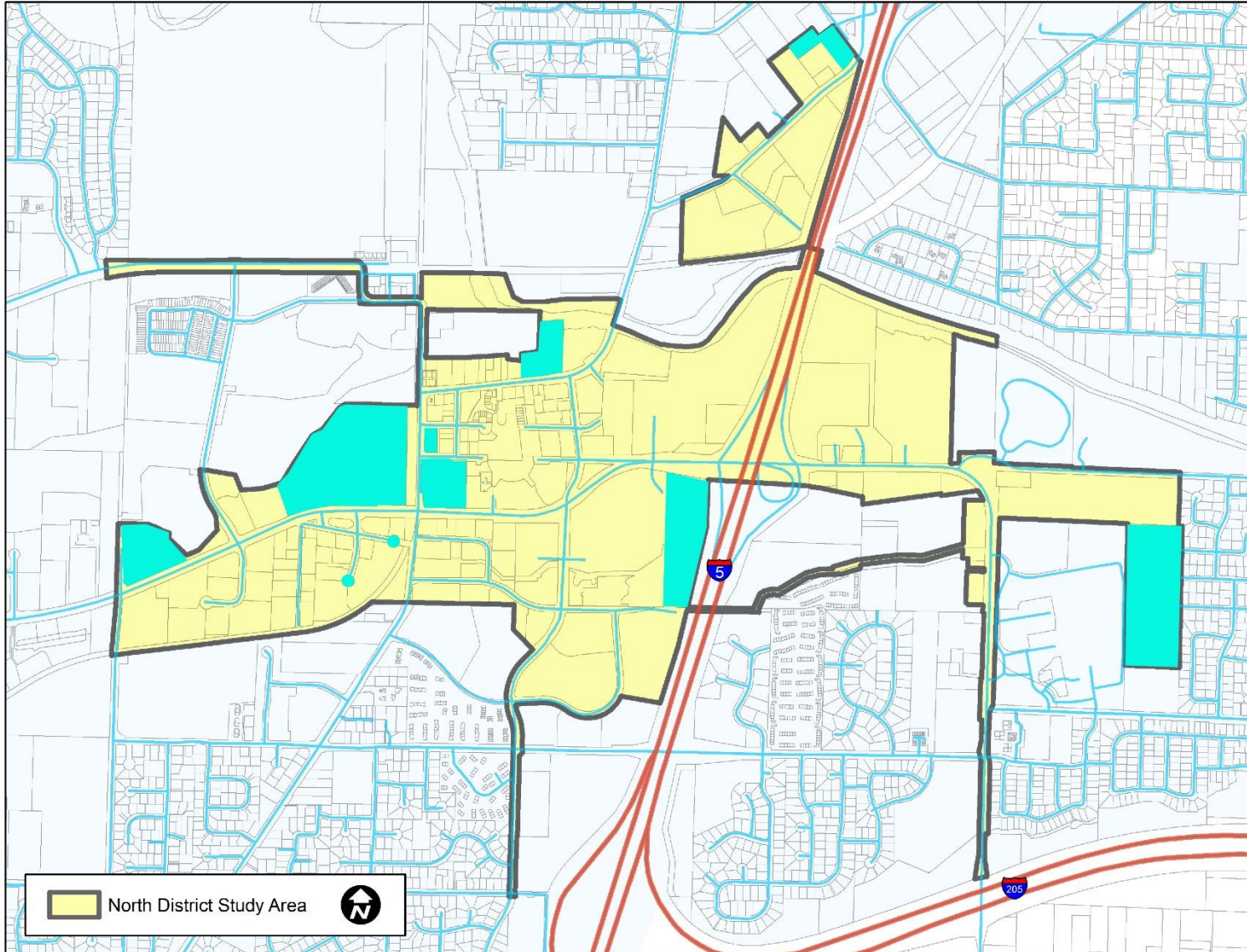
STRATEGY 3

IMPLEMENT CATALYST
PROJECT

STRATEGY 4

ADJUST PLANNING
EFFORTS BASED ON
ECONOMIC LANDSCAPES

OPPORTUNITY PARCELS



Historically Vacant, Underdeveloped Land \$29.1 M

Developer Assistance and Incentives: Facilitate development on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

Acquisition and Disposition: Based on sales of comparable notable vacant land, efforts will be used to assist with target development based on submitted request for proposals. Public Private Partnerships will be priority.

* Zone Code Update – Phase II
\$100 K



GOAL 4



ECONOMIC DEVELOPMENT

Establish opportunities for entrepreneurial growth and economic vitality.

STRATEGY 1

BUSINESS ASSISTANCE

STRATEGY 2

ZONE CODE CHANGES

GOAL 5



COMMUNITY IDENTITY

Cultivate a shared identity that represents the area's long standing traditions and culture while fostering community connections and a healthy relationship to the environment.

STRATEGY 1

**MORE RECREATIONAL
OPPORTUNITIES**

STRATEGY 2

**IMPLEMENT COMMUNITY
DESIGN PLAN**

COMMUNITY IDENTITY

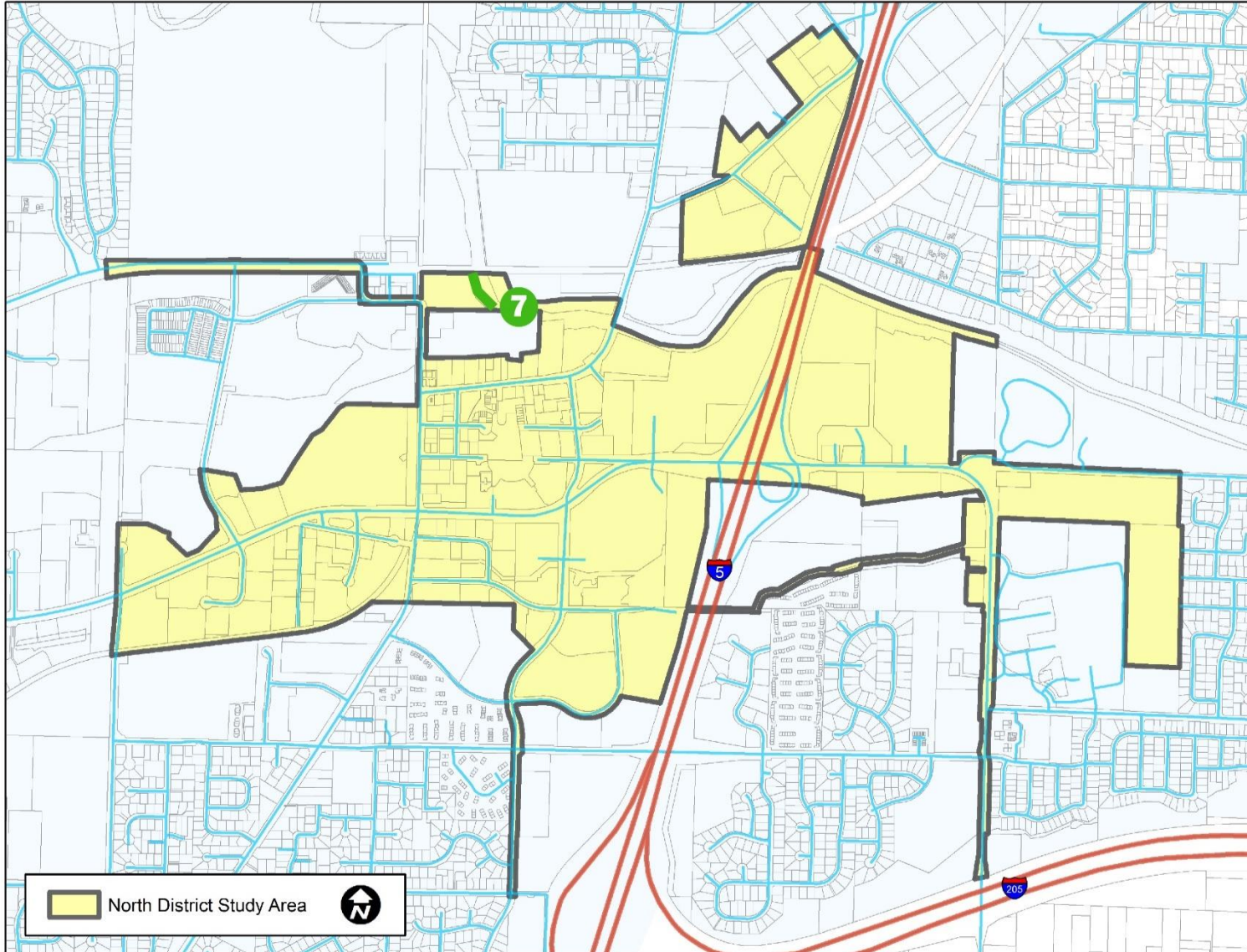


Downtown Lake Oswego



Orenco Station

COMMUNITY IDENTITY



7. Tualatin River Plaza and Access Habitat Restoration Project

\$5 M

To design and construct a public gathering space and access point to the Tualatin River. In addition, mitigate impacts while enhance environmental habitats near project area.

* Community Design Standard Master Plan

\$150,000



REMAINING GOALS



(6) INDUSTRIAL DEVELOPMENT

Promote dense industrial development in zoned industrial areas.



(7) PUBLIC UTILITIES

Provide utilities as needed to facilitate growth and aesthetic quality.



(8) FLOOD MITIGATION

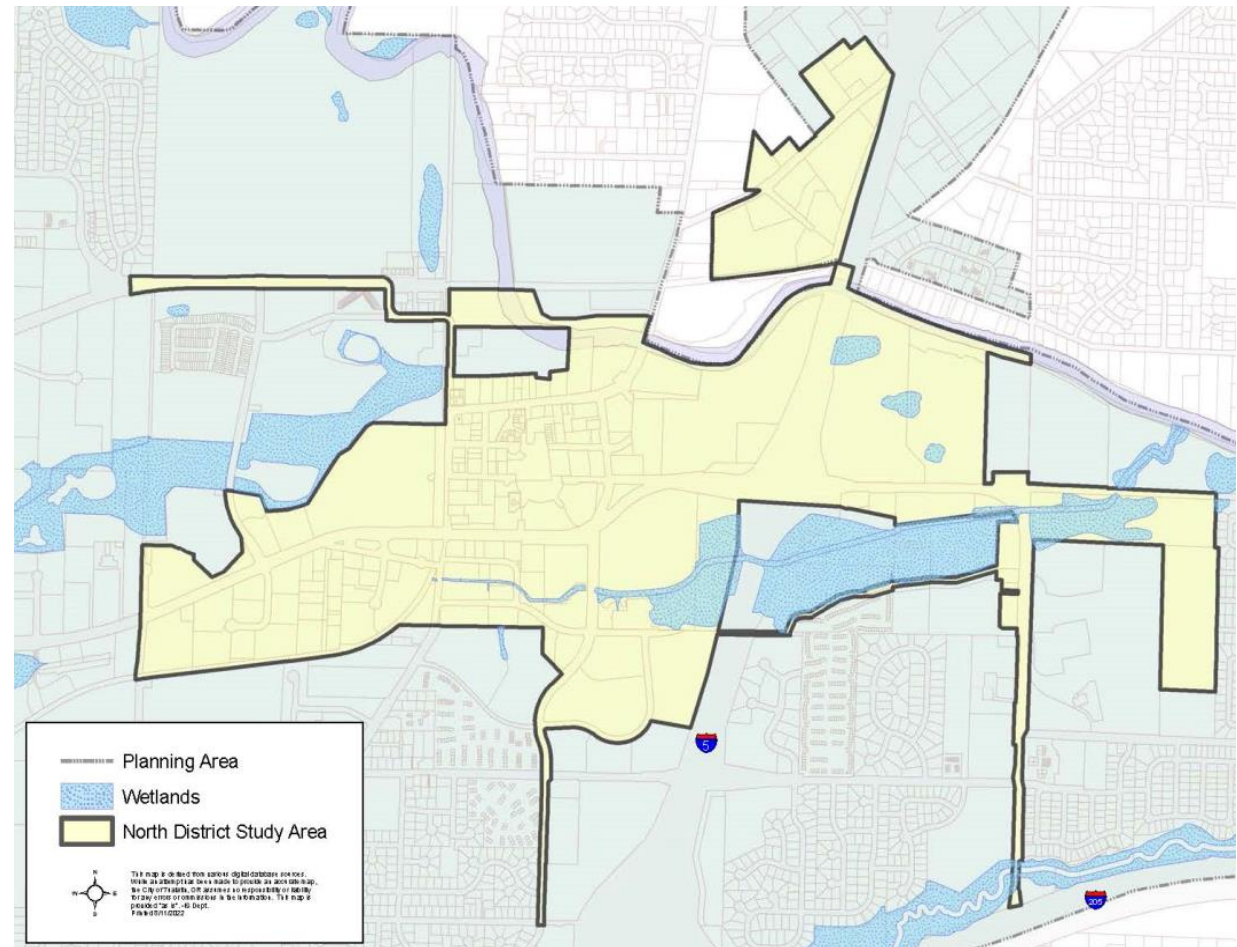
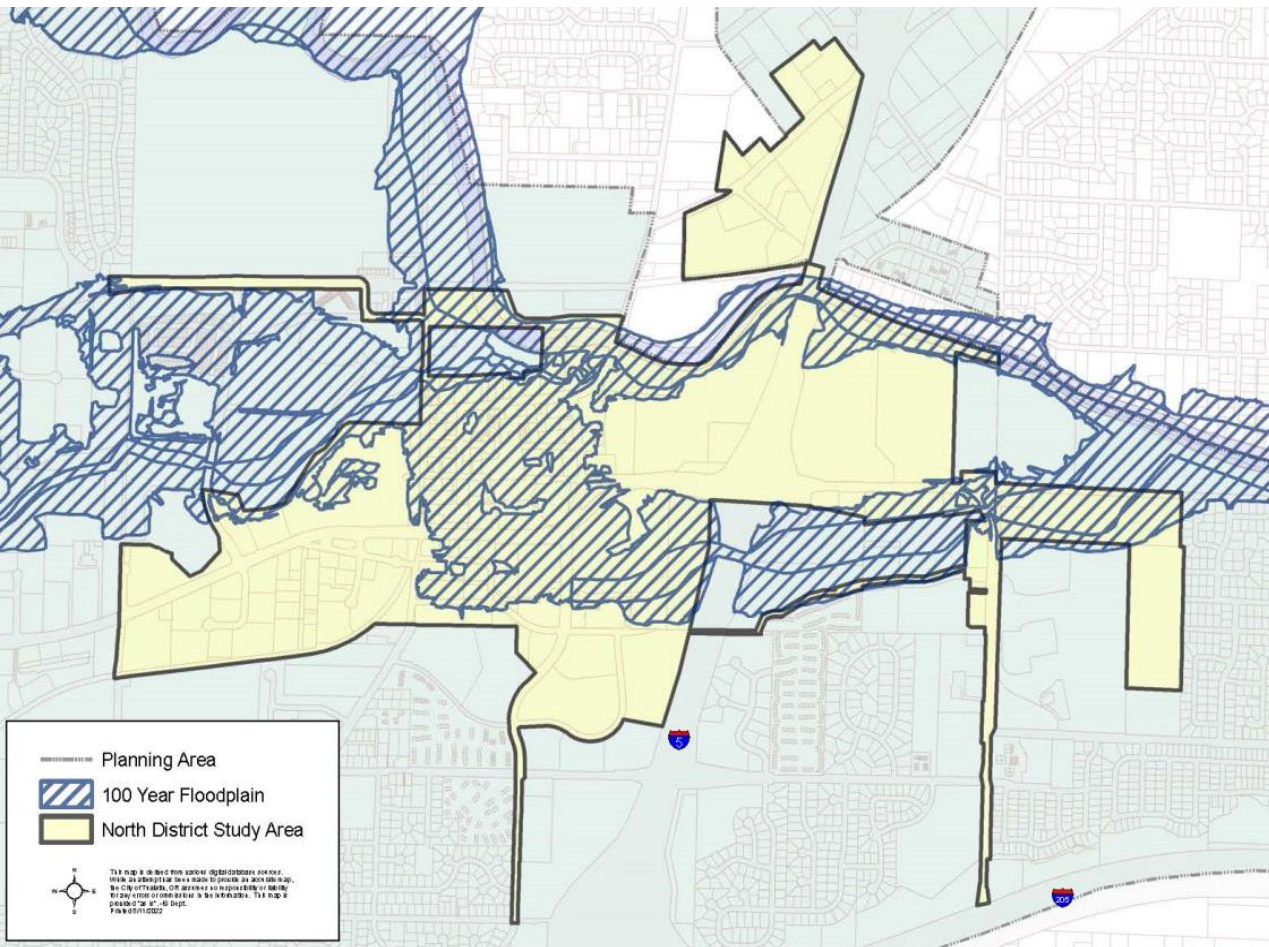
Promote the public health, safety, and general welfare while minimizing existing and future impacts to public and private development due to flood conditions.



(9) ENVIRONMENTAL STEWARDSHIP

Protect Tualatin's original asset, its natural environment, minimize impacts to adjacent land where future projects may occur.

FLOOD MITIGATION AND WETLANDS MAPS



PROPOSED PROJECTS SUMMARY

BLIGHT REMEDIATION	
18970 Catalyst Project	\$ 12,435,000
Multi-Access to Hindered Areas – Roads and Intersections	\$ 5,730,000
ENHANCED CONNECTIVITY	
Area Transportation Plan	\$ 100,000
North to South Center Road Development and TS Road Realignment	\$ 11,000,000
Trail Development (Nyberg and Tualatin Greenways)	\$ 3,000,000
Flood Mitigation and Grading	\$ 4,000,000
LAND ACQUISITION	
Land	\$ 12,000,000
COMMUNITY IDENTITY	
Tualatin River Plaza Project	\$5,000,000
DEVELOPER ASSISTANCE	
Incentives and Rebates	\$ 17,160,000
ECONOMIC DEVELOPMENT	
Capital Grants	\$ 3,575,000
ADMINISTRATION	
Payroll, Legal, Recordings	\$ 8,200,000
Market Feasibility Study	\$ 100,000
Zone Code Change Plan	\$ 100,000
TOTAL PROJECT COSTS	\$ 82,400,000





IMPACT OPTIONS



LOW IMPACT

\$53M

MAXIMUM INDEBTEDNESS

\$39M

TODAY'S DOLLARS

MAJOR PROJECTS:

Main Street Corridor
18970 Catalyst Project

PLAN DURATION:

21 years

OPTION SUCCESS:

Business Assisted: 98
Housing Units: 19 – 37
Affordable: 1 – 11
% Land Improved: 7%
Trail Mileage Built: 0
Road Mileage Improved: .26

LOW IMPACT

Total Net TIF	\$	66,484,549
Maximum Indebtedness	\$	53,100,000
Capacity (2023\$) - Including Financing Fees	\$	38,850,591
Years 1-5	\$	2,303,522
Years 6-10	\$	15,568,755
Years 11-15	\$	16,335,172
Years 16-20	\$	4,500,000
Years 21-25	\$	143,142
Years 26-30	\$	-

← MAJOR PROJECTS BEGIN



HIGH IMPACT

\$139M

MAXIMUM INDEBTEDNESS

\$81M

TODAY'S DOLLARS

MAJOR PROJECTS:

Main Street Corridor
18970 Catalyst Project
Tualatin River Plaza
Trail Development

PLAN DURATION:

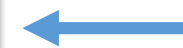
30 years

OPTION SUCCESS:

Business Assisted: 119
Housing Units: 56 - 112
Affordable: 1 - 46
% Land Improved: 25-37%
Trail Mileage Built: .7
Road Mileage Improved: .26

HIGH IMPACT

Total Net TIF	\$	164,595,865
Maximum Indebtedness	\$	139,000,000
Capacity (2023\$) - Including Financing Fees	\$	81,125,734
Years 1-5	\$	5,778,522
Years 6-10	\$	12,558,755
Years 11-15	\$	13,291,575
Years 16-20	\$	16,492,096
Years 21-25	\$	17,245,035
Years 26-30	\$	15,759,751



**MAJOR
PROJECTS
BEGIN**



IMPACT COMPARISON

\$39M

TODAY'S DOLLARS

PLAN DURATION:

21 years

OPTION SUCCESS:

Business Assisted: 98

Housing Units: 19 – 37

Affordable: 1 – 11

% Land Improved: 7%

Trail Mileage Built: 0

Road Mileage Improved: .26

MAJOR PROJECTS:

Main Street Corridor

18970 Catalyst Project

\$81M

TODAY'S DOLLARS

PLAN DURATION:

30 years

OPTION SUCCESS:

Business Assisted: 119

Housing Units: 56 - 112

Affordable: 1 - 46

% Land Improved: 25-37%

Trail Mileage Built: .7

Road Mileage Improved: .26

MAJOR PROJECTS:

Main Street Corridor

18970 Catalyst Project

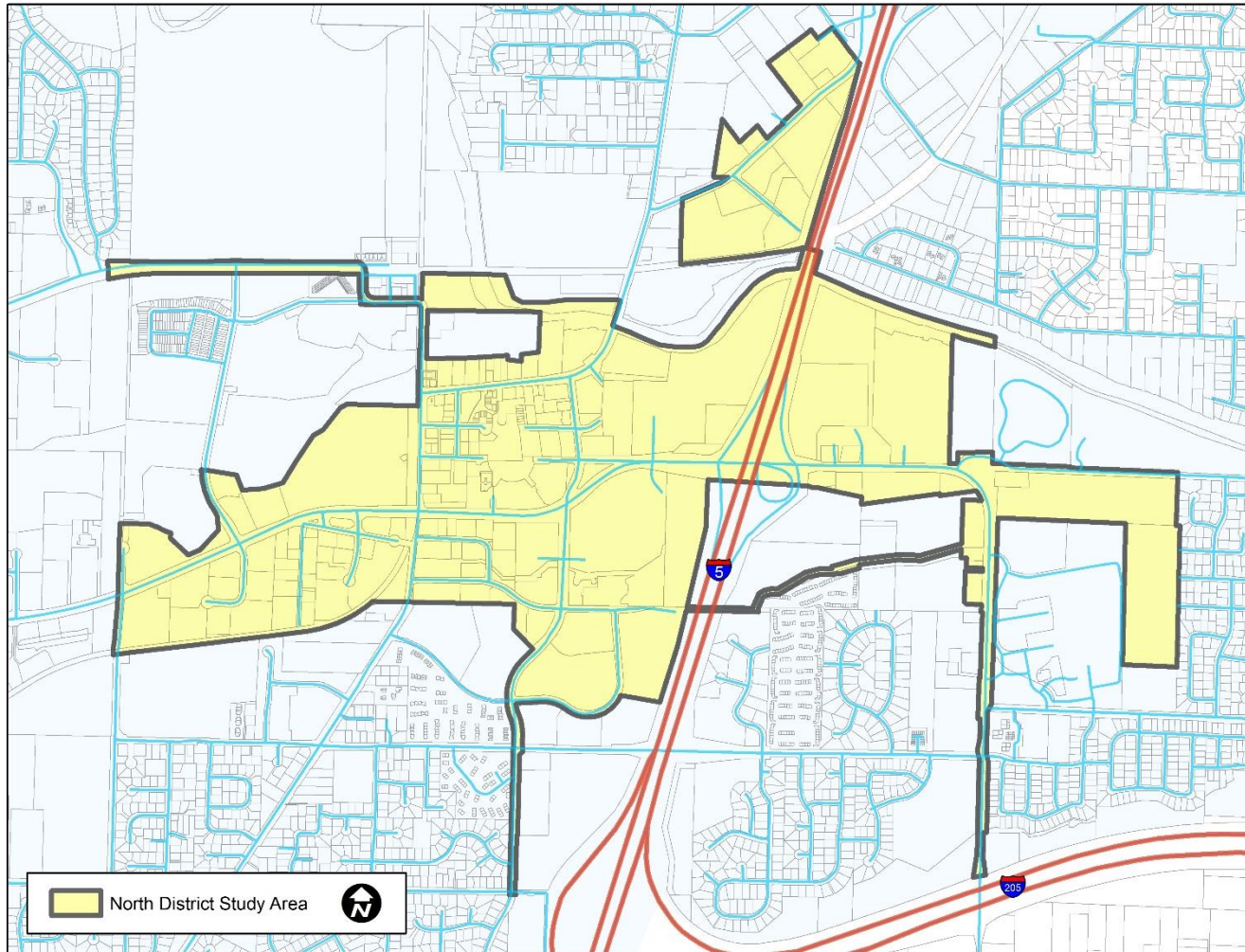
Tualatin River Plaza

Trail Development



PROPOSED BOUNDARY


PROPOSED BOUNDARY



CHANGES:

- Removes Bridgeport Village
- Eliminates Quadrant 2
- Removes RV Park New Build Site
- Expands District ROW
 - Tualatin Road
 - Martinazzi Avenue
 - 65th Avenue
 - Easement for trail system





POLICY QUESTIONS

- 1. DOES COUNCIL AGREE WITH THE PLAN VISION?**
- 2. DOES COUNCIL AGREE WITH THE PROPOSED GOALS AND STRATEGIES**
 - A. DOES COUNCIL AGREE WITH THE PROPOSED PROJECTS AND INVESTMENT ALLOCATIONS.**
- 3. WHICH IMPACT OPTION DOES COUNCIL PREFER?**
- 4. DOES COUNCIL APPROVE THE PROPOSED BOUNDARY?**



DISCUSSION

NEXT STEPS

AUGUST 22ND – City Council Workshop (Tonight)

SEPTEMBER – Online Open House, Developer Meetings

SEPTEMBER 12th – Tualatin Development Commission: Recommend Plan Adoption, Forward to Planning Commission.
45 Day Consult and Confer.

SEPTEMBER 22nd – Planning Commission Approval

NOVEMBER 12th –City Council Public Hearing

NOVEMBER 28th – Final Adoption



Budget Worksheet
For Fiscal Year 2021-2022
224 - PARKS UTILITY FUND
REVENUE



	Actual FY 19/20	Actual FY 20/21	Adopted FY 21/22	Adopted FY 22/23								
BEGINNING FUND BALANCE												
224-00-00-40000 Beginning Fund Balance	-	-	-	614,480								
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th align="left">Detail</th> <th align="right">Request</th> </tr> </thead> <tbody> <tr> <td></td> <td align="right">564,480</td> </tr> <tr> <td>Change per Budget Committee Amendment - Brown's Ferry Boardwalk Carryover</td> <td align="right">50,000</td> </tr> <tr> <td></td> <td align="right"><u>614,480</u></td> </tr> </tbody> </table>			Detail	Request		564,480	Change per Budget Committee Amendment - Brown's Ferry Boardwalk Carryover	50,000		<u>614,480</u>	
Detail	Request											
	564,480											
Change per Budget Committee Amendment - Brown's Ferry Boardwalk Carryover	50,000											
	<u>614,480</u>											
BEGINNING FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	614,480								
INVESTMENT EARNINGS												
224-00-00-46101 Interest on Investments	-	-	2,000	3,480								
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Detail	Request											
	2,750											
Adjust Assumption Upward	730											
	<u>3,480</u>											
INVESTMENT EARNINGS	<u>-</u>	<u>-</u>	2,000	3,480								
FEES & CHARGES												
224-00-00-42150 Utility Fee Revenue	-	-	676,440	678,440								
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	678,440											
	<u>678,440</u>											
FEES & CHARGES	<u>-</u>	<u>-</u>	676,440	678,440								
PARKS UTILITY FUND REVENUE - TOTAL	<u>-</u>	<u>-</u>	678,440	1,296,400								

Budget Worksheet
For Fiscal Year 2021-2022
224 - PARKS UTILITY FUND
 00 - NON-DIVISION



		Actual FY 19/20	Actual FY 20/21	Adopted FY 21/22	Adopted FY 22/23																																													
MATERIALS & SERVICES																																																		
224-00-00-53002	Printing & Postage	-	-	9,600	9,600																																													
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CAPITAL OUTLAY																																																		
224-00-00-57007	Projects Professional Svc	-	-	-	75,000																																													
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224-00-00-57009	Fund Projects	-	-	100,000	967,000																																													
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Budget Worksheet
For Fiscal Year 2021-2022
224 - PARKS UTILITY FUND
 00 - NON-DIVISION



		Actual FY 19/20	Actual FY 20/21	Adopted FY 21/22	Adopted FY 22/23																
TRANSFERS OUT																					
224-00-00-59100	Transfers Out - General Fund	-	-	29,360	69,660																
		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th align="center" colspan="3">Detail</th> <th align="center">Request</th> </tr> </thead> <tbody> <tr> <td colspan="3"></td> <td align="center">69,660</td> </tr> <tr> <td colspan="3"></td> <td align="center">69,660</td> </tr> </tbody> </table>			Detail			Request				69,660				69,660					
Detail			Request																		
			69,660																		
			69,660																		
224-00-00-59436	Transfers Out - Park Develop	-	-	-	42,450																
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TRANSFERS OUT		<u>-</u>	<u>-</u>	<u>29,360</u>	<u>112,110</u>																
CONTINGENCY																					
224-00-00-61000	Contingency	-	-	539,480	132,690																
		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th align="center" colspan="3">Detail</th> <th align="center">Request</th> </tr> </thead> <tbody> <tr> <td colspan="3"></td> <td align="center">131,960</td> </tr> <tr> <td colspan="3">Adjust for increased interest revenue assumption</td> <td align="center">730</td> </tr> <tr> <td colspan="3"></td> <td align="center">132,690</td> </tr> </tbody> </table>			Detail			Request				131,960	Adjust for increased interest revenue assumption			730				132,690	
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PARKS UTILITY FUND - TOTAL		<u>-</u>	<u>-</u>	<u>678,440</u>	<u>1,296,400</u>																



Hug A Park Tualatin Community Park August 8, 2022

Thank You Volunteers for your enthusiasm and muscles!

- 15 enthusiastic volunteers from the the ALBION Soccer Club painted 22 picnic tables at the main shelter at TCP.
- Thank you volunteers for prepping our park for summer fun and community events.
- Thank you to the Parks Maintenance team for supporting and engaging volunteers and keeping our Parks clean and green in this case, barn red.



SEPTEMBER 2022

Bioblitz - All month long



SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5 Holiday: City Closed	6	7	8	9	10
11	12 City Council Meeting	13 TPARK Meeting	14	15	16	17
18	19	20	21	22	23	24 TRG Trial Extension Outreach Event
25	26 City Council Meeting	27	28	29	30	1

OCTOBER 2022



SUN	MON	TUE	WED	THU	FRI	SAT
2	3 JPC: Active Aging	4	5	6	7	8
9	10 City Council Meeting	11 TPARK Meeting	12	13	14	15 Pumpkins & Pints
16 Pumpkin Regatta	17	18	19	20	21	22
23	24 City Council Meeting	25	26	27	28	29
30	31	1	2	3	4 Veterans Breakfast	5