



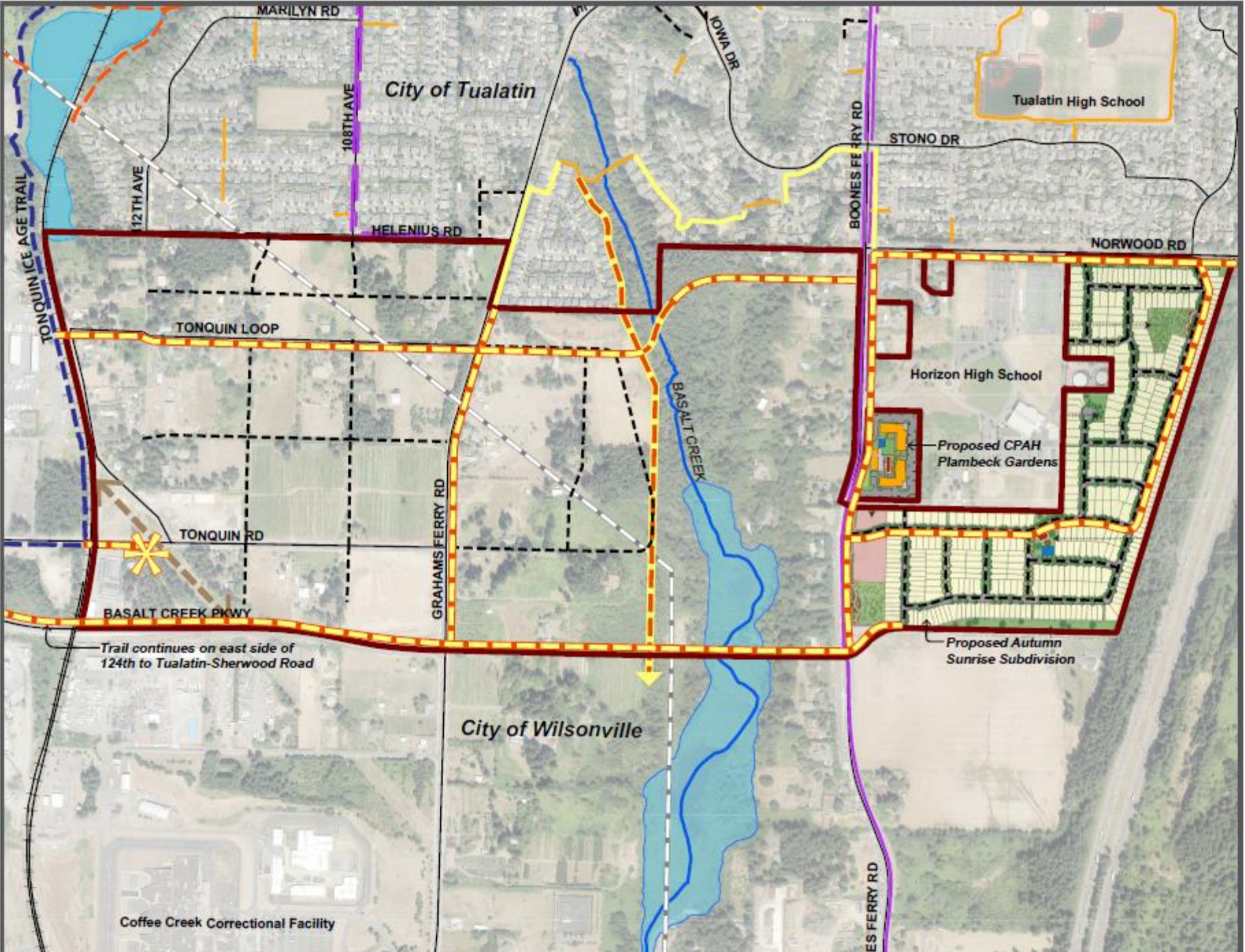
City of

**TUALATIN**

**PARKS & RECREATION**

# **Basalt Creek Parkland Acquisition**

## **October 24, 2022**



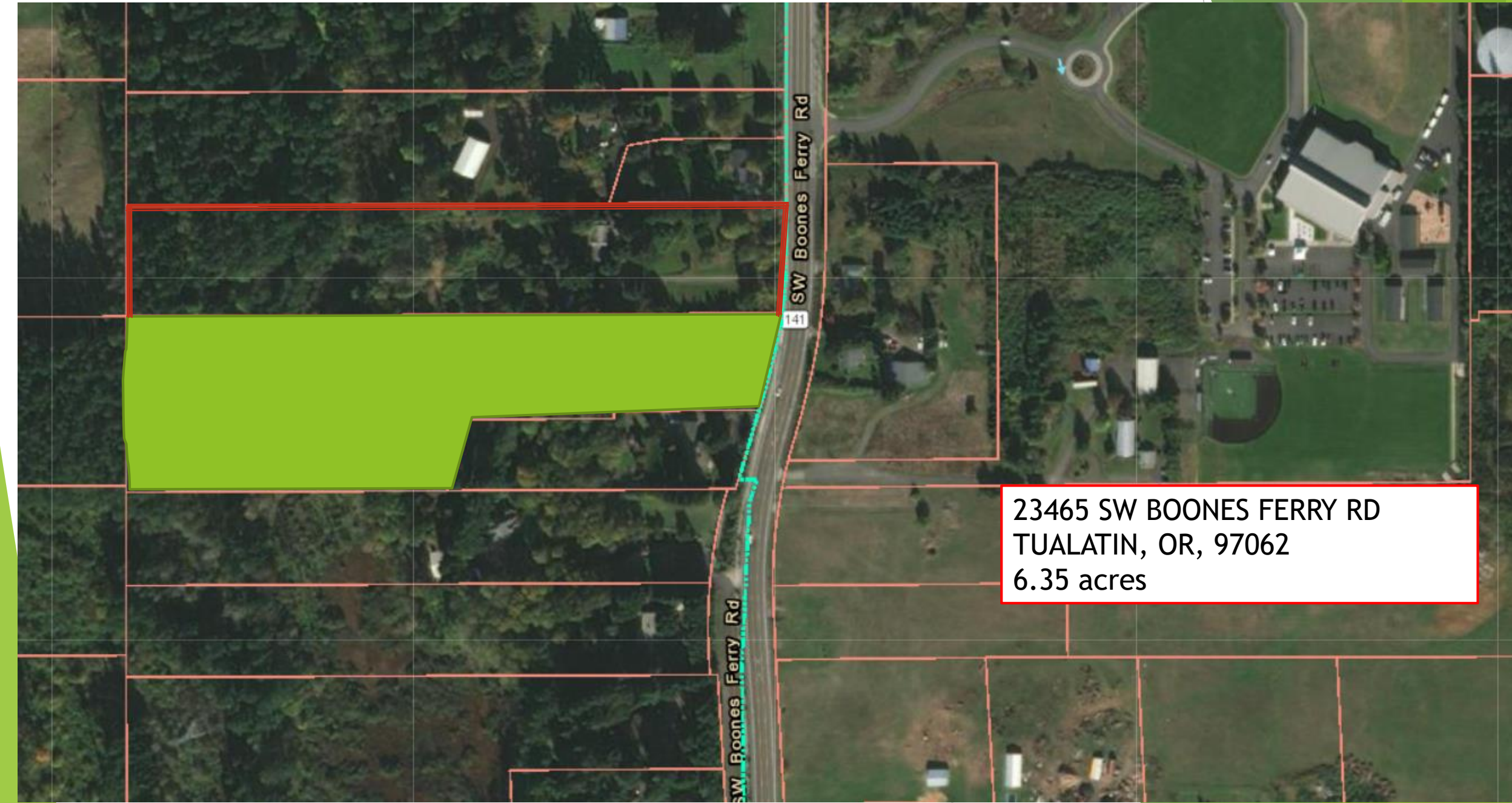
### Basalt Creek Trails Concept

#### Legend

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

Note: On-street trails (enhanced sidewalks or multi-use paths) in residential areas to follow future development street systems.





23465 SW BOONES FERRY RD  
TUALATIN, OR, 97062  
6.35 acres

# Site Attributes

- ▶ Natural area and creek/wetland resource
- ▶ Flat area for active recreation
- ▶ Adjacency to residential
- ▶ Alignment with City Council Vision goals
- ▶ Future access across Boones Ferry
- ▶ Adjacent to recently purchased parkland
- ▶ Expands Basalt Creek Parkland to 14.04 acres

# City Council Vision Goal Alignment

- ▶ An **INCLUSIVE COMMUNITY** that promotes equity, diversity, and access in creating a meaningful quality of life for everyone
- ▶ Safe, vibrant, and accessible **GATHERING PLACES** throughout the city that build and celebrate our whole community
- ▶ Safe, desirable, welcoming, and sustainable **NEIGHBORHOODS** with housing that is available for all
- ▶ An **ENVIRONMENTALLY** active, sustainable, responsible, and forward-thinking community that values and protects our natural resources, inhabitants, and habitat

# Current State

- ▶ Owners are interested selling to the City as parkland
- ▶ Owners would like to enter into a Purchase and Sale Agreement (PSA) with the City of Tualatin

# PSA Terms

- ▶ Sale price to be negotiated upon completion of appraisal report
- ▶ City of Tualatin will pay for appraisal
- ▶ PSA would expire without final Council action

# Value/Cost Estimates

- ▶ Washington County Tax Year 2022 Real Market Value: \$924,880
- ▶ Zillow: \$1,019,000
- ▶ Redfin: \$919,661





