



CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

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.

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BASALT CREEK PARKS & RECREATION PLAN



Tualatin Basalt Creek Parks & Recreation Plan

Final Plan | December 2021

ACKNOWLEDGMENTS (CONTINUED)

Area Planning Partners & Collaborations

Basalt Creek Neighbors
& Property Owners

City of Tualatin
Community Members

City of Tualatin Business
& Employment

Commercial CIO

Community Partners for
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BASALT CREEK PARKS & RECREATION PLAN

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CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

Executive Summary



Executive Summary

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

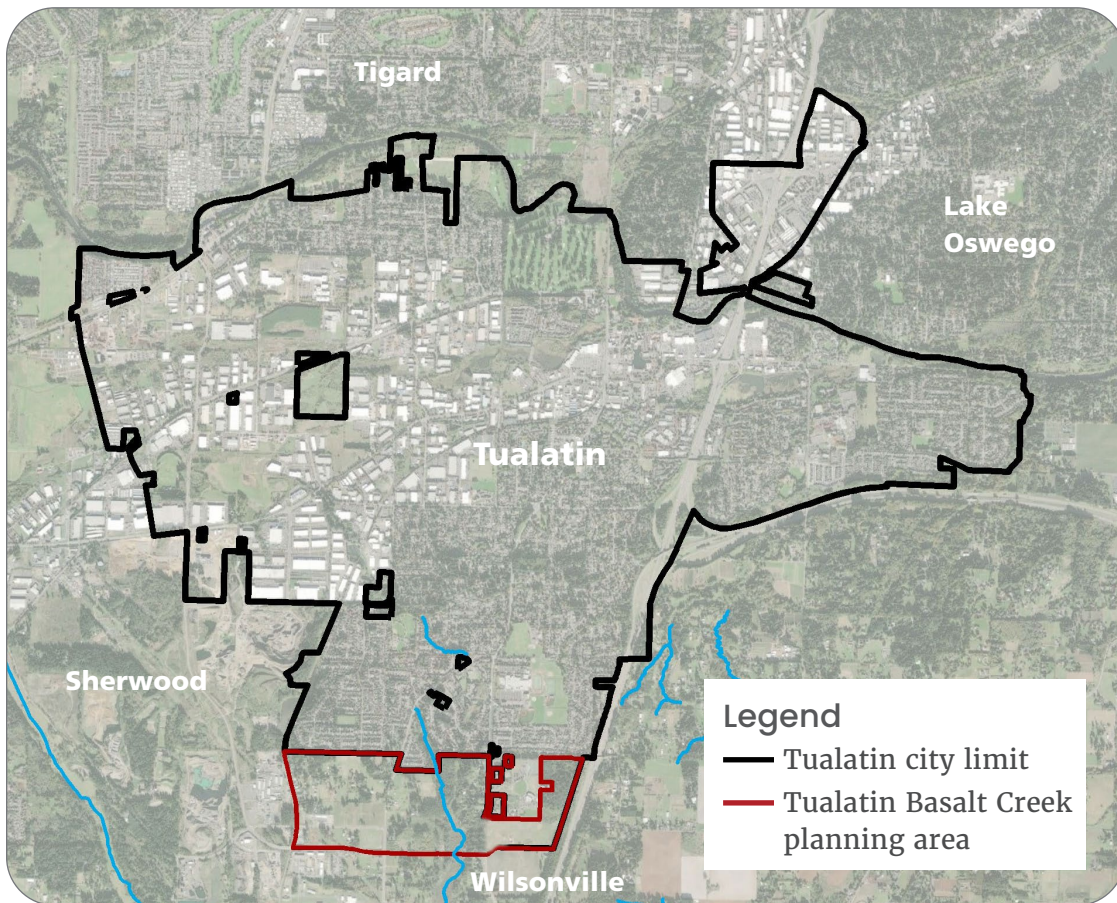
This plan complements two previous planning efforts in 2018: the Basalt Creek Comprehensive Plan, which described future land uses and needed infrastructure for Basalt Creek, and the Tualatin Parks and Recreation Master Plan, which identified a need for land acquisition and related park and trail planning.

Process

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

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

EXECUTIVE SUMMARY



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

BASALT CREEK PARKS & RECREATION PLAN

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

Real Estate Trends and Market Dynamics

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

Community and Stakeholder Engagement

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

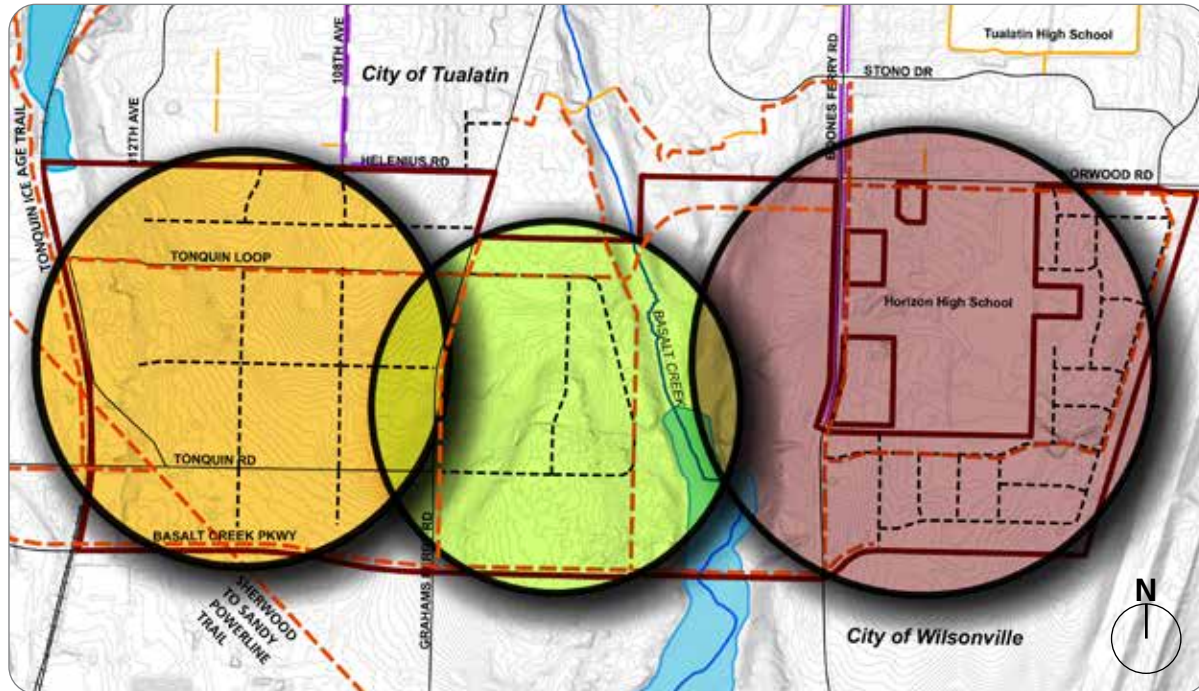
- These conversations and interactions helped to determine what features would be included in proposed park and trail concepts such as trails, sport courts, flexible multi-use fields, play areas, picnicking, and natural areas.
- Safety and visibility along future on-street trails/widened sidewalks, greenways,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



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

EXECUTIVE SUMMARY

Basalt Creek Framework Plan



Park Development Framework and Access Improvements

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

Legend

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

BASALT CREEK PARKS & RECREATION PLAN

Framework Plan Priority Elements

West Opportunity Area

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

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

Central Opportunity Area

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

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

East Opportunity Area

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

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

EXECUTIVE SUMMARY

TABLE 3: LAND ACQUISITION ESTIMATES

2018 Tualatin Parks & Recreation Plan Acquisition Estimates for Basalt Creek Park (P3) (2018 dollars)	
Acreage	20
Type	Community Park
Parkland Acquisition and Easements	\$5,000,000
Cost Per Acre	\$250,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Land Acquisition Estimates (2021 dollars)	
Acreage	15-20 total
Type	Large neighborhood park
Parkland Acquisition and Easements (up to 20 acres)	Range: \$5,220,000 - \$6,000,000
Trails Cost (1.78 acres)	\$535,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

TABLE 4: PARK DEVELOPMENT COSTS SUMMARY

2018 Tualatin Parks & Recreation Plan Estimate of Development Costs, (Appendix D, Table D-2, page D-8)		
Park Type	Large Neighborhood Park (2018 dollars)	Large Neighborhood Park (2021 dollars)
Site Development (per acre)	\$500,000	\$554,000
2018 Tualatin Parks & Recreation Plan Improvement Costs for Basalt Creek Park (P3) (Appendix D, page D-6)		
	(2018 dollars)	(2021 dollars)
Improvement Costs	\$12,110,000	\$13,159,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Summary of Development Costs (2021 dollars)		
Acreage	15-20 total	
Trails (excludes parks)	\$3,124,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
TOTAL	\$11,029,000	
Development cost per acre	\$551,500-\$735,300	

BASALT CREEK PARKS & RECREATION PLAN

Land Acquisition and Development Costs

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

- Estimated total land acquisition costs to implement the Basalt Creek Parks and Recreation Plan: \$5 to \$6 million at \$260,000–\$300,000 per acre in 2021 dollars.
- Estimated total park development costs for Basalt Creek to implement the Basalt Creek Parks and Recreation Plan: \$11.0 million at a cost of \$552,000–\$735,000 per acre in 2021 dollars.
- If recent real estate and development trends continue, these costs will continue to rise. As the City looks further into the future, costs should be escalated accordingly.

Implementation and Action Plan

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

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

Staffing, Operations and Maintenance

- **Staff and operating cost impact:** 1.5–2.0 Full Time Employees (FTEs) will be needed annually for maintenance once the parks and recreation assets in this plan are completed, estimated at \$115,000.



PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Resumen ejecutivo

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

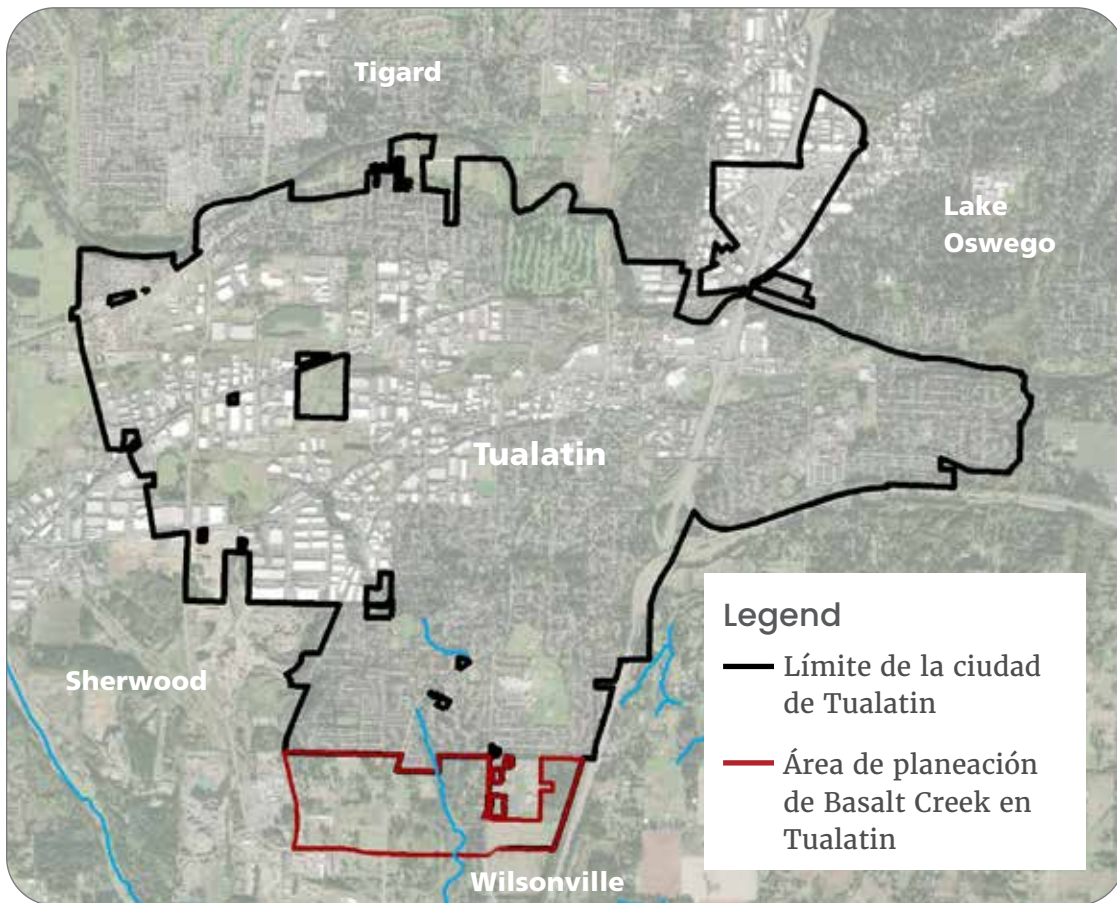
Este plan complementa dos esfuerzos previos de planeación en 2018: el Plan integral de Basalt Creek, que describe usos futuros de suelo e infraestructura necesaria de Basalt Creek, y el Plan de Parques y Áreas Recreativas de Tualatin, que identificó la necesidad de adquisición de terrenos y la relacionada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

Proceso

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

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

RESUMEN EJECUTIVO



- **Establecer un marco de trabajo para parques y áreas recreativas** para orientar las inversiones en parques y senderos en toda el área de planeación con base en el análisis del sitio, participación pública, características del sitio y comentarios de la Ciudad.
- **Identificar inversiones claves en parques y áreas recreativas** que puedan servir de mejor forma a los residentes existentes y nuevos, empleados y empleadores.
- **Calcular costos** para planear de mejor forma el costo de la compra de terrenos, construcción y mantenimiento de parques y senderos en el área de planeación de Basalt Creek.
- **Identificar los pasos hacia la implementación** que guíen la expansión de parques e instalaciones recreativas, programas y servicios a Basalt Creek.

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

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Tendencias de bienes raíces y dinámicas del mercado

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



Participación de la comunidad y de las personas interesadas

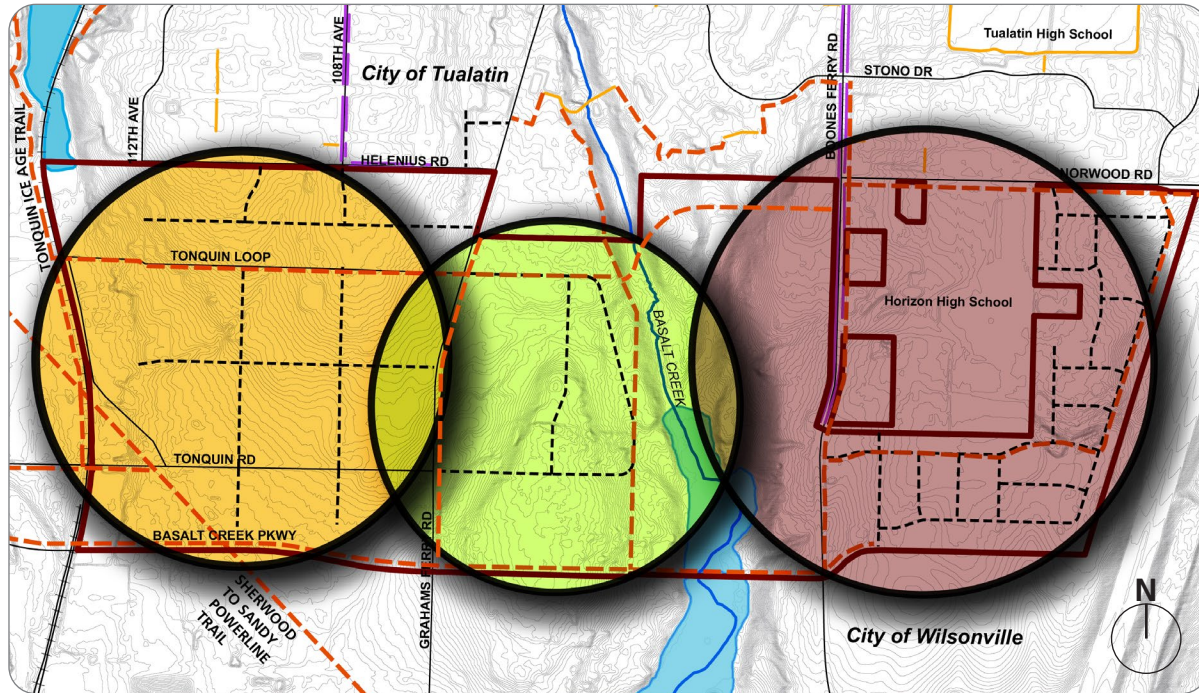
- La participación de la comunidad para el Plan de Parques y Áreas Recreativas de Basalt Creek incluyó más de veinte reuniones diversas, visitas a las propiedades, grupos focales y eventos comunitarios con más de 650 personas, lo que ocurrió en 2021. La participación incluyó miles de interacciones digitales,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



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

RESUMEN EJECUTIVO

Plan Estructural de Basalt Creek



Plan estructural para el desarrollo de parques y mejoras al acceso

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

Legend

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

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Elementos prioritarios del plan estructural

Área de oportunidad del oeste

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

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

Área de oportunidad en el centro

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

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

Área de oportunidad del este

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

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

RESUMEN EJECUTIVO

CUADRO 3: ESTIMACIONES DE ADQUISICIÓN DE TERRENOS

Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin 2018 para el parque Basalt Creek (P3) (dólares de 2018)	
Acres	20
Tipo	Parque comunitario
Adquisición y servidumbre de terrenos para parques	\$5,000,000
Costo por acre	\$250,000
Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin Basalt Creek (dólares de 2021)	
Acres	15-20 total
Tipo	Parque de vecindario grande
Adquisición y servidumbre de terrenos para el parque (hasta 20 acres)	Rango: \$5,220,000 - \$6,000,000
Costo de los senderos (1.78 acres)	\$535,000
Costo del área de oportunidad del oeste (1 acre)	\$300,000
Costo del área de oportunidad en el centro (10-15 acres)	\$3,000,000 - \$4,500,000
Costo del área de oportunidad del este (0 acres)	\$0
Costo por acre	\$260,000 - \$300,000

CUADRO 4: RESUMEN DE LOS COSTOS DE DESARROLLO DEL PARQUE

Estimaciones de los costos de desarrollo para el Plan de parques y áreas recreativas de Tualatin 2018 (Apéndice D, Cuadro D-2, página D-8)		
Tipo de parque	Parque de vecindario grande (dólares de 2018)	Parque de vecindario grande (dólares de 2021)
Sitio de desarrollo (por acre)	\$500,000	\$554,000
Costos para el Plan de mejora de parques y áreas recreativas de Tualatin para Basalt Creek 2018 (P3) (Apéndice D, página D-6)		
	(dólares de 2018)	(dólares de 2021)
Costos de mejoras	\$12,110,000	\$13,159,000
Resumen de costos de desarrollo para el plan de parques y áreas recreativas de Tualatin Basalt Creek 2021 (dólares de 2021)		
Acres	15-20 total	
Senderos (excluye todos los parques)	\$3,124,000	
Área de oportunidad del oeste	\$775,000	
Área de oportunidad en el centro	\$6,675,000	
Área de oportunidad del este	\$455,000	
TOTAL	\$11,029,000	
Costo de desarrollo por acre	\$551,500-\$735,300	

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Adquisición de terrenos y costos de desarrollo

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

- Total estimado de costos por la adquisición de terrenos para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: de \$5 a \$6 millones de dólares a \$260,000-\$300,000 por acre, en dólares de 2021.
- Total estimado de costos por el desarrollo de parques para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: \$11.0 millones de dólares a un costo de \$552,000-\$735,000 por acre, en dólares de 2021.
- Si continúan las tendencias de bienes raíces y construcción, estos costos continuarán aumentando. Mientras la Ciudad ve hacia el futuro, los costos deben aumentar en conformidad.

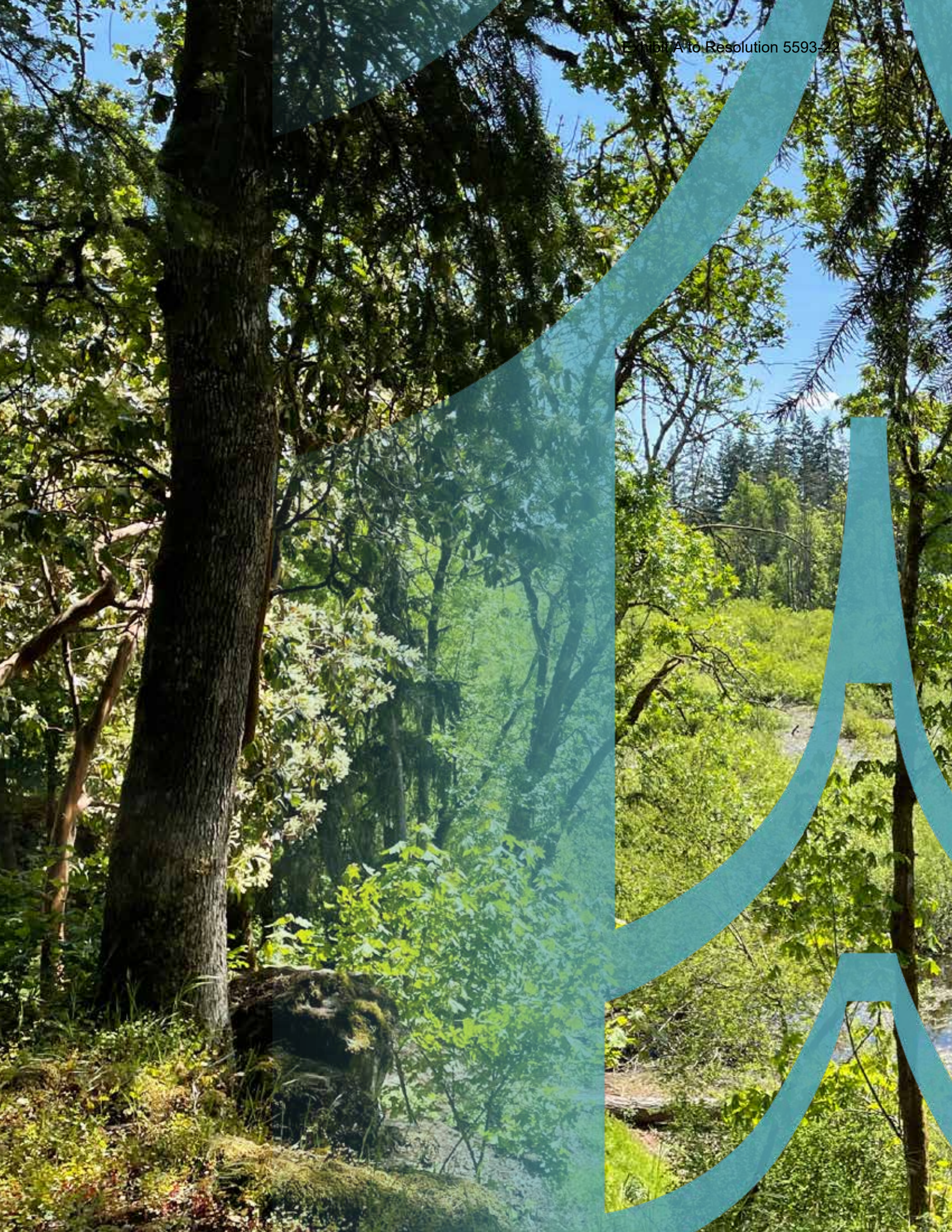
Implementación y plan de acción

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

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

Dotación de personal, operaciones y mantenimiento

- Impacto de la dotación de personal y costo operativo: 1.5-2.0 Empleados de Tiempo Completo (FTE, por sus siglas en inglés) se requerirán anualmente para el mantenimiento una vez que los parques y activos de recreación se completen, lo que se estima en \$115,000 dólares.



1

Introduction



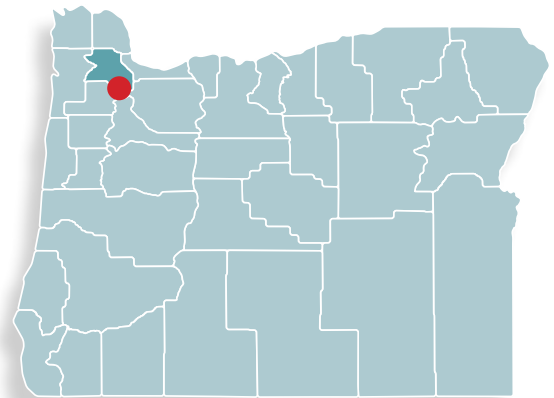
BASALT CREEK PARKS & RECREATION PLAN

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

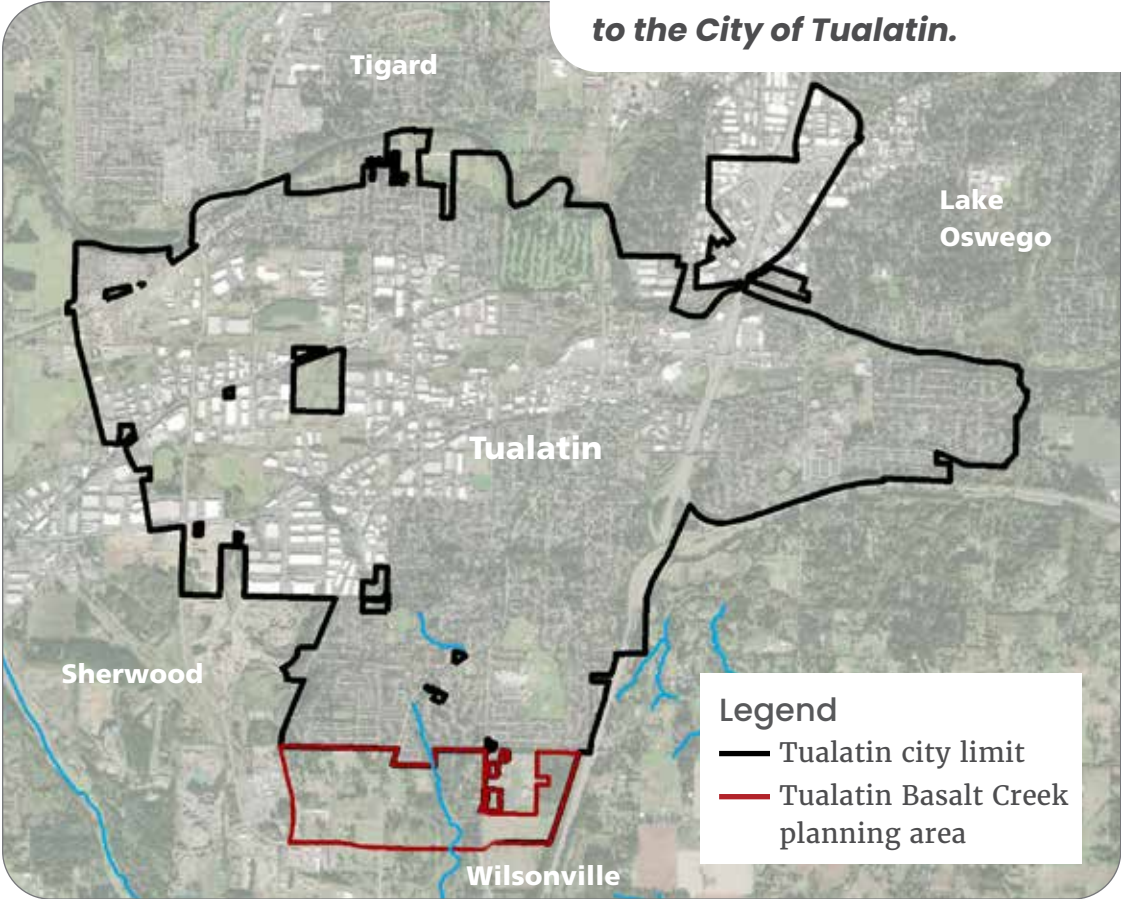
new jobs and 575 new households. As of October 2021, two residential development projects are proposed on the east side along Boones Ferry Road which will introduce approximately 400 single-family homes and 116 units of affordable multi-family housing.



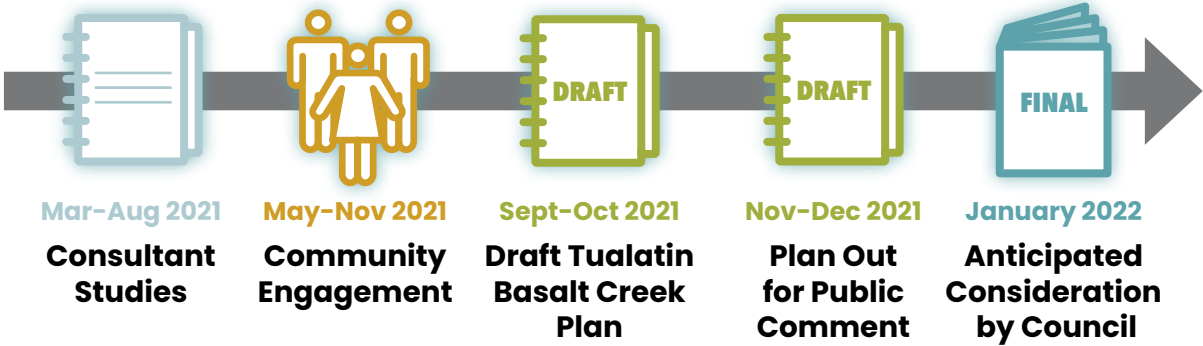
Tualatin Basalt Creek planning area is located in southern Washington County.

CHAPTER 1: INTRODUCTION

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



BASALT CREEK PARKS & RECREATION PLAN

Plan Purpose

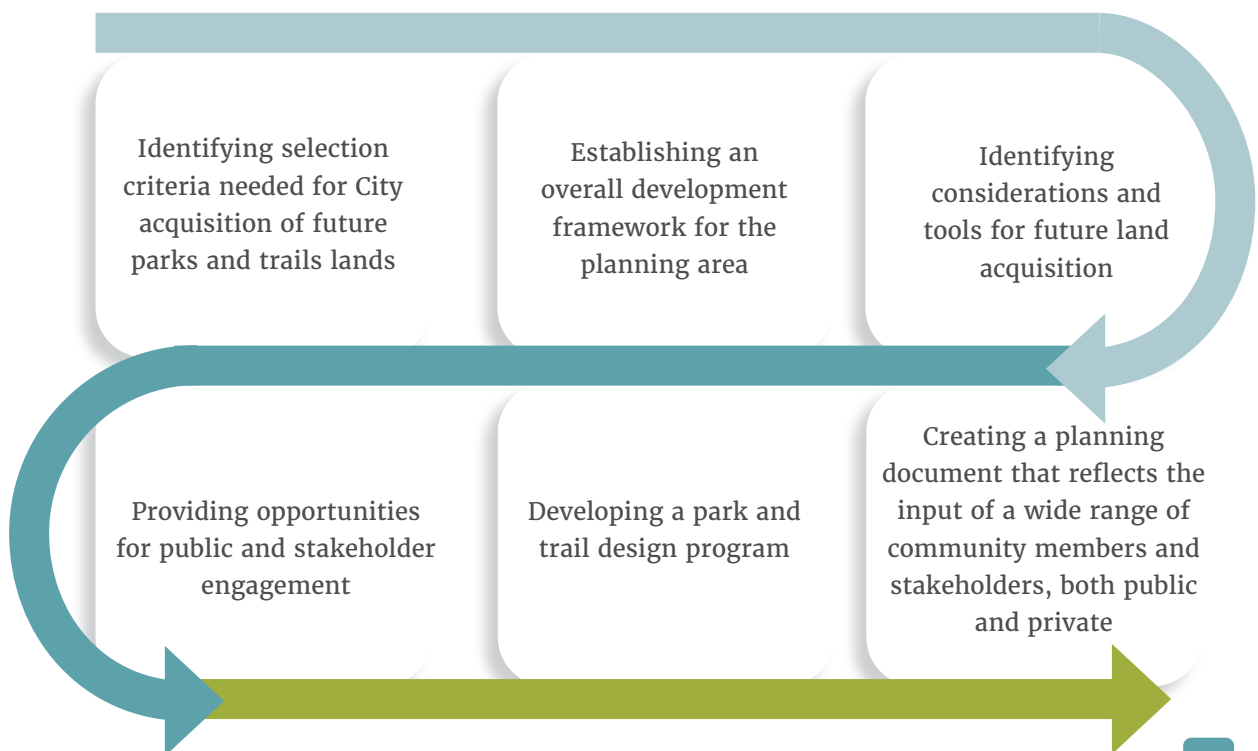
This plan provides direction for the stewardship, enhancement, and development of future parks, natural areas, greenways, trails, and other supportive recreation elements in the Tualatin Basalt Creek planning area. This plan follows up on recommendations outlined in the 2018 Tualatin Parks and Recreation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



CHAPTER 1: INTRODUCTION

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

BASALT CREEK PARKS & RECREATION PLAN

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.

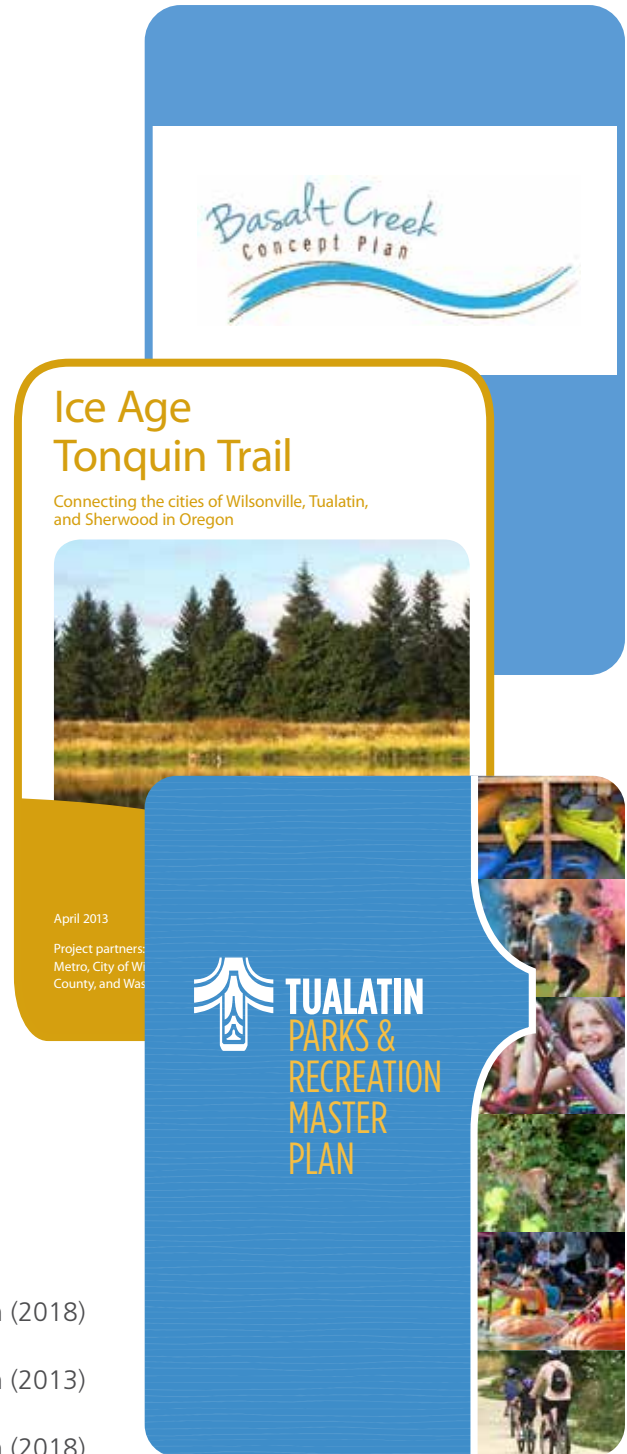
ICE AGE TONQUIN TRAIL MASTER PLAN (2013)

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 Road – and the City of Wilsonville's northern planning 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.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

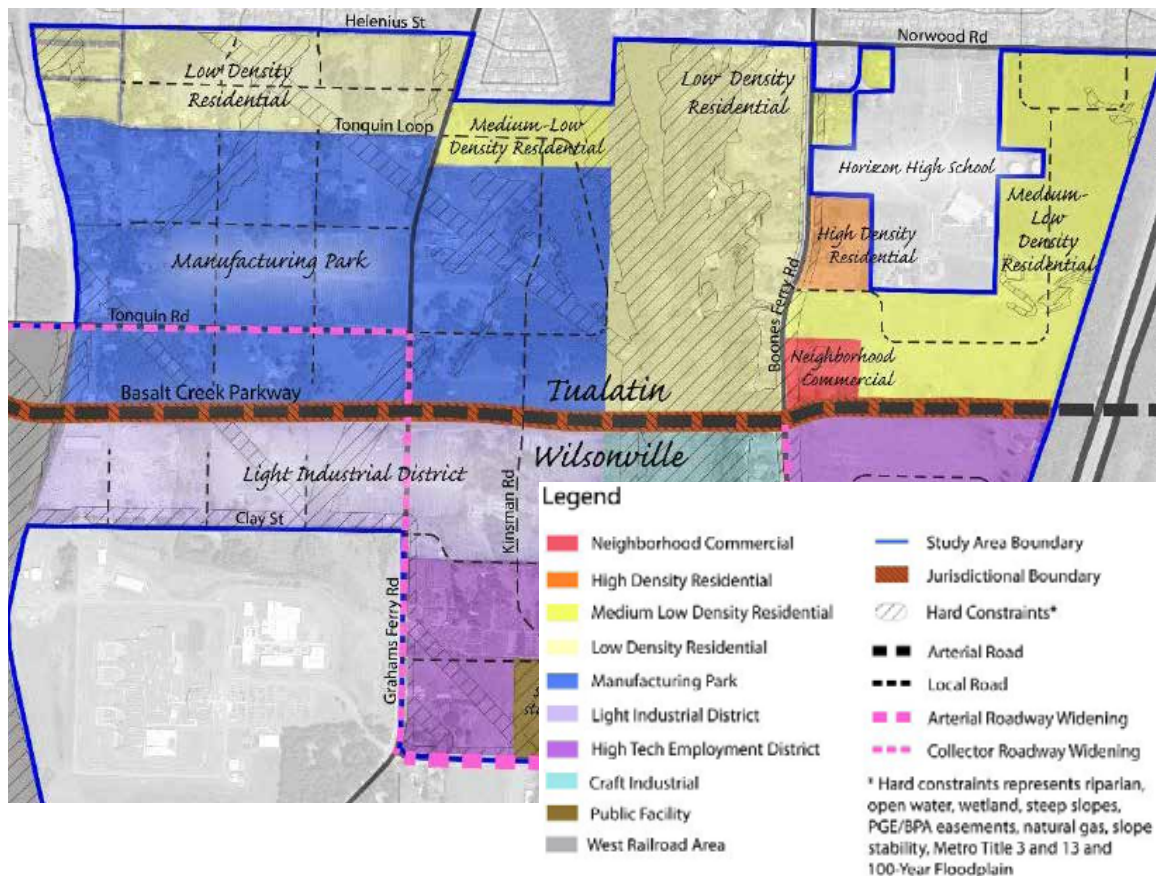
Annexation

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,



BASALT CREEK PARKS & RECREATION PLAN

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 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 Washington County



Left: Character of Grahams Ferry Road.



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

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

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 west side of residential parcels fronting Boones Ferry Road. Wetlands and permanently inundated areas are present in 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.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

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.

BASALT CREEK PARKS & RECREATION PLAN**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.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

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



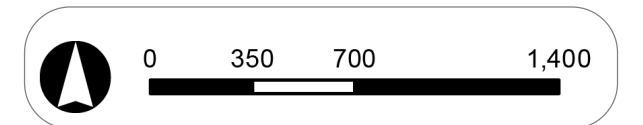
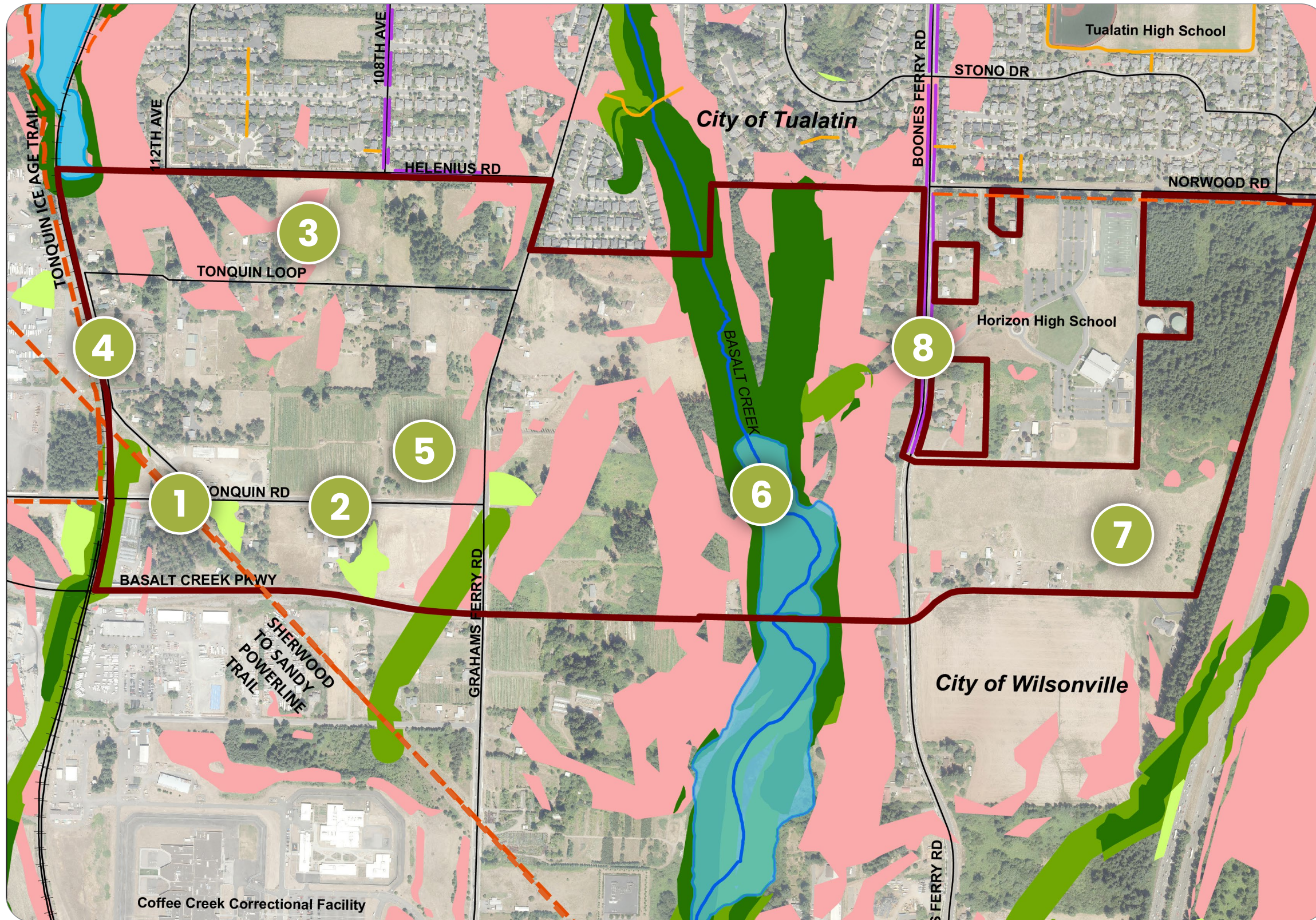
8 Character of Boones Ferry at Horizon High School

BASALT CREEK MASTER PLAN

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



CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

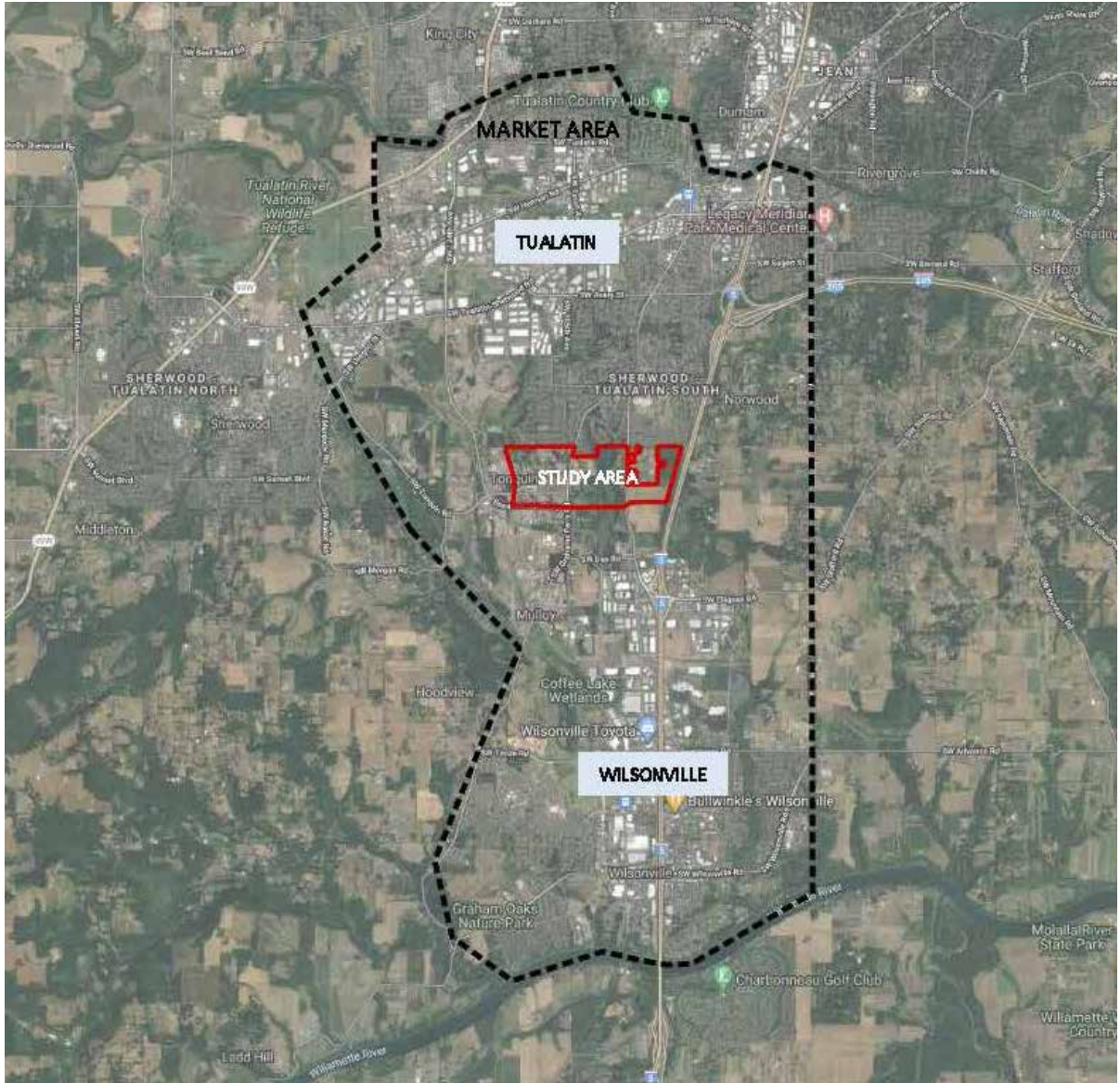
Market Study Overview

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 proposed 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



BASALT CREEK PARKS & RECREATION PLAN

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.

CHAPTER 3: VISION & GOALS



BASALT CREEK PARKS & RECREATION PLAN

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.



Activity	Time	Location	Cost
Arabic Calligraphy	10:00 AM - 12:00 PM	Community Center	Free
Arabic Cuisine	12:00 PM - 2:00 PM	Community Center	Free
Arabic Music	2:00 PM - 4:00 PM	Community Center	Free
Arabic Dance	4:00 PM - 6:00 PM	Community Center	Free
Arabic Language	6:00 PM - 8:00 PM	Community Center	Free
Arabic Culture	8:00 PM - 10:00 PM	Community Center	Free



4

Community Engagement



Community Engagement

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

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

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

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

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

CHAPTER 4: COMMUNITY ENGAGEMENT



Community Event

Surveys & Webpage

Public Meetings

Open House

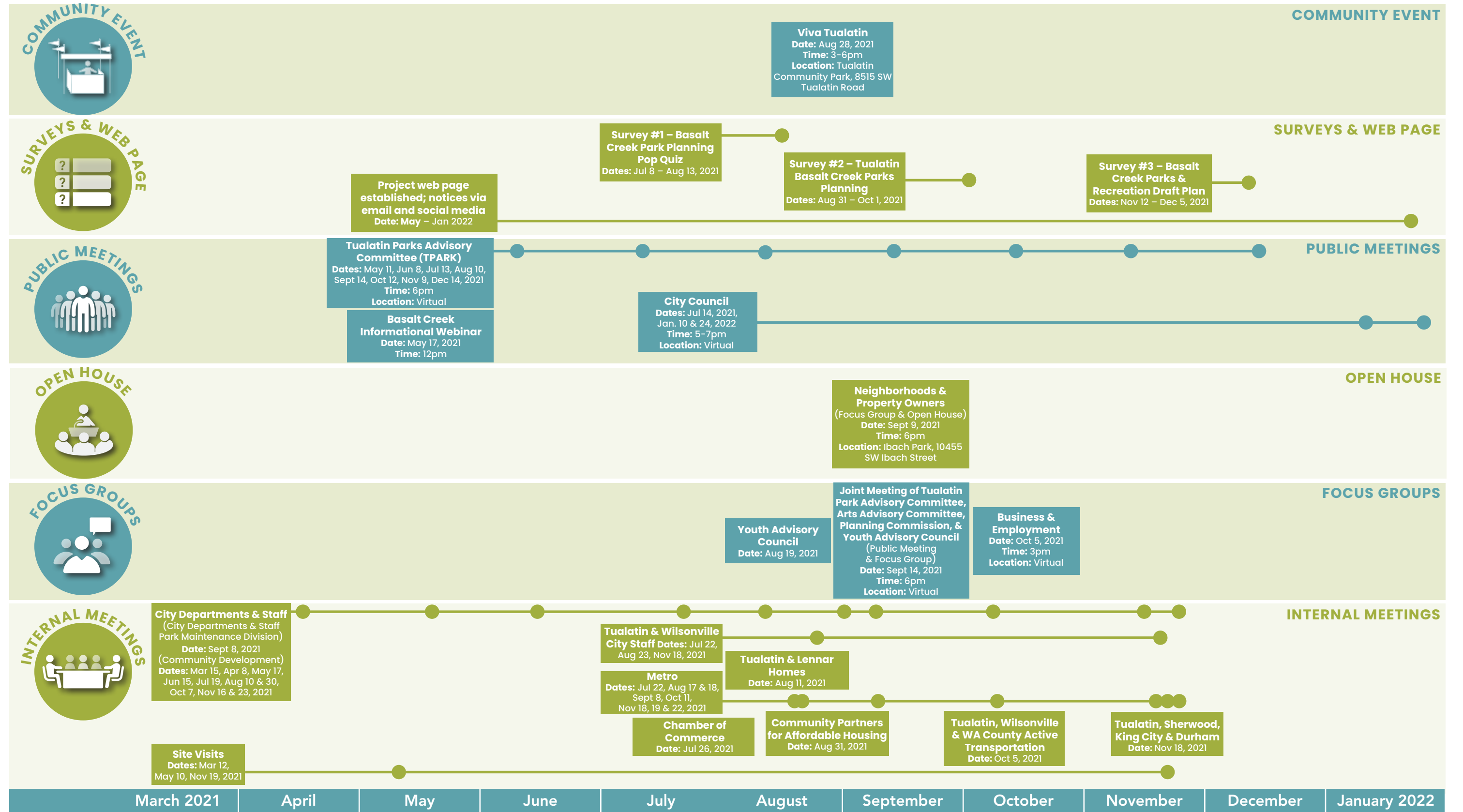
Focus Groups

Internal Meetings

Local Media Coverage

Community Engagement Activities Summary and Timeline | March 2021 – January 2022

BASALT CREEK PARKS & RECREATION PLAN



CHAPTER 4: COMMUNITY ENGAGEMENT

City of TUALATIN OREGON

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

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

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

There are also several different community engagement opportunities including focus groups, community event, and meetings. Each has been thoughtfully planned to obtain feedback from important groups and individuals within our community and will cover the same content so everyone has an opportunity to share ideas for the future of parks and recreation in the Basalt Creek area. Click here for the full list of the [Basalt Creek Community 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 367 acres just west of I-5.

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

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

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

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

What will the planning process include?

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

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

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

Supporting Documents

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

Supporting Documents

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

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

Email

Do you have ideas for the future of parks in this newly growing area? Tell us what you want to see for the Basalt Creek Parks Plan!

Share your big picture idea! Would you like to see playgrounds, trails, sports fields or courts? What else would you like?

Parks and Recreation

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

Explore Tualatin!

[EXPLORE TUALATIN NOW!](#)

Contact Information

Sign up for the Explore Tualatin News E-Newsletter.

Connect with us by topic

General Inquiries
 503.691.3061 | [Email](#)

Hours 9am-5pm M-F

After Hours Contact & Non Emergency
 503.629.0111

[Staff Directory](#)

[View Full Contact Details](#)

BASALT CREEK PARKS & RECREATION PLAN

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.

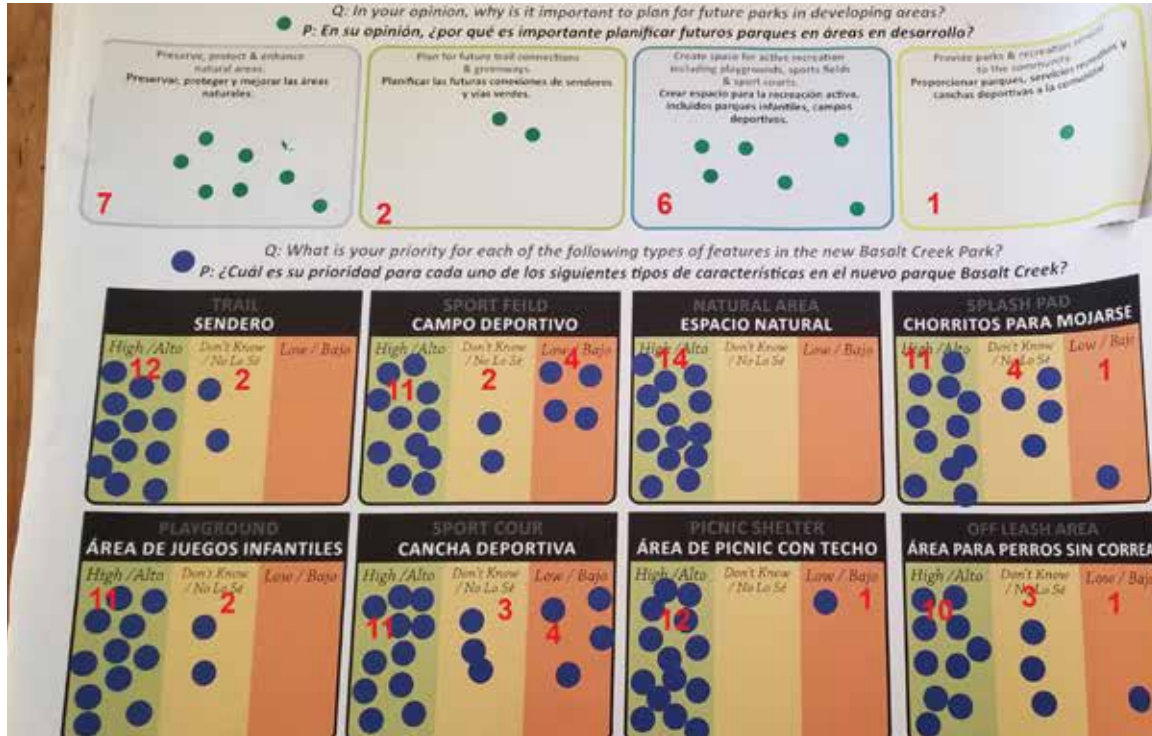
Provide parks & recreation services to the community.
Proporcionar parques, servicios recreativos y canchas deportivas a la comunidad.

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
High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo
PLAYGROUND ÁREA DE JUEGOS INFANTILES	SPORT COURT CANCHA DEPORTIVA	PICNIC SHELTER ÁREA DE PICNIC CON TECHO	OFF LEASH AREA ÁREA PARA PERROS SIN CORREA
High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo

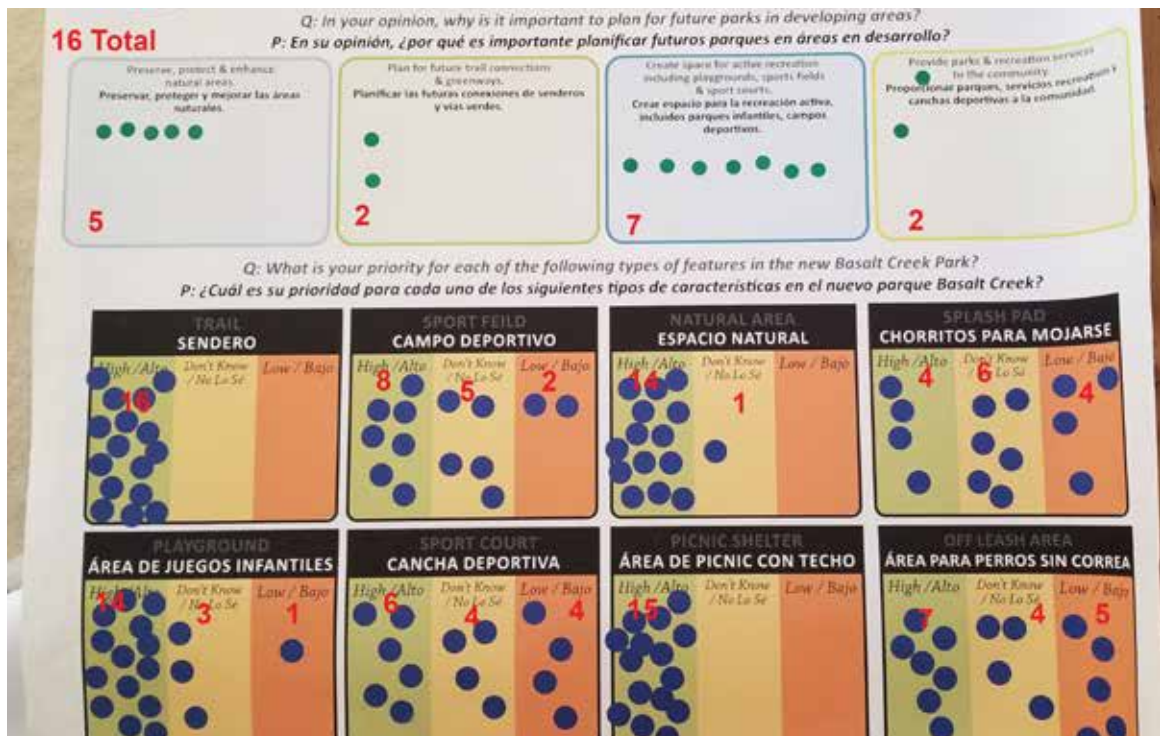
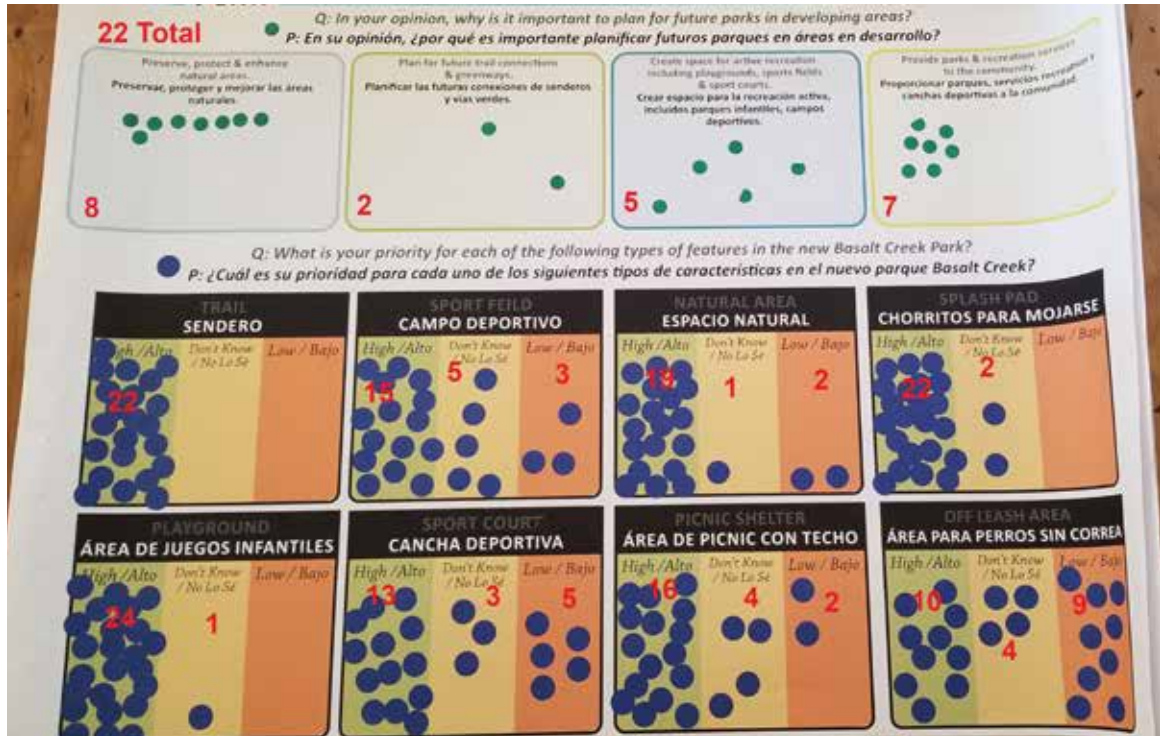
CHAPTER 4: COMMUNITY ENGAGEMENT

Viva Tualatin Community Event Highlight



BASALT CREEK PARKS & RECREATION PLAN

Viva Tualatin Community Event Highlight



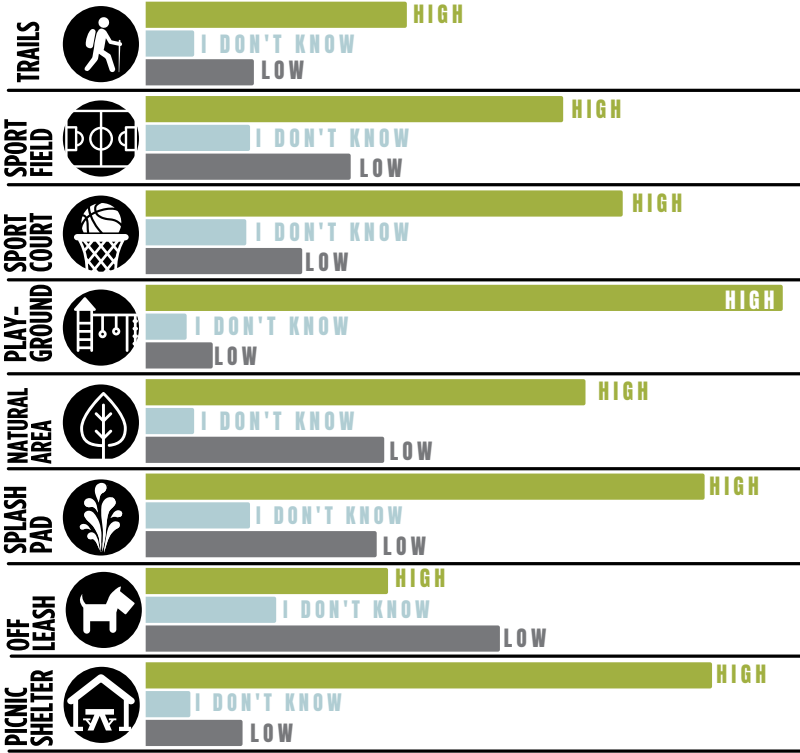
CHAPTER 4: COMMUNITY ENGAGEMENT

Community Engagement Preference Results

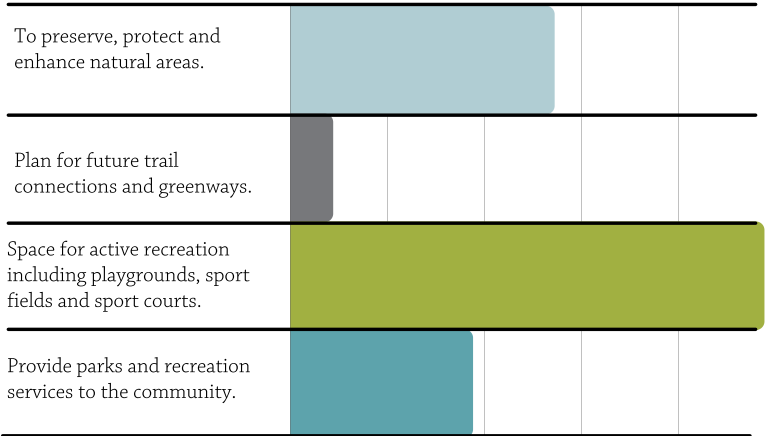
PARK PROGRAM PREFERENCE ACTIVITY

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?



BASALT CREEK PARKS & RECREATION PLAN

Draft Plan Public Comments Summary

Comments on the draft plan for public review were received in three ways:

- Online: 218 total comments from open-ended questions in Survey #3
- Email: 3 comments
- Phone: 1 comment

Comments from open-ended questions in Survey #3 included a large number of requests for a sports complex. A sports complex was not included in the Basalt Creek Parks and Recreation Plan because the plan itself calls for a neighborhood park to serve those living and working nearby. Sports complexes are inherently large parks intended to serve the broader community. Land potentially available for parks development in Basalt Creek also has topographical and other site constraints that make it unsuitable for a sports complex.

For more detail, please see Appendix A: Community Engagement.





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 page 61.

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.

CHAPTER 5: PARKS & RECREATION CONCEPT

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:

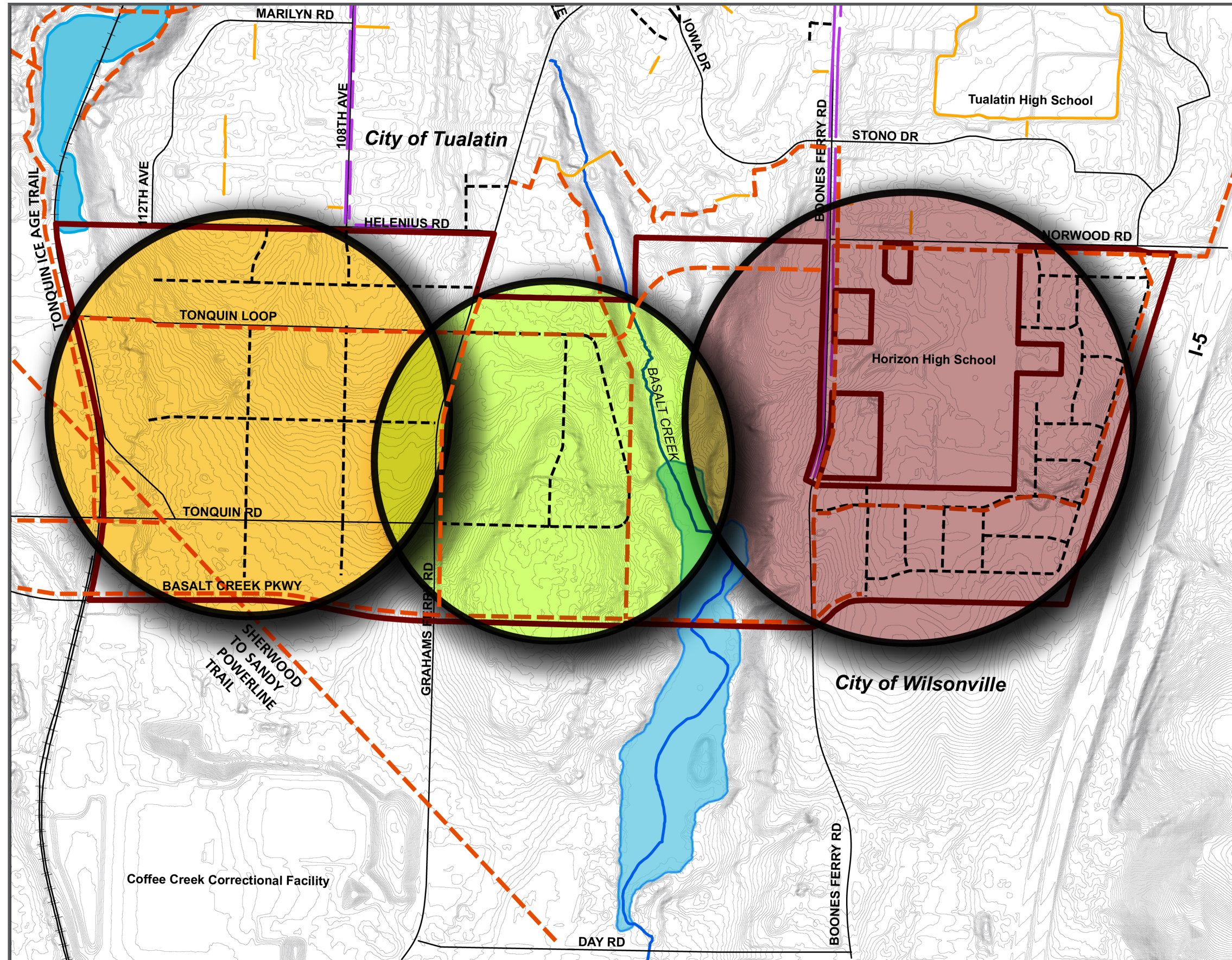
- Future city acquisition of a level, future park site
- Large neighborhood park (+/-10 acres) with a mix of recreation amenities including playground, picnic shelter, sport court, flexible field, trails
- Potential view of the Basalt Creek canyon
- Trail connections to residential areas and regional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

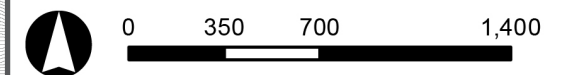
BASALT CREEK PARKS & RECREATION PLAN



Basalt Creek Framework

Legend

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



CHAPTER 5: PARKS & RECREATION CONCEPT

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) • Designated off-leash area, or small dog park, or larger combined dog park (for large and small dogs) • 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 • 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 • 0.60-acres of other connecting open space along development perimeter • Potential partnership opportunity with Horizon High School

BASALT CREEK PARKS & RECREATION PLAN

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
Storm-water	<ul style="list-style-type: none"> Stormwater and green infrastructure responsive to site development 	<ul style="list-style-type: none"> Stormwater and green infrastructure responsive to park development and site conditions 	<ul style="list-style-type: none"> 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.

CHAPTER 5: PARKS & RECREATION CONCEPT

Area Wide Connectivity

Connectivity with Surrounding Areas and Regional Trails

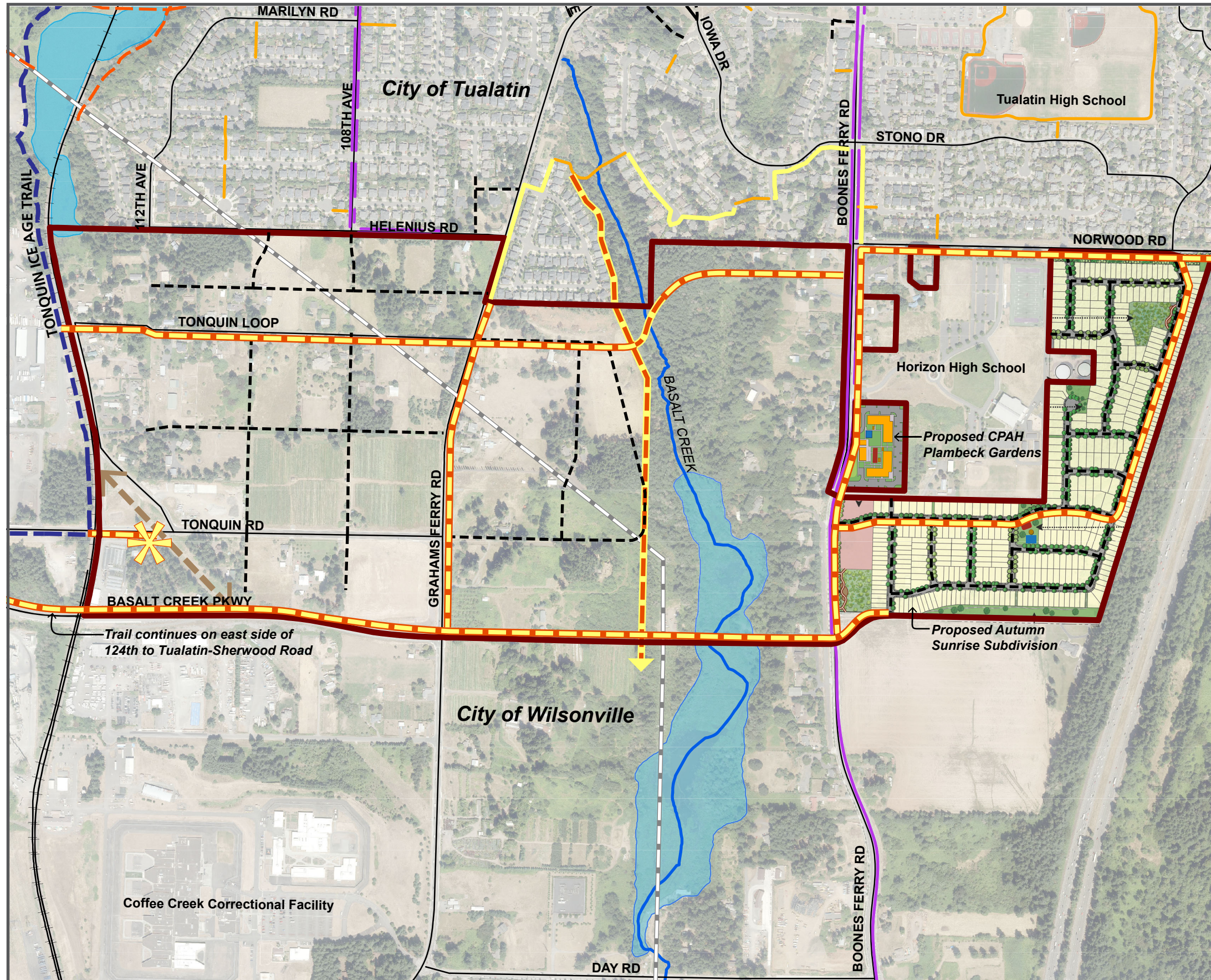
The trails concept plan depicts the vision for trails connectivity within and beyond Basalt Creek in coming decades. Several major regional trail projects are posed to synergize connections between Sherwood, Tualatin, and Wilsonville and beyond, significantly expanding the trails recreation role that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

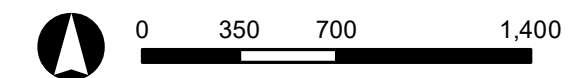


Basalt Creek Trails Concept

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.



CHAPTER 5: PARKS & RECREATION CONCEPT

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.

BASALT CREEK PARKS & RECREATION PLAN

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

CHAPTER 5: PARKS & RECREATION CONCEPT

Central Opportunity Area

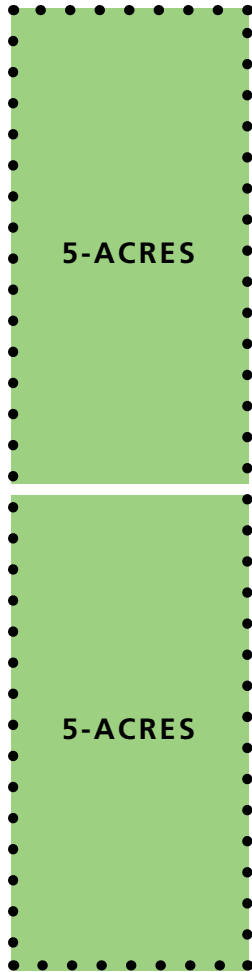
Park Concepts for Prototypical Park Site(s)

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.

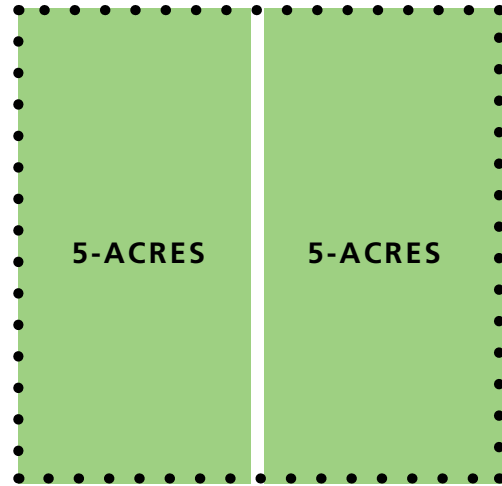
The prototypical park concepts are intended as starting points for the future design of any specific site. The park program combinations outlined in the concept designs can and should be adapted to address site conditions and reflect updated community input. Any future design will include a separate,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

BASALT CREEK PARKS & RECREATION PLAN



10-ACRE LINEAR/SLOPING SITE

10-ACRE LINEAR/FLAT SITE



10-ACRE LINEAR SQUARE SITE



5-ACRE SITE

CHAPTER 5: PARKS & RECREATION CONCEPT



A large picnic shelter overlooking a flexible open space

TYPICAL 10 ACRE SITE: LINEAR/SLOPING

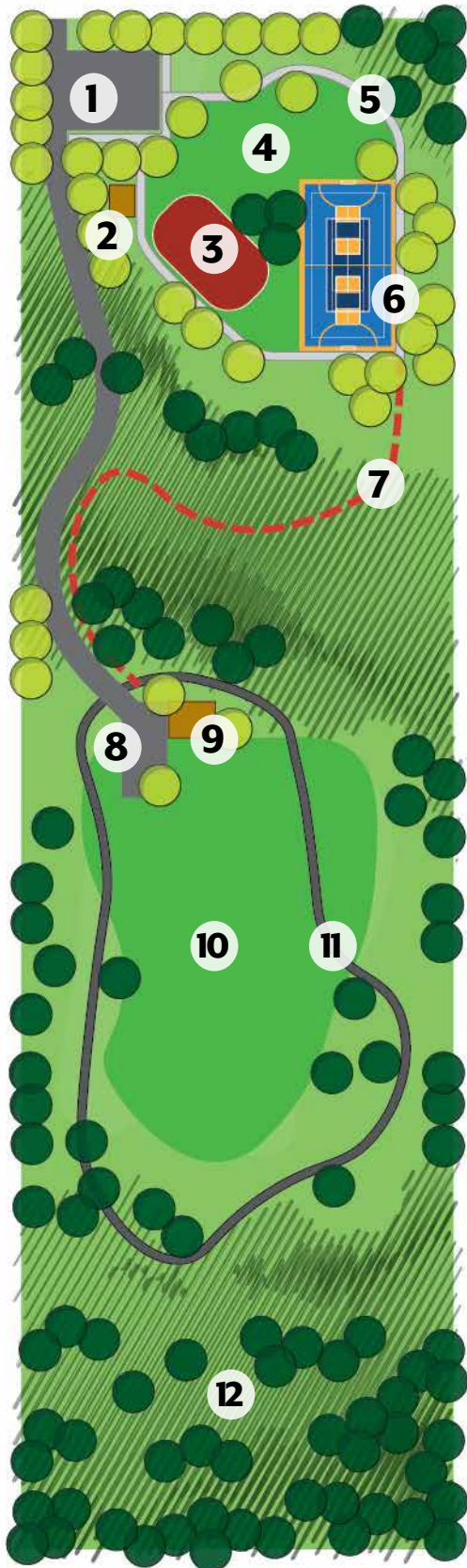
CHARACTER:

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

POTENTIAL DESIGN:












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

BASALT CREEK PARKS & RECREATION PLAN



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

Legend

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



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 10 ACRE SITE: LINEAR/SLOPING



BASALT CREEK PARKS & RECREATION PLAN



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

CHAPTER 5: PARKS & RECREATION CONCEPT



Youth soccer field lined with trees

TYPICAL 10 ACRE SITE: LINEAR/FLAT

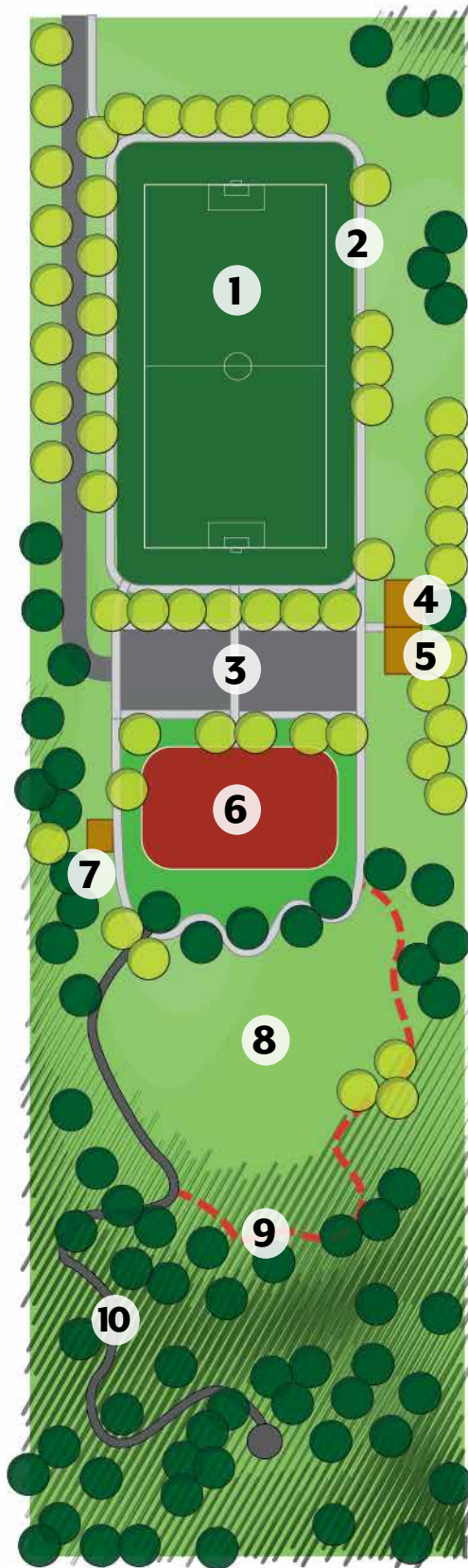
CHARACTER:

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 in Natural Area

Legend

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



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 10 ACRE SITE: LINEAR/FLAT



BASALT CREEK PARKS & RECREATION PLAN



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

CHAPTER 5: PARKS & RECREATION CONCEPT



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

TYPICAL 10 ACRE SITE: SQUARE

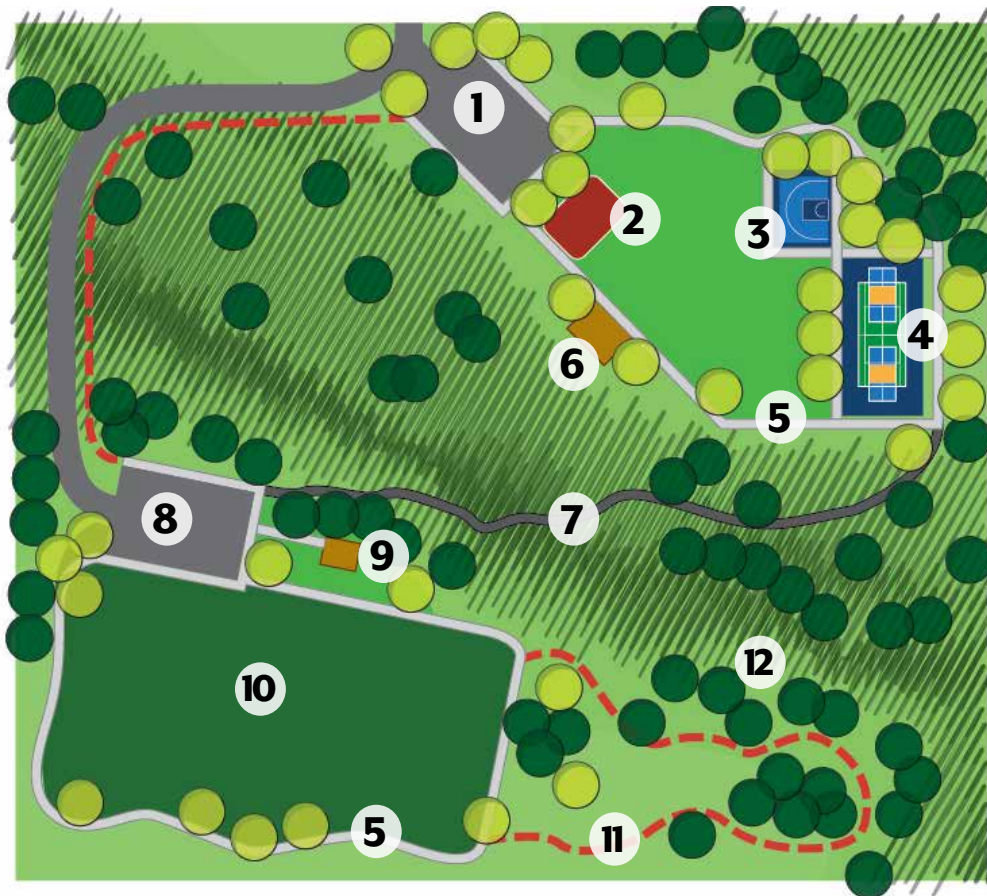
CHARACTER:

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

POTENTIAL DESIGN:

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

BASALT CREEK PARKS & RECREATION PLAN



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

Legend

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



CHAPTER 5: PARKS & RECREATION CONCEPT

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

CHAPTER 5: PARKS & RECREATION CONCEPT



A small playground area and flexible open spaces

TYPICAL 5 ACRE SITE

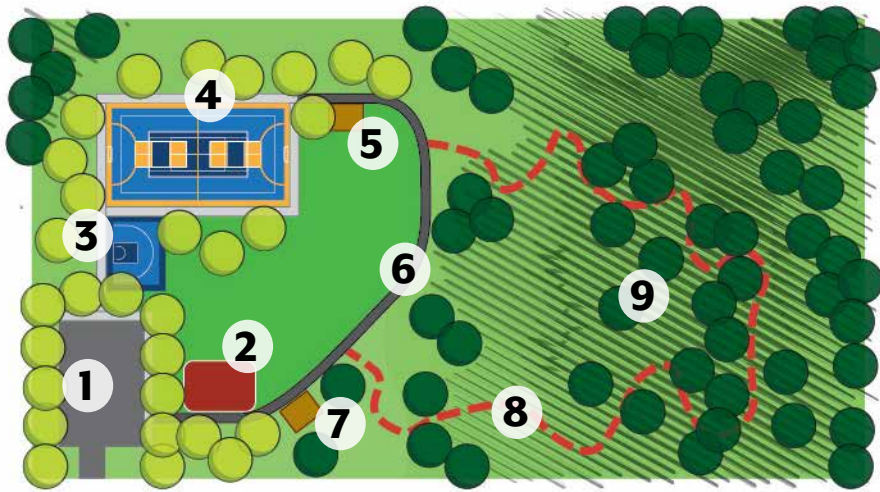
CHARACTER:

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		



CHAPTER 5: PARKS & RECREATION CONCEPT

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

CHAPTER 5: PARKS & RECREATION CONCEPT

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 proposed 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 intended for 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.

BASALT CREEK PARKS & RECREATION PLAN

AUTUMN SUNRISE PARK SITE

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

Autumn Sunrise Park Site

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

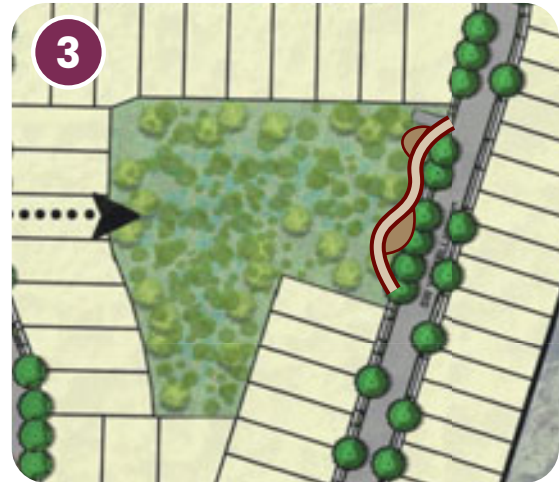
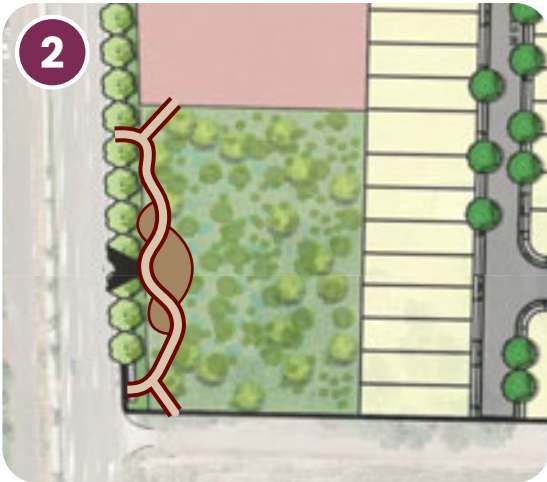


seating areas, book share kiosk and dog waste station may be considered.

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

CHAPTER 5: PARKS & RECREATION CONCEPT

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.



BASALT CREEK PARKS & RECREATION PLAN

PLAMBECK GARDENS OPEN SPACE

4



Plambeck Gardens Open Space

Plan drawings for the proposed Plambeck Gardens site include open space designed within a central quad-style area with residential units surrounding. The range of proposed 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



BASALT CREEK PARKS & RECREATION PLAN

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 (1.78 acres)	\$535,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

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

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

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

BASALT CREEK PARKS & RECREATION PLAN**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 affected agencies (Metro and State) and property owners within 1,000ft 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.

CHAPTER 6: IMPLEMENTATION

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 possibly be designed and constructed within the Autumn Sunrise stormwater facility along Boones Ferry Road, which may 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 existing utilities, with the exception of electricity. For this reason, site development costs overall will demand a significant outlay for sanitary sewer, potable water, storm, 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 parks)	\$3,124,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
TOTAL	\$11,029,000	
Development cost per acre	\$551,500-\$735,300	

CHAPTER 6: IMPLEMENTATION

Operating Costs and Staffing Needs and Considerations

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

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

For this plan, assumptions for park operations include:

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

BASALT CREEK PARKS & RECREATION PLAN

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, approximately \$115,000 (or 1.5 – 2 FTE’s) will be needed annually for maintenance. The City should also anticipate setting aside nearly \$110,000

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	7.5	\$3,350 ⁴	\$25,125	\$4,150	\$31,125
Stormwater Facility	TBD	\$1,500 ⁵	TBD	TBD	-
TOTAL	18.5		\$114,775		\$108,125

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.

CHAPTER 6: IMPLEMENTATION

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.

BASALT CREEK PARKS & RECREATION PLAN

- 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. Coordination, timing, and sequencing of implementation of this plan with Engineering and the City's Stormwater Master Plan.
- 1i. Once target sites are acquired, follow City naming protocols to identify site names to use in public information and publicity materials.
- 1j. 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.
- 1k. Coordinate with the landowners and managers of utility corridors to gauge long-term options and restrictions for trail development.
- 1l. 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.
- 1m. 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.

CHAPTER 6: IMPLEMENTATION

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.

BASALT CREEK PARKS & RECREATION PLAN**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

BASALT CREEK PARKS & RECREATION PLAN

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

BASALT CREEK PARKS & RECREATION PLAN

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.

