



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Richard Mueller, Parks and Recreation Manager
Ross Hoover, Parks and Recreation Director

DATE: 09/24/2018

SUBJECT: Parks and Recreation Master Plan Project Update

ISSUE BEFORE THE COUNCIL:

The City Council will receive a status report from staff on the Parks and Recreation Master Plan.

EXECUTIVE SUMMARY:

The Parks and Recreation Master Plan Update Project was initiated in July of 2017 and has now progressed through seven phases. This status report will inform Council on the Draft Plan review.

For summaries and detailed reports on each phase of the project, please see the project website at:
<https://www.tualatinoregon.gov/recreation/webforms/parks-recreation-master-plan-update>.

NEXT STEPS:

The Draft Master Plan for public, advisory committee and Council review began September 4 and will conclude September 25. The Plan Adoption is scheduled to be considered at the November 13 Council meeting.

Attachments: [PowerPoint Presentation](#)
[Parks & Recreation Draft Master Plan](#)
[Draft Plan Appendices](#)



TUALATIN

Accessible, Inclusive & Vibrant
Parks and Recreation



CITY OF TUALATIN PARKS AND RECREATION MASTER PLAN City Council Work Session

September 24, 2018



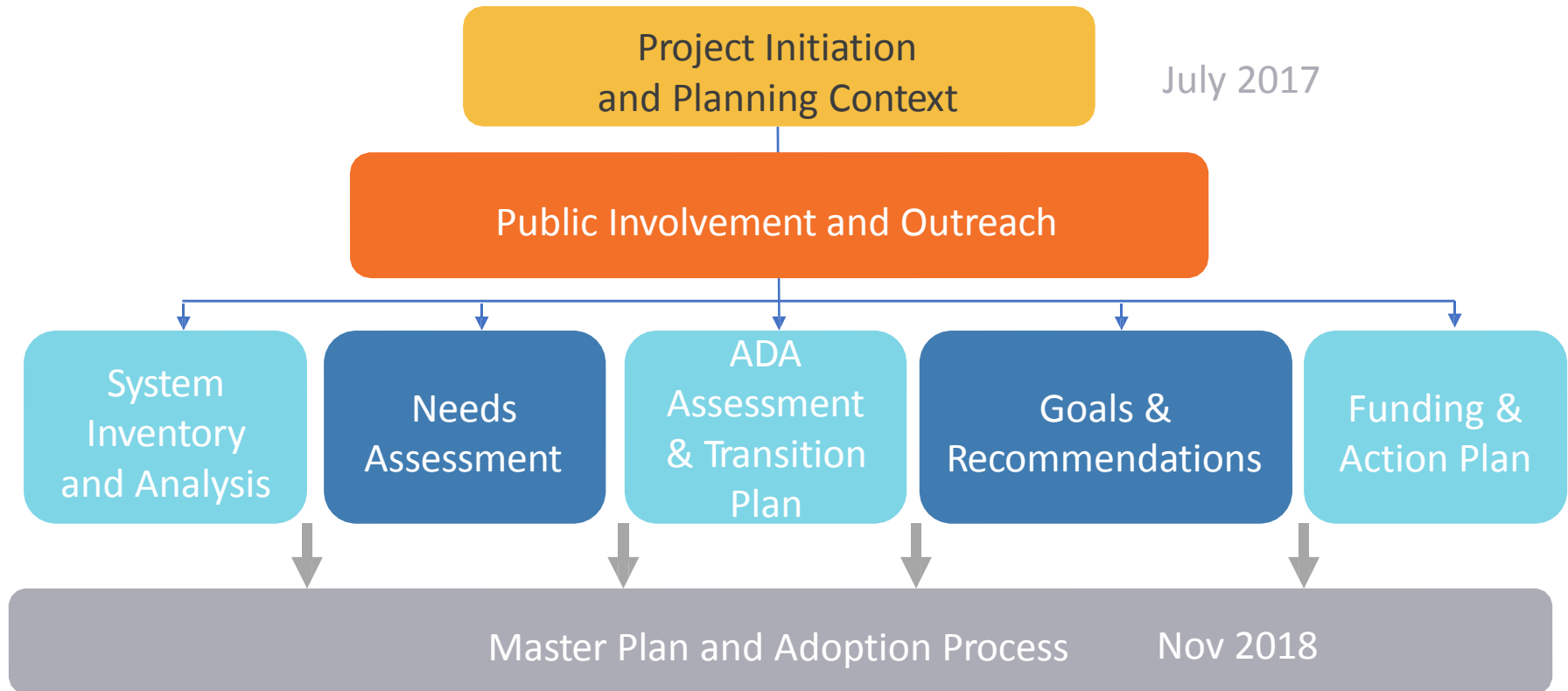
What is a Master Plan?

The Tualatin Parks & Recreation Master will:

- Provide guidance for parks, recreation facilities, programs, greenways and natural areas
- Update the 1983 Plan
- Address needs now and in the future



Planning Process



Plan Chapters

- Introduction
- Park & Recreation System
- Community Vision
- Goals, Objectives & Recommendations
- Implementation

Planning Process

- Stakeholder Interviews
- Online Survey
- Focus Groups
- Hispanic/Latino Meeting
- Pop Up Activities
- Park Walks
- Initial Public Involvement 2,892 People

Community Outreach Themes

- Parks and recreation are important to Tualatin's quality of life.
- Trail connections and trail activities are a priority for community members.



Community Outreach Themes

- There is a need for improved facilities and expanded capacity for sports.
- A multi-use indoor facility is desired to support a variety of community interests and needs.
- Community members desire stronger, inclusive communications and marketing from the City and Community Services Department.

Community Outreach Themes

- A greater variety of activities and programs is needed to meet the needs and interests of people of all ages and cultures.
- Community members highly value Tualatin's natural resources and want access to natural features, especially the river, for recreation.



Inclusiveness
& equity

◀ CORE VALUES ▶

Diversity

Conservation
& stewardship

Economic
vitality

Health &
wellness

Accessibility &
connectivity

Community
vibrancy &
livability

Community
engagement

Family-
friendliness

Social
cohesion

◀ VISION ▶

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.

◀ MISSION ▶

We actively care for our parks, connect our community through trails and programs, and protect our river, greenways and natural areas to create a beautiful, livable city.

GOALS

› **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.

› **Goal 4: Activate parks and facilities** through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.

› **Goal 5: Support the arts through programs, parks, and public spaces** that reflect Tualatin's identity, heritage, history, and expressive character.

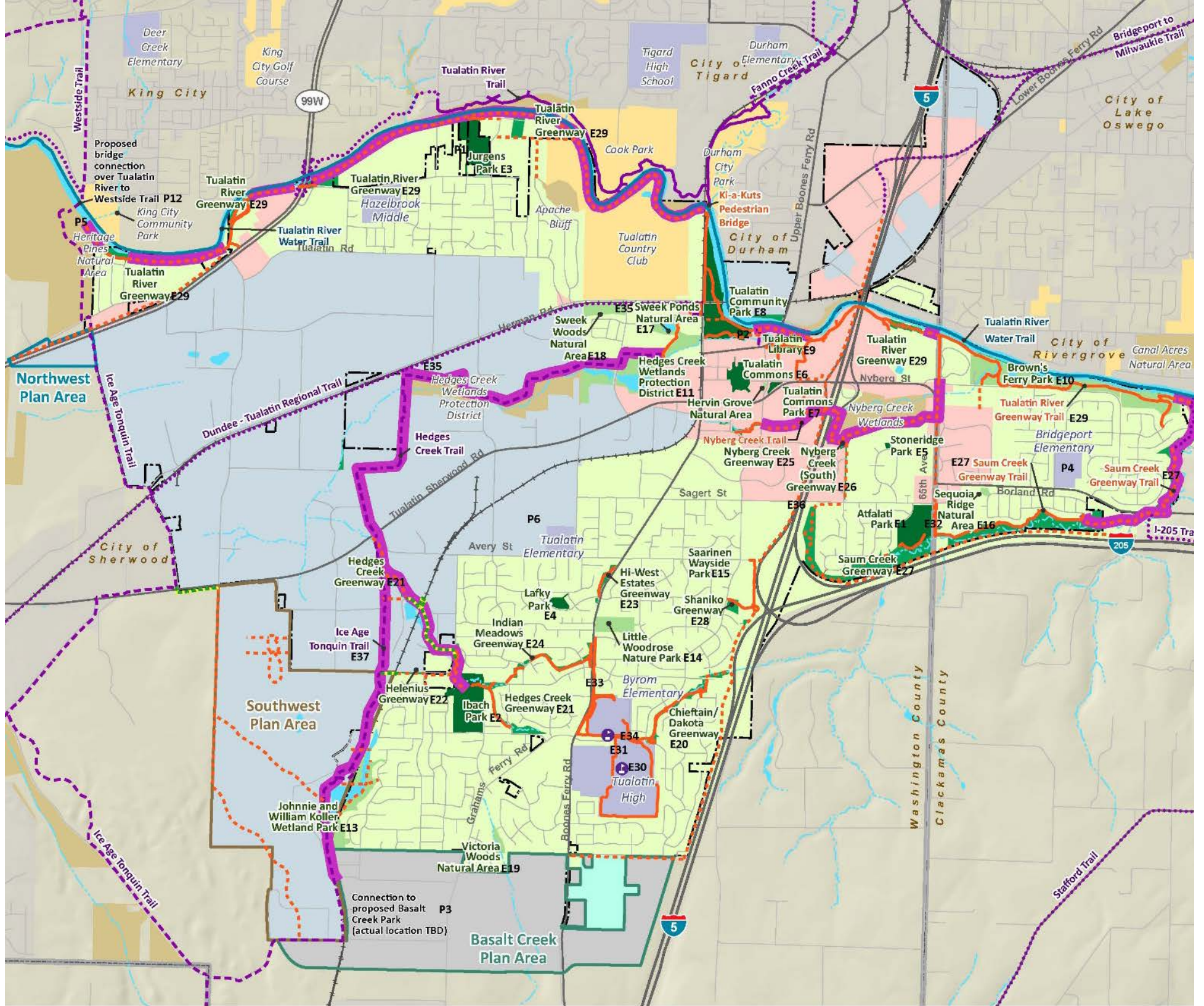
› **Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism** through parks, natural resources, historic preservation, events, programs, and placemaking.

› **Goal 7: Manage, administer, and maintain quality parks, facilities, and programs** through outstanding customer service, stewardship, and sustainable practices.



Project Recommendations

- 37 existing parks
- 16 proposed additions or acquisitions
- Within one or more areas of work
 - Build, Enhance, Steward, Maintain



Funding Sources

- A variety of funding sources will be needed.
 - Capital Funding
 - Maintenance & Operations Funding



Potential Funding Sources

Funding Source	Currently Used by City?	May be Used for Operations	May be Used for Capital Improvements	Restrictions on Use
Property Taxes	Y	√	√	
Charges for Services	Y	√	√	
Parks SDCs	Y		√	Capacity enhancement projects
Transient Lodging Tax	Y	√	√	70% for tourism-related projects
General Obligation Bond	Y		√	
Operating Levy	N	√		
Park Utility Fee	N	√		
Public Agency Grants			√	Specified by grant
Philanthropic Grants		√	√	Specified by grant
Donations	Y	√	√	May be specified by donor

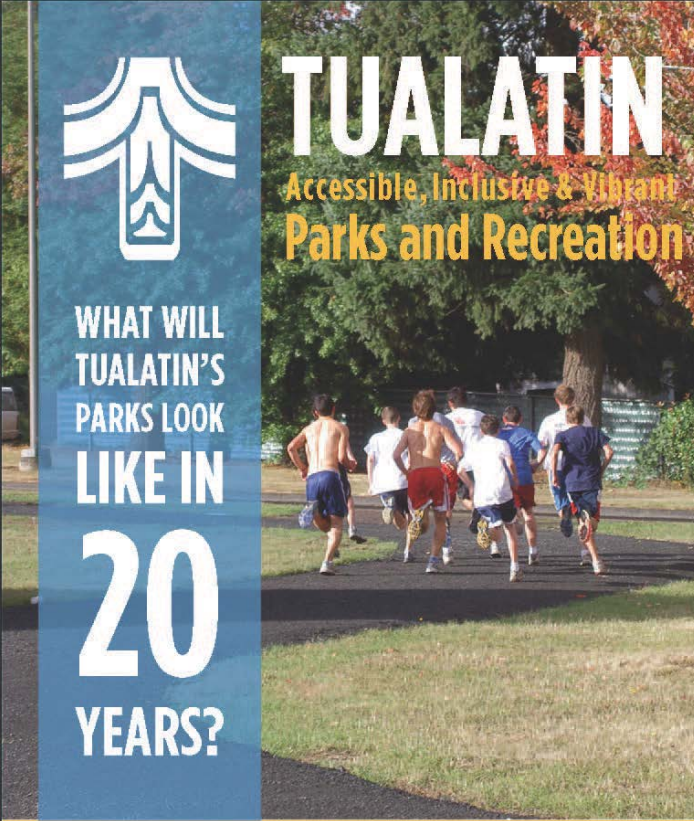
Note: Funding amounts and revenues may be limited by other factors, such as market considerations, tax limits/compression, voter support, amount of new development, etc.

Project Recommendations

- Two-Step Evaluation process
 - Goals and Priority alignment
 - Sequencing Criteria
- Informs
 - Phasing
 - Development of work plan
 - Funding strategy
 - CIP

Public Notification

- Social Media (Facebook, Next Door, Instagram)
- Email Notification
- Online (City website)
- Print (posters, flyers, Tualatin Life)



TUALATIN
Accessible, Inclusive & Vibrant
Parks and Recreation

WHAT WILL
TUALATIN'S
PARKS LOOK
LIKE IN
20
YEARS?

Come Talk To Us!
Open House:
Wednesday, 9/12
5:30-7:30pm
Tualatin Public Library

Join us in the review and comment on
PARKS & RECREATION
DRAFT MASTER PLAN Online at:
www.tualatinoregon.gov/recreation

Public Engagement

- Open House
- Presentations & Meetings with Stakeholders
- Online Review & Comment
- Print Copy & Print Comment Sheets (Library & Pohl Center)
- Advisory Committees



Questions & Comments





TUALATIN PARKS & RECREATION MASTER PLAN







TUALATIN PARKS & RECREATION MASTER PLAN

Public Draft

September 2018

Prepared by:



815 SW 2nd Avenue, Suite 200 | Portland, OR 97204
503.297.1005 | www.migcom.com



ACKNOWLEDGEMENTS

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 Master Plan. Together, we have created the vision for parks and recreation that will support our high quality of life.

CITY COUNCIL

Mayor Lou Ogden

Council President Joelle Davis

Councilor Frank Bubenik

Councilor Nancy Grimes

Councilor Paul Morrison

Councilor Robert Kellogg

Councilor Jeff DeHaan

CITY STAFF

Sherilyn Lombos, City Manager

Ross Hoover, Parks and Recreation Director

Jerianne Thompson, Library Director

Aquilla Hurd-Ravich, Community Development Director

Sean Brady, City Attorney

Don Hudson, Finance Director

Rich Mueller, Parks Planning and Development Manager

Tom Steiger, Park Maintenance Manager

Julie Ludemann, Recreation Supervisor

Sara Shepherd, Center Supervisor

Paul Hennon, Parks and Recreation Director (retired)

Sou Souvanny, Management Analyst II

PROJECT ADVISORY COMMITTEE

Valerie Pratt, Chair

Candice Kelly, Vice Chair

Graehm Alberty

Diane Bonica

Beth Dittman

Kay Dix

Andrew Evans

Anthony Gallegos

Tom Gile

Cyndy Hillier

Robert Knight

Krista Nanton

Dana Paulino

Christen Sacco

Ted (Ata) Saedi

Maureen Sevigny

Anthony Warren

Dennis Wells



CONTENTS

	Acknowledgements.....	i
	Executive Summary.....	v
1	Introduction.....	1
	A. <i>Plan Purpose</i>	
	B. <i>Planning Framework and Process Overview</i>	
	C. <i>Community Engagement Process and Summary</i>	
	D. <i>Plan Organization</i>	
	E. <i>Integration</i>	
2	Park & Recreation Systems.....	11
	A. <i>Service Area</i>	
	B. <i>Classification System</i>	
	C. <i>Park and Facility Inventory</i>	
	D. <i>Park and Recreation Services</i>	
3	Community Vision.....	27
	A. <i>Community Profile</i>	
	B. <i>Community Priorities</i>	
	C. <i>Vision for the Future</i>	
4	Goals, Objectives and Systemwide Recommendations.....	45
	A. <i>Goals</i>	
	B. <i>Objectives and Systemwide Recommendations</i>	
5	Site Recommendations.....	81
	A. <i>Site Matrix</i>	
	B. <i>Site Recommendations</i>	
6	Implementation.....	105
	A. <i>Funding Sources</i>	
	B. <i>Capital and Operations Costs</i>	
	C. <i>Prioritization Criteria</i>	
	D. <i>Action Plan</i>	
	E. <i>ADA Assessment and Transition Plan</i>	
	Appendices	
	A. <i>Inventory</i>	
	B. <i>Site Recommendations Matrix</i>	
	C. <i>Site Considerations</i>	
	D. <i>Cost Matrix</i>	

List of Figures

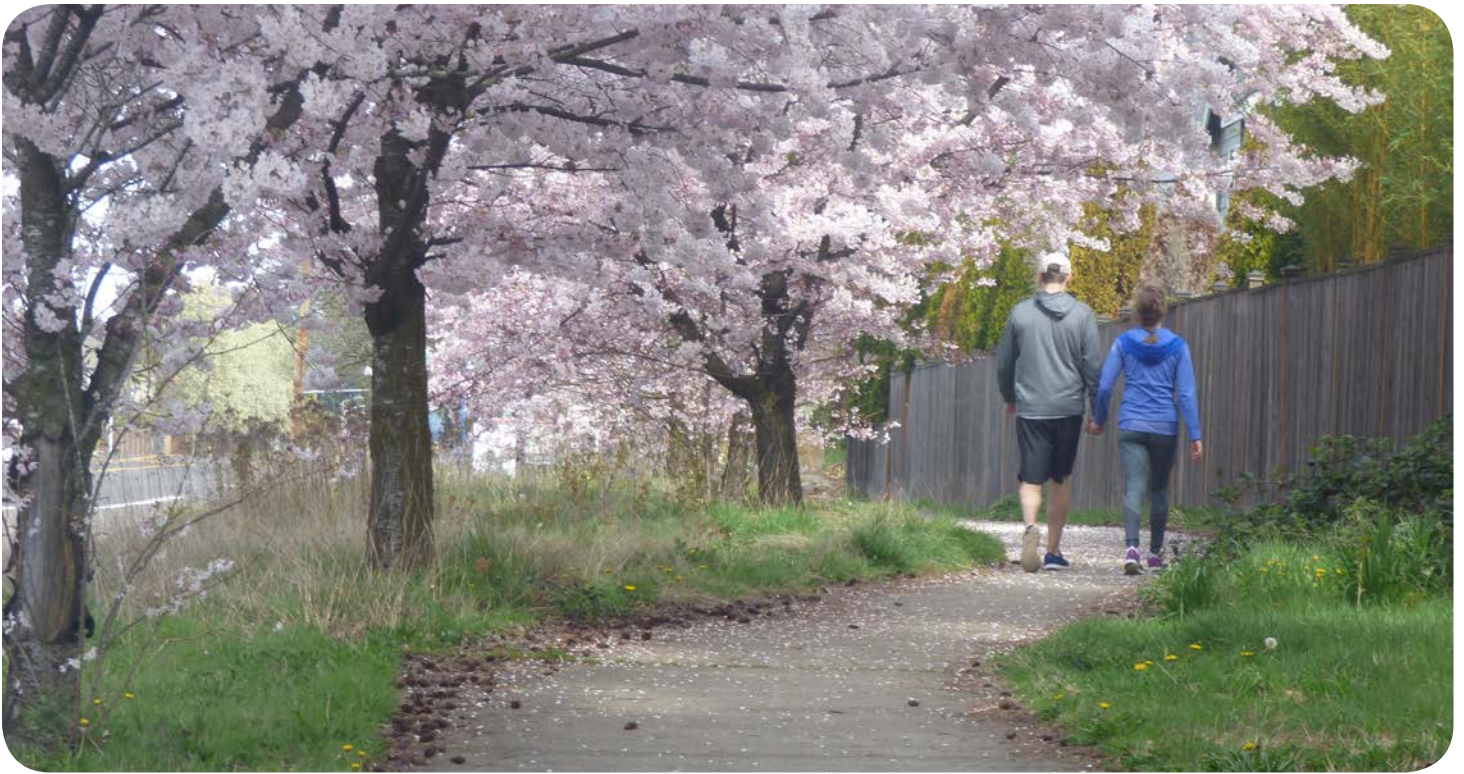
- Figure 1-1: The Master Plan Process*
Figure 2-1: Park Type Summary
Figure 2-2: Facility Types by Number
Figure 2-3: Recreation Facilities by the Numbers
Figure 2-4: Resident Satisfaction with the Quality of City Services
Figure 2-5: Residents Satisfaction with Existing Community Characteristics
Figure 3-1: Regional Workforce & Tualatin Residents Demographic Data
Figure 3-2: Most Important Activities to Provide or Expand
Figure 3-3: Top Five Funding Priorities
Figure 3-4: Quality Ratings for Sports
Figure 3-5: Quality Ratings for Indoor Facilities
Figure 3-6: Respondents rating the availability, quality and diversity or programs as GOOD or EXCELLENT
Figure 3-7: Access to Developed Park
Figure 3-8: Master Plan Goals

List of Maps

- Map 1: Park and Recreation Service Area (2035)*
Map 2: Proposed Parks and Recreation System
Map 3: Existing, Planned, and Proposed Trails
Map A-1: Existing Parks, Natural Areas and Recreation Resources (to go with park classification)

List of Tables

- Table 2-1: Tualatin Recreation Programs Service Areas and Participation*
Table 2-2: City of Tualatin Display Arts by Category and Location, 2017
Table 3-1: Percent of respondents participating in programs annually by type
Table 3-2: Parkland Level of Service (LOS) Standards and Needs
Table 4-1: Definitions of Goals, Objectives and Recommendations
Table 6-1: Cost Matrix Summary
Table 6-2: Summary of Funding Sources and Potential Applications
Table 6-3: Evaluation by Master Plan Goals
Table 6-4: Evaluation by Community Outreach Priorities
Table 6-5: Evaluation by Sequencing Criteria



EXECUTIVE SUMMARY

From paddling and playing to public art and concerts in the park, the City of Tualatin Parks & Recreation Department provides a unique combination of parks, arts, trails, recreation facilities, programs, and events. The City's variety of parks and recreation experiences serves Tualatin's dynamic and growing community of residents, employees and visitors.

The City's parks and recreation system, including parks, natural areas, greenways, trails, programs, events and public art, are essential to Tualatin's quality of life. The 2018 Park & Recreation Master Plan (Master Plan) provides strategic direction for managing and enhancing this system.

Extensive community involvement in the Master Planning process revealed that community members want a greater variety of parks and recreation opportunities that are accessible for more people across a wide range of ages, cultures, interests and abilities.

The community-driven Master Plan presents a vision for the future of Tualatin's parks and recreation and recommends investments the City can make to achieve the community's vision.

OUR PARKS AND RECREATION SYSTEM

Tualatin's parks and recreation services:

- Help improve individual health, wellness, and fitness
- Connect residents to nature
- Involve people in lifelong learning
- Steward the City's cultural and natural resources
- Attract businesses and support our economic vitality
- Foster community cohesion and vibrancy



PARKS

**8 SITES
83.75 ACRES**

*Examples:
Tualatin
Community Park,
Ibach Park*



GREENWAYS

**10 SITES
119.63 ACRES**

*Examples:
Tualatin River
Greenway, Hedges
Creek Greenway*



NATURAL PARKS & AREAS

**10 SITES
107.07 ACRES**

*Examples:
Brown's Ferry Park,
Little Woodrose
Park, Hedges Creek
Wetlands*



SCHOOL JOINT-USE FACILITIES

**2 SITES
- ACRES**

*Examples:
Tualatin High School
Sports Field, TuHS-
Byrom Elementary
Cross-Country Trail*



SHARED USE PATHS

**6 SITES
5.69 ACRES**

TOTAL

**36 SITES
316.14 ACRES**

THE COMMUNITY'S VISION

More than 2,850 Tualatin community members participated in the Master Plan process through a multi-faceted community engagement program that ensures the Master Plan reflects Tualatin's priorities and needs. Tualatin community members from diverse demographics, different neighborhoods, and a range of experiences, perspectives, and needs all contributed comments and insights about their priorities and preferences for enhancing Tualatin's park and recreation system. Online and in-person events and activities created convenient opportunities for people to share their insights.

The Project Advisory Committee and City Council provided regular and ongoing guidance for the Master Planning process. Other established City of Tualatin advisory groups, including the Parks Advisory Committee, the Tualatin Arts Advisory Committee, Youth Advisory Council, the Juanita Pohl Center Advisory Committee, the Tualatin Library Advisory Committee, the Diversity Task Force, and the Aging Task Force, also provided feedback at key points during the planning process.

Community input identified priority improvements and needs that were confirmed through a technical analysis of the park and recreation system. Priority improvements include:

- Invest in parks and recreation to maintain and enhance Tualatin's quality of life.
- Expand trail access and connectivity.
- Focus attention on sports facilities and programs.
- Improve indoor recreation facilities.
- Take care of existing assets.
- Provide access to nature.
- Diversify programs and recreation opportunities.
- Re-envision art in public spaces.
- Ensuring equitable and accessible parks and recreation opportunities.
- Meet the needs of a growing community.
- Improve information through enhanced marketing and communications.

BROAD-BASED OUTREACH TECHNIQUES

- Stakeholder Interviews (7)
- Focus Groups (76)
- Hispanic/Latino Focus Group (9)
- Questionnaire (1,454)
- Pop-Up/Intercept Activities (1,340)
- Park Walks (6)
- Recommendation Workshops and Meetings (59)
- Draft Master Plan Review Online Questionnaire



ACHIEVING THE VISION

The Master Plan framework, presented on the next page, including values, vision, mission and goals, will guide the City's efforts to improve and enhance parks and recreation opportunities in Tualatin over the next fifteen years.

The Master Plan describes objectives and recommendations to guide systemwide improvements, along with more specific recommendations for existing and proposed park sites. Together, the goals, objectives, systemwide recommendations, and site

recommendations provide direction for how the City can develop, program, and manage the park and recreation system to meet community needs. Highlights of these recommendations and sample projects are described on the following pages.

CORE VALUES

Inclusiveness
& equity

Diversity

Conservation
& stewardship

Economic
vitality

Health &
wellness

Accessibility &
connectivity

Community
vibrancy &
livability

Community
engagement

Family-
friendliness

Social
cohesion

VISION

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.

MISSION

We actively care for our parks, connect our community through trails and programs, and protect our river, greenways and natural areas to create a beautiful, livable city.

GOALS



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.



Goal 4: Activate parks and facilities through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.



Goal 5: Support the arts through programs, parks, and public spaces that reflect Tualatin's identity, heritage, history, and expressive character.



Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism through parks, natural resources, historic preservation, events, programs, and placemaking.

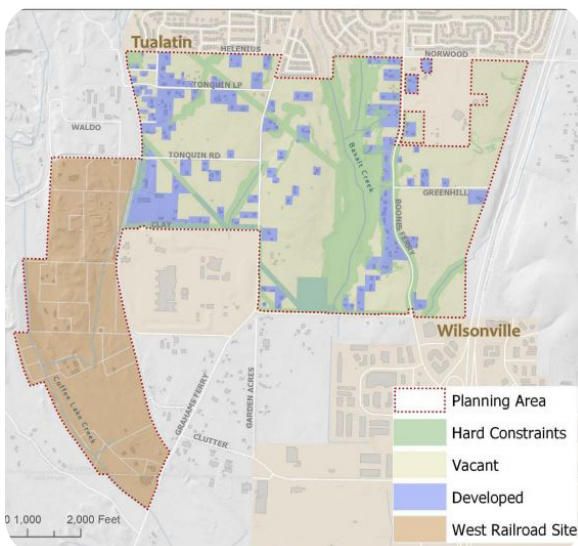


Goal 7: Manage, administer, and maintain quality parks, facilities, and programs through outstanding customer service, stewardship, and sustainable practices.

GOAL 1: EXPAND ACCESSIBLE AND INCLUSIVE PARKS AND FACILITIES TO SUPPORT COMMUNITY INTERESTS AND RECREATION NEEDS.

To achieve Goal 1, the Master Plan recommends providing well-maintained parks, greenways,

natural areas and a diversity of recreation opportunities to fill existing gaps and serve future development areas. Thoughtfully designed facilities and activities will be accessible and meet the needs of Tualatin's diverse, growing and changing community.



Develop a new park in the Basalt Creek area to serve new residents and address unmet facility needs in south Tualatin.



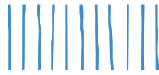
Prioritize deferred maintenance projects and renovate aging amenities in parks



Improve existing sport fields, acquire new parks for sports, and evaluate the financial feasibility of a tournament complex.



Design parks to be accessible and respond to demographic, cultural and neighborhood needs.



GOAL 2: CREATE A WALKABLE, BIKEABLE, AND INTERCONNECTED CITY BY PROVIDING A NETWORK OF REGIONAL AND LOCAL TRAILS.

To achieve Goal 2, the Master Plan recommends developing an interconnected system of accessible high-quality on- and off-street bike and pedestrian facilities. The trail network

should increase connections to local and regional destinations and trails and provide access to the city's natural areas. Trail additions and enhancements may include improving accessibility and adding amenities such as directional signage, lighting, art, and resting areas.



Develop more local and regional trails to improve connections across the city.



Provide more non-motorized boat launches along the river for access to the Tualatin River Water Trail.



Provide bike repair stations, restrooms, and other trailhead amenities to support trail use.

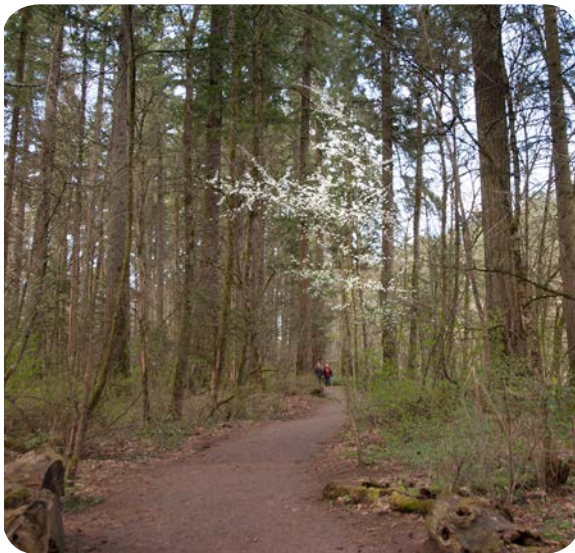


Add signage at trail cross-roads noting the distance to key destinations.

GOAL 3: CONSERVE AND RESTORE NATURAL AREAS TO SUPPORT WILDLIFE, PROMOTE ECOLOGICAL FUNCTIONS, AND CONNECT RESIDENTS TO NATURE AND THE OUTDOORS.

To achieve Goal 3, the Master Plan recommends identifying, protecting, maintaining and stewarding nature resources in Tualatin's

parklands. A Natural Resource Management Plan, Urban Forest Management Plan, and adequate funding will allow the City to care for its natural resources. The Master Plan guides the City in balancing expanded access to nature with the protection of healthy ecosystems and wildlife.



Develop a Community (Urban) Forestry Plan to protect the tree canopy in parks, along streets and other public spaces in the city.



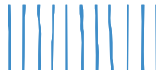
Increase maintenance funding to improve natural resource stewardship.



Add interpretive elements, viewing blinds, pollinator patches, and nature play elements in parks and greenways to increase connections to nature.



Provide more environmental education and nature interpretation programs.



GOAL 4: ACTIVATE PARKS AND FACILITIES THROUGH VIBRANT PROGRAMS, EVENTS, AND RECREATION OPPORTUNITIES FOR PEOPLE OF DIFFERENT AGES, ABILITIES, CULTURES, AND INTERESTS.

To achieve Goal 4, the Master Plan recommends expanding, strengthening and diversifying

programs, including sports, fitness, library, and enrichment programs. Program offering should evolve to respond to community needs as Tualatin grows and changes. Continued events, social gatherings, and celebrations will connect residents and strengthen community spirit as the City grows.



Increase outdoor programs to support Sports and Fitness, Nature, Arts & Culture.



Provide neighborhood- oriented events such as movies and social gatherings at Atfalati, Ibach, and Jurgens parks.



Work with partners to develop a temporary or permanent maker-space/technology hub.

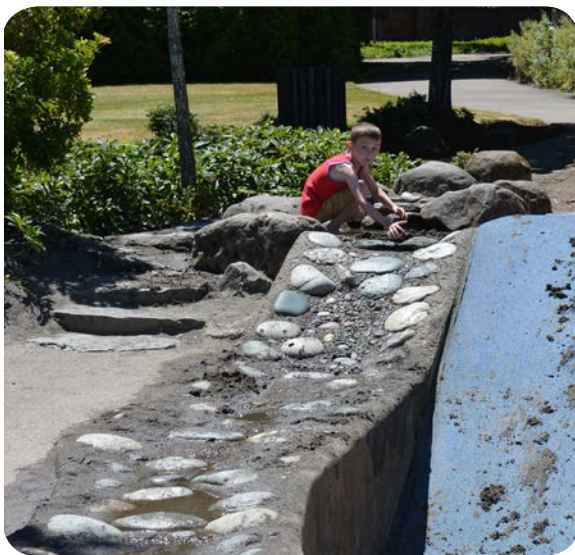


Complete a financial feasibility study to evaluate options to improve indoor recreation space or build a new recreation center.

GOAL 5: SUPPORT THE ARTS THROUGH PROGRAMS, PARKS, AND PUBLIC SPACES THAT REFLECT TUALATIN’S IDENTITY, HERITAGE, HISTORY, AND EXPRESSIVE CHARACTER.

To achieve Goal 5, the Master Plan recommends working with partners to expand the role of

art in public spaces, including interactive, educational and interpretive art. The City’s art should define a sense of place and reflect the character and identity of Tualatin. Diversified and expanded arts programming and public art should include the community’s many cultural traditions and rich history of the area.



Update the Ibach Park play area and develop new play elements that integrate Tualatin’s art, history and culture.



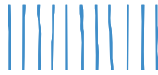
Integrate art into signage and functional park amenities.



Integrate innovative play and educational pieces that encourage people to explore art, music, nature, and history.



Encourage performances in parks or other under-utilized public spaces.



GOAL 6: PROMOTE TUALATIN'S UNIQUE IDENTITY, ECONOMIC VITALITY, AND TOURISM THROUGH PARKS, NATURAL RESOURCES, HISTORIC PRESERVATION, EVENTS, PROGRAMS, AND PLACEMAKING.

To achieve Goal 6, the Master Plan recommends designing parks and facilities that contribute to

a sense of place, including community gathering hubs in City center parks and improved connections to the Tualatin River. The City and its partners should communicate the benefits provided by Tualatin's parks, natural areas, trails, art and programs and engage community members and local organizations in supporting support art, recreation, and tourism.



Market and promote Tualatin as a regional tourist destination.



Plan and develop Tualatin Community Park as a civic hub and focal point for civic and community activities.



Connect Tualatin residents to the river by expanding riverfront trails, viewpoints, boat launches, and floating docks.



Improve communications and promote Tualatin's park and recreation opportunities. .

GOAL 7: MANAGE, ADMINISTER, AND MAINTAIN QUALITY PARKS, FACILITIES, AND PROGRAMS THROUGH OUTSTANDING CUSTOMER SERVICE, STEWARDSHIP, AND SUSTAINABLE PRACTICES.

To achieve Goal 7, the Master Plan recommends adopting design and development guidelines to guide park and facility maintenance,

management, renovation, and development. The Department should continue its fiscally and financially prudent approach to service provision while identifying and expanding resources. The City can improve information, communication, and relationships with park users, city residents, and employees with increased opportunities for input and feedback.



Leverage resources to expand and enhance parks, facilities, programs and events



Invest in technology to improve energy conservation and irrigation efficiency.



Provide more frequent restroom cleaning, trash removal and clean-up in high-use parks during peak-use times.



Update reservation and programming fees to reinvest in facilities and programs.

IMPLEMENTING THE VISION

The projects and programs recommended in the Master Plan will not all be implemented at once. Instead, on an annual basis, the Parks & Recreation Department staff will evaluate funding and prioritize projects for implementation. The prioritization process will inform the Department's short-term capital improvement plans. The Master Plan presents a two-step evaluation process for prioritizing and scheduling capital projects for implementation in coming years.

\$215.9 MILLION

**COST OF ALL CAPITAL PROJECTS,
INCLUDING LAND ACQUISITION AND
IMPROVEMENTS**

\$2.1 MILLION

**AMOUNT THAT WILL BE NEEDED
ANNUALLY TO MAINTAIN ALL SITES AFTER
DEVELOPMENT AND RENOVATION**

\$2 MILLION

**ADDITIONAL AMOUNT THAT SHOULD BE
SET ASIDE ANNUALLY TO REPAIR AND
REPLACE FACILITIES WHEN NEEDED**

To implement the Master Plan recommendations, the City will need to diversify funding sources and increase revenues from existing sources. There are a variety of funding sources available for recreation services (operations) and capital improvements (projects) in Oregon, many of which are already used by Tualatin.

- Capital funding supports new construction, expansion, renovation, or replacement projects for existing parks and facilities.
- Operations funding supports ongoing services, such as maintenance, facility operations, recreation programming, events, marketing, and management.

There are big decisions to be made about funding for Tualatin's parks and recreation. Residents need to express their continued support to Council and City leaders to fund parkland, facilities, trails, programs, and the arts. Working together, residents, businesses, partners, City staff, elected officials, and community leaders can create the accessible, inclusive, vibrant park and recreation system they envision.



1 | INTRODUCTION

Canoeing and kayaking on the Tualatin River. Playing an evening kickball game with coworkers. Steering your wheelchair on the Ice Age Tonquin Trail. Enjoying a family picnic at Community Park. Dancing at a Salsa concert. Playing bingo at the Juanita Pohl Center. Climbing on a pre-historic themed playground. Exploring Tualatin's history through art. Winning a baseball championship. Paddling in a giant pumpkin regatta. Where can you do all of these things?

Tualatin Parks and Recreation is a leader in the Portland Metro Area for its unique combination of parks, arts, trails, recreation facilities, programs, and events. The wide variety of parks and recreation experiences offers something for everyone—appealing to residents and employees, as well as people of different ages, cultures, abilities, and interests. Tualatin's wide-ranging activities offer many benefits. Parks and recreation experiences:

- Help improve individual health, wellness, and fitness.
- Connect residents to nature.
- Involve people in lifelong learning.
- Steward the City's cultural and natural resources.
- Attract businesses and support our economic vitality.
- Foster community cohesion and vibrancy.

Tualatin completed its last Parks and Recreation Plan nearly 35 years ago. Since then, the city has grown; the community is more culturally diverse; new recreation trends have emerged; traffic congestion has increased; tourism and visitation has grown; and new businesses have located here. Residents want City leaders to invest in parks, facilities, trails, and programs to respond to the dynamic needs of this community. To do this, the City needs an innovative, forward-thinking Master Plan to define the community's vision, identify current and future needs, and strategically guide this investment.



PLAN PURPOSE

The 2018 Park & Recreation Master Plan (Master Plan) provides direction for the stewardship, enhancement, and development of Tualatin's parks, natural areas, greenways, trails, programs, events, and public art. An update of the 1983 plan, this Master Plan provides guidance for the City's parks, recreation, trails, and arts investments through the year 2035. The Master Plan will guide Parks and Recreation Department staff (the Department), City Council, the Parks Advisory Committee (TPARK) and the Tualatin Arts Advisory Committee (TAAC) in related decisions.

PLAN PROCESS

This Master Plan is a community-driven plan, presenting vision goals, and recommendations that emerged from extensive community input and a robust technical analysis. The Master Plan process launched in Summer 2017 and was completed in Fall 2018 (Figure 1-1). A Project Management Team (PMT), consisting of City staff and consultants from MIG, provided technical expertise, spearheaded and facilitated community and stakeholder engagement, and produced interim reports.

The process started with an evaluation of the planning context and an analysis of the City of Tualatin's parks, greenways, natural areas, paths, and recreational facilities and programs. A needs assessment incorporated demographic trends and an evaluation of the community's park, recreation, and trail needs.

Figure 1-1: The Master Plan Process





The planning process also included the concurrent development of an American with Disabilities Act (ADA) Assessment and Transition Plan (Transition Plan) to ensure that parks, facilities, and programs are accessible to people of all abilities. Available under a separate cover, the Transition Plan identified improvements needed in existing parks, trails, and buildings.

Based on the needs assessment and input from the public involvement, the project team developed the Master Plan's vision, mission, and goals. This framework guided systemwide and site-specific recommendations.

To guide implementation, the PMT created an action plan and identified funding sources and prioritization criteria to sequence future projects in the City's annual budgeting process. This element of the planning process also included an update of the City's Parks System Development Charge (SDC) Methodology.

Advisory groups and the community were engaged early on and provided input throughout the planning process. This ensures the Master Plan reflects Tualatin's priorities and needs.

ADVISORY GROUP DIRECTION

Established City of Tualatin advisory groups, including TPARK, the TAAC, Youth Advisory Council (YAC), the Juanita Pohl Center Advisory Committee, the Tualatin Library Advisory Committee (TLAC), the Diversity Task Force, and the Aging Task Force, also provided feedback at key points during the planning process. Two groups provided regular and ongoing guidance for the Master Planning process:

- **Project Advisory Committee (PAC):** The PAC included representatives from the Park Advisory Committee, City Council, local businesses, youth, sports and recreation users. This group met regularly in each phase of the planning process to review key deliverables, provide guidance on the analysis, and help brainstorm recommendations.
- **City Council:** Councilmembers received regular updates and provided policy direction to shape the Master Plan vision, goals, recommendations, funding strategies, and SDC methodology.

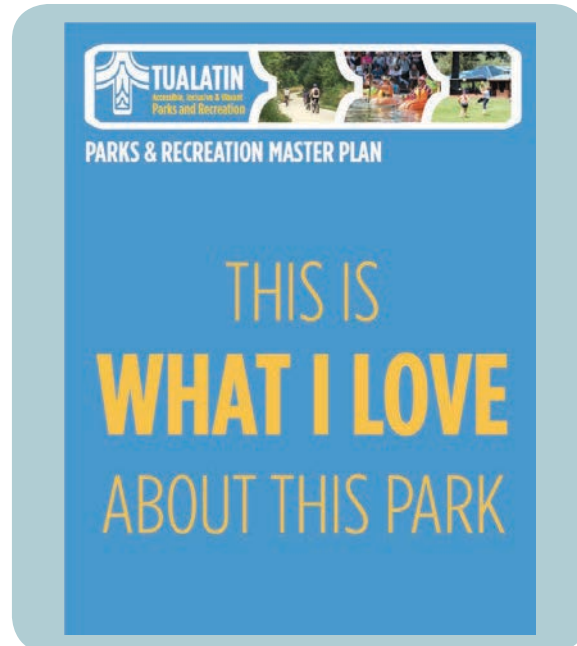


COMMUNITY ENGAGEMENT

More than 2,850 Tualatin community members participated in the Master Plan process through a multi-faceted community engagement program. People of diverse demographics, different neighborhoods, plus a range of experiences, perspectives, and needs all contributed comments and insights about their priorities and preferences for enhancing the park and recreation system. Online and in-person events and activities created convenient opportunities for people to share their insights. Outreach forums included:

- **Stakeholder Interviews:** In August 2017, seven City Council members, key City staff, and School District administrators participated in one-on-one interviews to describe opportunities and challenges that the Master Plan should address.
- **Focus Groups:** In August and September 2017, 11 focus groups were held with committees and groups representing specialized interests in Tualatin. Combined, 76 individuals participated in the meetings, which included guided discussions about their favorite park and recreation opportunities, areas for improvement or expansion, and their vision and priorities for parks and recreation.
 - » Aging Task Force
 - » Business Group
 - » Citizen Involvement Organization
 - » Historical Society
 - » Juanita Pohl Center Advisory Committee
 - » Planning Commission
 - » Tualatin Arts Advisory Committee
 - » Tualatin Library Advisory Committee

- » Tualatin Tomorrow
- » Youth Advisory Committee
- » Youth Sports Group
- **Hispanic/Latino Focus Group:** On September 20, 2017, nine leaders of the Hispanic/Latino community gathered for a Spanish-language focus group. The discussion covered similar topics as other focus groups and also included a specific discussion of the unique park and recreation needs for the Hispanic and Latino communities.
- **Questionnaire:** From August to September 2017, a total of 1,454 individuals responded to a questionnaire designed to identify community priorities and needs. The questionnaire was available primarily online, with a paper version available in Spanish and English. City staff advertised the questionnaire widely via traditional and social media; through printed flyers, posters, and handouts and with targeted emails.
- **Pop-Up/Intercept Activities:** From July to September 2017, a total of 1,340 individuals participated in 32 pop-up events to provide input about the importance of parks, their frequency of visitation, activities needed in Tualatin, and priority improvements to the parks and recreation system. Interactive displays were set up at special events, festivals, and meetings, or in prominent, busy locations, such as the Public Library and the Juanita Pohl Center. These activities were designed to reach people who might not otherwise participate in public meetings, by taking the planning process to them.
- **Park Walks:** Tualatin explored a new method of engaging the community



Park Walks participants used a camera and signs such as this one to take photos about park elements they loved and/or wanted to see improved.



City staff used social media, newspaper advertisements, emails, press releases and other announcements to inform people about opportunities to participate in the planning process. Invitations were extended in English and in Spanish.



through scheduled walks in parks, where community members could meet with staff at an advertised time to discuss and take photos at particular parks. Staff targeted six different parks. Walks at Jurgens and Ibach Parks attracted participation, and six participants provided unique insights into what they loved about these sites and what opportunities they found for improvements.

- **Recommendation Workshops and Meetings:** In August 2018, the Project Management Team hosted a series of meetings and workshops with advisory groups and community members to receive input on Master Plan goals, objectives, and recommendations. Participating advisory groups included the Juanita Pohl Center Advisory Committee, the Library Advisory Committee, the Diversity Task Force, the PAC, and the Aging Task Force.

Two community meetings/open houses provided opportunities for the broader public to provide feedback. Fifty-nine people participated.

- **Draft Master Plan Review:** An online questionnaire and downloadable materials were available in September 2018 for review and public comment on the Draft Master Plan. Community insights were discussed by the PMT, PAC and Council and incorporated into final plan revisions.

MASTER PLAN INTEGRATION

The Master Plan is consistent with the City policies, standards, practices, and plans as they relate to Tualatin's parklands, and considers Tualatin's plans for areas of new residential and commercial development and its projected

population. All relevant City and regional plans were consulted during the development of this Master Plan, including but not limited to:

- Tualatin demographic forecasts
- Tualatin Community Plan and Development Code
- Basalt Creek Concept Plan
- Northwest Concept Plan
- Southwest Concept Plan
- Metro 2018 Regional Trails System Plan
- Existing park and trail site master plans

The Master Plan process coincided with the development of two separate elements, which were also integrated into this planning process:

- ADA Assessment and Transition Plan
- Parks System Development Charge Methodology Update

The Master Plan included the development of several interim reports to assist in decision-making during the planning process.

- The Existing Park and Recreation System
- Public Outreach Summary Report
- Parks, Facilities, Programs, and Art Needs Analysis Preliminary Findings
- Goals, Objectives, and Systemwide Recommendations
- Site Recommendations and Matrix Overview



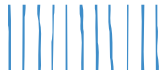


MASTER PLAN AT A GLANCE

This Master Plan includes six chapters and four appendices:

- Chapter 1 introduces the Master Plan.
- Chapter 2 provides an overview of current parks and recreation system.
- Chapter 3 describes the community's needs and priorities for the future, including the core values, vision, mission, and goals that will guide the implementation of the Master Plan.
- Chapter 4 and 5 identify goals, systemwide recommendations and site recommendations.
- Chapter 6 summarizes costs and implementation strategies.
- Appendix A presents the detailed inventory of parkland and facilities by site.
- Appendix B provides a matrix noting the types of site interventions recommended, including capital projects, capital replacement and reinvestment, maintenance, programming, and partnerships.
- Appendix C lists additional site considerations that can be reviewed and incorporated into site master planning processes.
- Appendix D presents cost matrices that show planning-level cost estimates for park acquisition, development, improvements, reinvestment and maintenance by category.





2

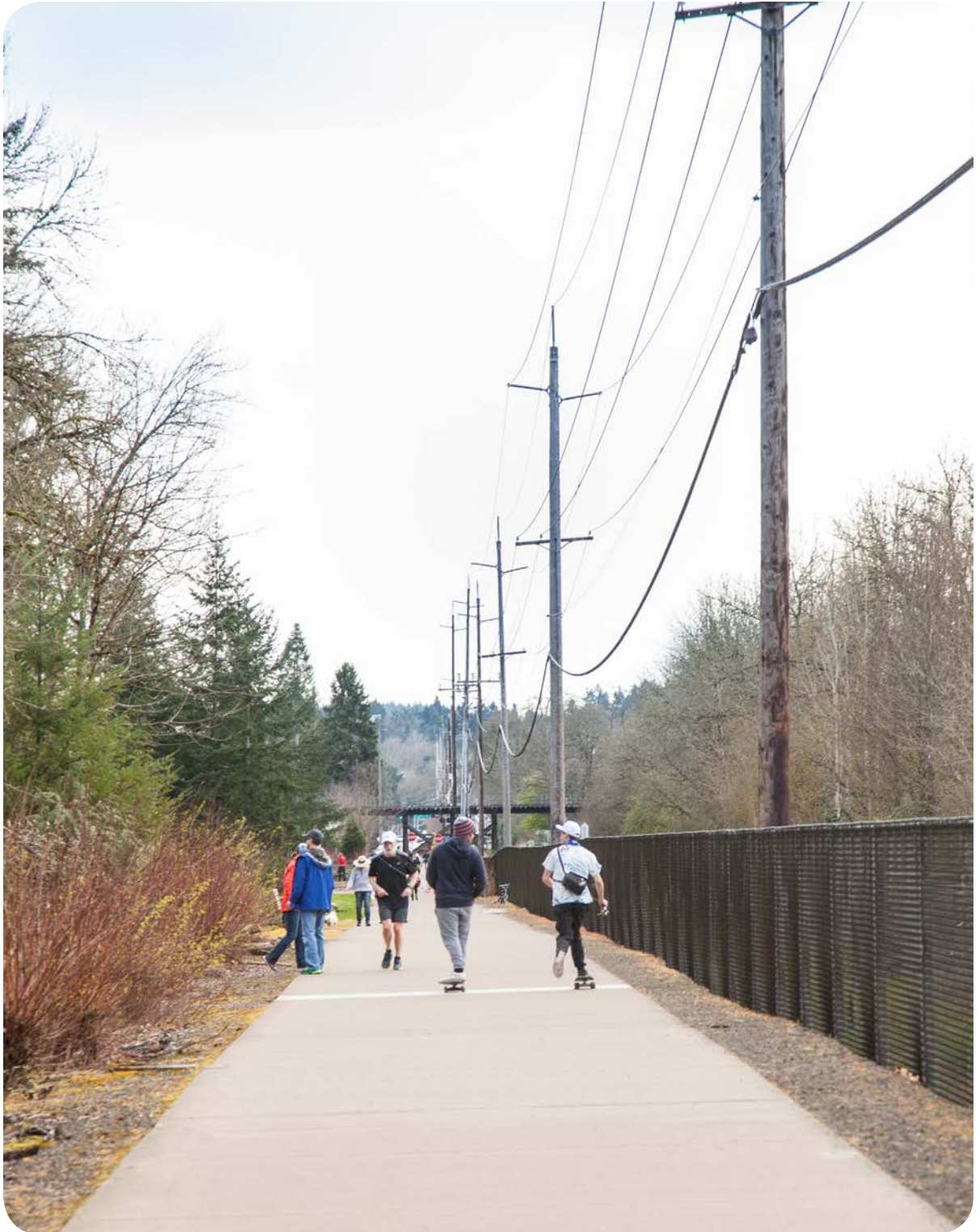
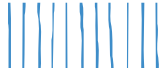
PARK & RECREATION SYSTEM

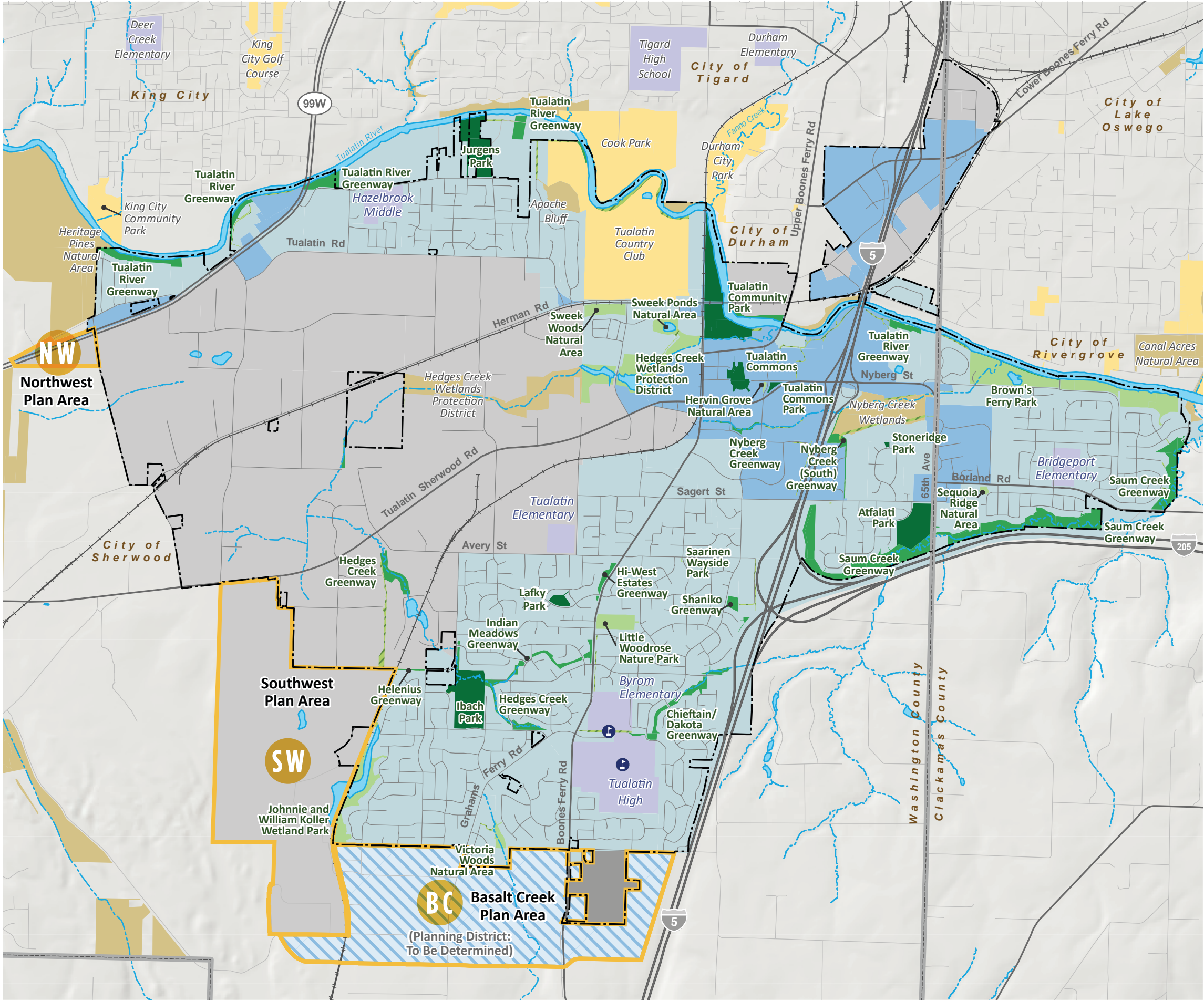
Tualatin is centrally located in the rapidly-growing Portland Metro region and has a reputation for a high quality of life and good schools. Tualatin has a variety of parks and open spaces, which are referred to collectively as its parklands. Situated in the Tualatin Valley, the City's unique natural landscape features—including the Tualatin River, creeks, greenways, and undeveloped upland forests and wetlands—provide exceptional recreation opportunities that have been incorporated into its parklands. Within its parklands, Tualatin provides trails, greenways, and natural features as well as sports fields and courts, play features, and picnic areas that support a variety of recreation opportunities. Tualatin's unique landscape and culture are recognized in design elements throughout the park system, including natural and cultural interpretive elements and art pieces. The City also provides specialized facilities that house many of the Parks and Recreation Department's recreation and enrichment programs. Art displays and programming are a key element of the City's parks and recreation system. This chapter provides an overview of the City's parks and recreation service area, current parks and recreation facilities, maintenance, programs and services, and arts and culture programs and assets.

SERVICE AREA

The City of Tualatin is located along I-5, in between I-205, 99W, and 217, southwest of Portland. The City's service area for the Master Plan includes mix of residential, commercial and industrial land uses (Map 1). This includes the area within the current city limits, as well as three future expansion areas:

- **Northwest Concept Plan Area:** This 15-acre planning area is located just outside the City in the far northwest corner. The triangular site is designated for industrial uses, specifically for General Manufacturing (MG). The area is planned to include the Ice Age Tonquin Trail corridor but not developed parks. In the future, the trail corridor could connect this area to Metro's proposed Heritage Pine Natural Area and the proposed Westside Trail connection via a bridge across the Tualatin River.
- **Southwest Concept Plan Area:** The 614-acre planning area is located just beyond the southwest corner of the City. The site is designated for industrial uses, specifically for Manufacturing Business Park (BP). Unlike the Northwest Plan area, this area is intended to feature some supporting retail uses that will generate additional needs. The plan does not call for any developed parks, as parks are not permitted in Regionally Significant Industrial Areas. However, the wetlands and surrounding habitat will be protected as required by State regulation. The Ice Age Tonquin Trail is also proposed to run through this area.
- **The Basalt Creek Concept Plan Area:** This planning area is located south of Tualatin and includes approximately 848 acres, split between the City of Tualatin and the City of Wilsonville. Tualatin's portion of this area is proposed to include Low Density Residential, Medium-Low Density Residential, High Density Residential, Manufacturing Park, and Neighborhood Commercial areas. The area includes the Basalt Creek Canyon natural area. Given anticipated development, parks, greenways, natural areas, and trails will be needed to serve new residents and businesses.





PARKS & RECREATION MASTER PLAN

Map 1: Park and Recreation Service Area (2035)

Tualatin Park and Recreation Facilities

- Parks
- Greenways
- Natural Parks & Areas
- Shared Use Paths
- School Joint-Use Facilities

Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Mixed Use: Residential, Commercial & Industrial

Other Park and Natural Areas

- Other Developed Parks and Recreation Areas
- Other Greenways and Natural Areas
- Tigard-Tualatin District Schools

Planning Areas

- Planning District

Base Map Features

- Tualatin City Boundary
- County Boundary
- Freeways/Highways
- Major Arterials
- Local Streets
- Railroads
- Streams
- Rivers and Waterbodies



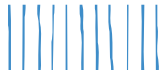
PARKLANDS

Within this service area, the Parks and Recreation Department currently manages 316 acres of parklands at 36 sites. These parklands are inventoried in five different classifications. The parkland classifications support City staff in implementing Master Plan policies by providing parameters for design and development, maintenance and operations, and future funding and acquisition opportunities.

- **Parks:** Parks are designed to support active and passive recreation, preserve and enhance natural resources, improve public health, and strengthen economic development. The City has eight parks, ranging from 0.23 to 27.11 acres in size. The sites collectively provide indoor and outdoor recreation facilities and a variety of amenities to support park use. These developed parks represent slightly more than one-fourth of City parklands (26%).
- **Greenways:** Trails are divided into two parkland categories: greenways and shared

use paths. Greenways are protected open space and trail corridors maintained for conservation, recreation, non-motorized transportation, flood control, and utilities. They range in size from 0.43 to 54.22 acres. Although a few are not intended for trail development, most are at least partially developed and support trails ranging from 750 feet to nearly four miles in length. Combined, greenways currently provide more than 44,000 feet of trails, slightly more than eight miles in total. With 120 acres, greenways represent the largest land category of parklands (38%).

- **Natural Parks & Areas:** Natural Parks and Areas are protected natural resources with limited improvements such as trail heads, paths, and interpretive signs. These range in size from 0.06 acres to 43.21 acres. Natural Parks and Areas represent approximately 34% of the City's parklands.
- **School Joint-Use Facilities:** Through a joint use agreement, the City invests in and ensures public access to two school facilities. The acreage associated with these partner sites is not counted in the City's inventory, but these facilities represent important shared resources for residents and students.
- **Shared Use Paths:** Shared use paths also provide trail corridors. Unlike City-owned greenways, these sites allow public access to corridors and easements that include (or will include when developed) trails to support trail connectivity. In some cases, they provide an extension of a trail associated with a greenway. The two longest corridors have not yet been developed; consequently, shared use paths currently add approximately half a mile of trails.



The graphic below summarizes City parkland acreage by classification. The majority of acreage is natural in character; fewer acres provide developed parks. See Appendix A for further details on each site as well as a map showing the distribution of all parklands in the City.

Parkland Classification Summary



PARKS

8 SITES
83.75 ACRES

Examples:
Tualatin
Community Park,
Ibach Park



GREENWAYS

10 SITES
119.63 ACRES

Examples:
Tualatin River
Greenway, Hedges
Creek Greenway



NATURAL PARKS & AREAS

10 SITES
107.07 ACRES

Examples:
Brown's Ferry Park,
Little Woodrose
Park, Hedges Creek
Wetlands



SCHOOL JOINT-USE FACILITIES

2 SITES
- ACRES

Examples:
Tualatin High School
Sports Field, TuHS-
Byrom Elementary
Cross-Country Trail



SHARED USE PATHS

6 SITES
5.69 ACRES

Examples:
Ice Age Tonquin
Trail, Byrom Shared
Use Path

TOTAL

36 SITES
316.14 ACRES

Park Type Summary

Developed parks are further subdivided into four different park types, further defining their function, role, and potential for facilities and programs (Figure 2-1).

Fig. 2-1: Park Type Summary

COMMUNITY PARKS

Large parks that provide a variety of recreation opportunities for the entire community, typically support large group gatherings, protect natural resources, and include specialized facilities such as community centers, sports fields, courts, and boat ramp.

SITES: 1
ACRES: 27.11
PARK SITES: TUALATIN
COMMUNITY PARK

LARGE NEIGHBORHOOD PARKS

Mid-sized parks, accessible by walking, biking or driving that support sports, recreation, picnicking, and play opportunities for surrounding neighborhoods.

SITES: 3
ACRES: 13.27-20.08
PARK SITES: ATFALATI
PARK, IBACH PARK,
JURGENS PARK

COMMUNITY PARKS

Small parks located within biking and walking distance that provide gathering and play space for nearby neighbors.

SITES: 2
ACRES: 0.23-2.0
PARK SITES: LAFKY
PARK, STONERIDGE
PARK

COMMUNITY PARKS

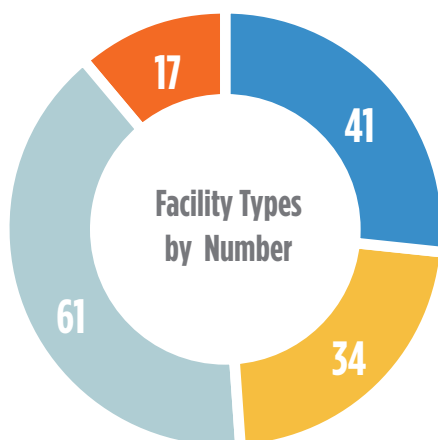
Parks, recreation facilities, or sites designed around a singular purpose, such as plazas, historic properties, gateways, waysides, sports complexes, etc.

SITES: 2
ACRES: 0.64-4.83
PARK SITES: TUALATIN
COMMONS, TUALATIN
COMMONS PARK

RECREATION FACILITIES

In addition to its parklands, the City also provides a variety of recreation facilities, ranging from floating docks to sports fields to indoor recreation centers (Figures 2-2 & 2-3). Because the City offers an extensive network of trails, greenways, and natural areas to support outdoor recreation, it has several wildlife viewing areas, trails, river access points, and interpretive features. It also provides sports fields and courts, play features, and picnic areas, as well as amenities that support park comfort and use, such as restrooms, barbecues, picnic tables, and seating. Art is provided at seven sites.

Fig. 2-2: Facility Types by Number



- Athletic Facilities
- Outdoor Recreation Facilities
- Trails/Natural Features
- Specialized

Fig. 2-3: Recreation Facilities by the Numbers

FACILITY TYPE

ATHLETIC FACILITIES

Rectangular Fields	8
Ball Fields	5
Basketball Courts	6
Tennis Courts	8
Pickleball Courts	14

OUTDOOR RECREATION FACILITIES

Play Features	9
Water Play/Spray Features	4
Flexible Use Lawn Areas	8
Covered Picnic Shelters	9
Horseshoe Pits	2
Skate Parks	1
Dog Park	1

TRAILS/NATURAL FEATURES

Natural Areas & Wildlife Viewing	18
Trails	23
River Access	4
Interpretive Features	11
Floating Dock/ Boat Ramps	4
Kayak & Canoe Rentals	1

SPECIALIZED

Art	7
Special Use Buildings	10



The Parks and Recreation Department manages ten special use buildings. The Van Raden Community Center, Brown's Ferry Community Center, and Tualatin Heritage Center are small, re-purposed houses and buildings used for programs. Three facilities (the Parks and Recreation Administration Offices, Lafky House, and Louis Walnut House) are used for office space. Additionally, the Tualatin Library, now managed through the Library Department (but formerly within Parks and Recreation), and the Juanita Pohl Center are major program hubs, accounting for nearly two-thirds of all program participation.

PARK MAINTENANCE

The City's parks and facilities are maintained by the Parks Maintenance Division. However, maintenance staff take care of more than the parks and facilities listed in the inventory. They are responsible for:

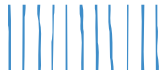
- The City's 316 acres of parklands (consisting of developed facilities, infrastructure, landscaping, and natural resources)
- Public spaces and landscaping around public buildings, parking lots, and rights-of-way
- Vegetation management of 82 water quality facilities
- Street tree and sidewalk maintenance
- Riverside frontage landscape maintenance

These responsibilities require specific skill-sets and different maintenance strategies to address the variety of areas maintained.

RECREATION PROGRAMMING

The City of Tualatin is recognized for several unique events—such as the West Coast Giant Pumpkin Regatta, Blender Dash, and Crawfish Festival—that highlight the fun and family-oriented character of the community. It also provides movies and concerts on the commons, Library and Heritage Center programs, and other recreation activities that contribute to residents' quality of life.

City programs are provided by the Parks and Recreation and Library departments in 11 core program areas (Table 2-1). These programs provide opportunities for all ages and integrate underserved user groups, such as Hispanic/Latino residents and people with special needs, into existing programs. Current programs emphasize Special Events (approximately 35%) and Enrichment and Learning (20%), which in past years accounted for more than half of all program participation. Programs also focus on the needs of older adults and seniors, youth, and library patrons. Nearly 30% of all program participation is facilitated at the Juanita Pohl Center, which primarily serves older adults and seniors.

**Table 2-1: Tualatin Recreation Programs Service Areas and Participation**

PROGRAM AREA	DEFINITION	COMMUNITY RECREATION PROGRAMS	LIBRARY PROGRAMS	JUANITA POHL CENTER PROGRAMS	TOTAL
Arts & Culture	Visual, fine and performing arts, and cultural heritage	2000	1,386	490	3,876
Before & After School Youth Programs	Youth programs before or after the school day	0	1,525	0	1,525
Day Camps	Activities when school is not in session	615	0	0	615
Development & Leadership	Age appropriate development programs	701	165	0	866
Enrichment & Learning	Classes, lectures, instruction and learning	358	11,013	371	11,742
Health, Wellness & Fitness	Physical activity, nutrition and health	0	279	8325	8,604
Nature-Based Programs (Parks)	Outdoor recreation, nature interpretation and environmental education	80	888	0	968
Social Activities	Drop-in programs and games	170	2,865	5006	8,041
Special Events	Community festivals and events	18,600	2,069	601	21,270
Sports	Recreational and competitive sports leagues and tournaments	0	0	2551	2,551
Volunteerism	Volunteer service projects and activities	1,332	634	782	2,748
TOTALS		23,856	20,824	18,126	62,806
PERCENTAGE		37.9%	33.2%	28.9%	

Participation data is based on City counts, FY 2016-2017.

The City also provides reservable indoor and outdoor facilities to facilitate recreation opportunities organized by others. Reservable rooms and picnic shelters serve more than 20,000 people each year. In addition, the City provides sports fields for league use and space at the Juanita Pohl Center for the Meals on Wheels Program, which served more than 18,000 people last year. The City also contracts with Alder Creek Kayak and Canoe to provide family-friendly kayak and canoe rentals on the Tualatin River from the rental center in Brown's Ferry Park.

PUBLIC ARTS

Tualatin promotes its identity and history through the arts. It curates display art and supports cultural experiences through arts programming and events. The City owns more than 350 pieces of art that are displayed, stored, or incorporated in parks, facilities, and trails. While most is comprised of wall hangings, there are sculptures, signs, play features, and infrastructure elements integrated into parks, plazas, and other outdoor public spaces (Table 2-2).

Display arts include permanent installations and rotating displays in City buildings, categorized into three types.

- **Tualatin Visual Chronicle:** Includes three collections (General, Student, and Historical collections) of non-educational prints, drawings, paintings, photographs, and other wall hangings that can be displayed in different locations to document the social, built, and/or natural landscape of Tualatin, capturing elements of the past and present, thereby providing an archival record and resource for the future.



- **Other On-Site Art:** Includes non-educational sculptures, wall hangings, drinking fountains, and etched granite in trails that enhance a specific site or building, may or may not have Tualatin-specific components. Examples include The Storyteller (bronze sculpture, Library Plaza); Crawfish (mosaic tile infrastructure/play feature/fountain, Tualatin Commons).
- **Educational Art Displays:** Includes educational or interpretive displays, signs, and play features centered on Tualatin's natural and cultural history, including elements of the Ice Age Discovery Trail.

Examples include Birds (baked porcelain sign, Atfalati Park); Mastodon Teeth (bronze cast sculpture, Tualatin River Greenway).

Table 2-2: City of Tualatin Display Arts by Category and Location, 2017

CATEGORIES	TOTAL PIECES	ART WALK ¹	ICE AGE DISCOVERY TRAIL	PARKS AND RECREATION FACILITIES ²	LIBRARY ²	PUBLIC BUILDINGS ³	OTHER/ MULTI SITE	PARKS/
Tualatin Visual Chronicle	233	*	0			233	0	0
Other On- Site Art	49	22 ⁴	0	7	11	0	4	27
Educational Art Displays	68	35 ⁵	31 ⁵	4	1	0	2	61
TOTALS	350	57	31	11	12	233	6	88

1. Pieces from the Tualatin Visual Chronicle are incorporated into the ArtWalk (not counted).

2. Visual Chronicle artwork in Parks and Recreation Facilities and Library are included in Public Building totals.

3. Pieces of the Tualatin Visual Chronicle in public buildings are rotated as capacity allows.

4. This count overlaps data in the location columns.

5. Some art displays are part of both.



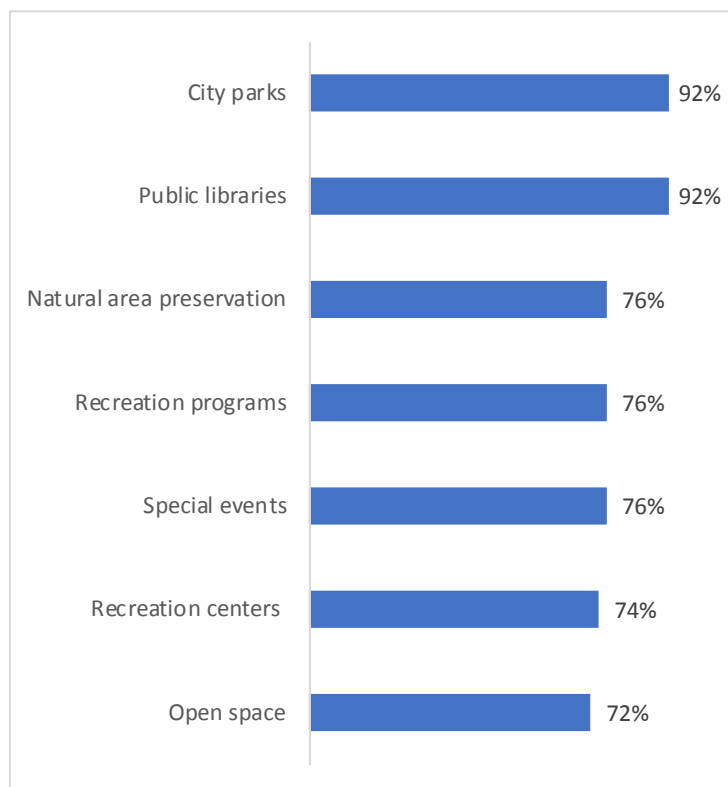
Given the emphasis on the arts, the City also distinguishes five types of arts programming:

- **Cultural Programming:** performing arts such as dance, music, drama, and including events such as ArtSplash, Movies on the Commons, and Concerts on the Commons.
- **Educational Arts:** lectures, public presentations, “Artists in Residence” type programs, school presentations.
- **Fine Arts:** painting or drawing classes, graphic arts
- **Literary Arts:** storytelling, poetry, Reader’s Theater programs
- **Media Arts:** film and video programs

As noted in this chapter, the City strives to provide a variety of parks, facilities, programs, and services. Most residents across Tualatin are satisfied the quality of City services—although satisfaction is higher with parks, the Library and trails than with other types of facilities, programs and activities. The City is known for its recreation opportunities, creating an

interest in expanding, enhancing, diversifying, and improving parks, facilities, and programs in the future.

Figure 2-4: Resident Satisfaction with the Quality of City Services



Source: 2016 Tualatin Community Livability Report (NCS)

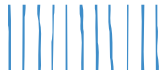
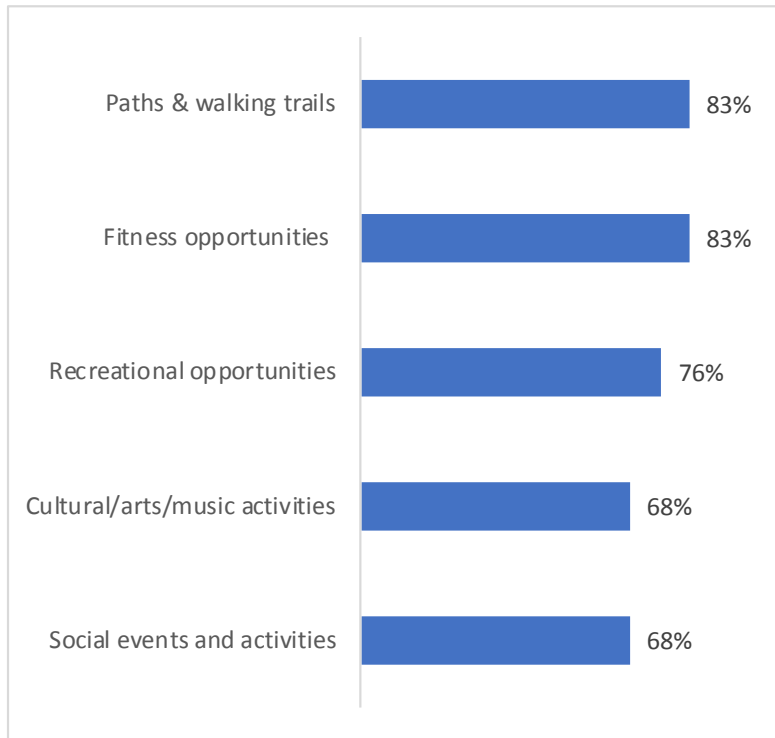


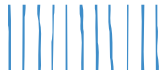
Figure 2-5: Residents Satisfaction with Existing Community Characteristics



Source: 2016 Tualatin Community Livability Report (NCS)







3 | COMMUNITY VISION

Through the master plan process, more than 2,850 community members shared their preferences and priorities for parks, recreation, natural areas, trails, and programs. From this feedback, the Project Management Team and Project Advisory Committee identified key needs and used those to craft the core values, vision, mission, and goals that form the framework for this Master Plan.

This chapter summarizes community priorities and needs, presenting key outreach findings and supporting information about those needs. It concludes by introducing the core values, vision, mission, and goals.

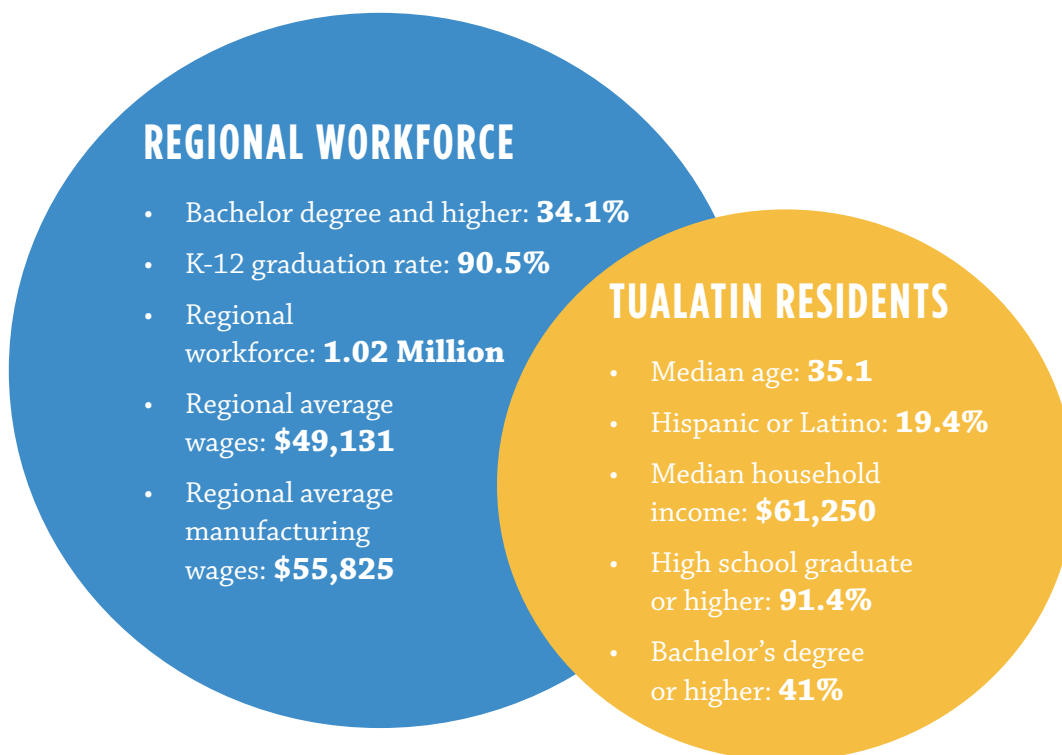
COMMUNITY PRIORITIES & NEEDS

Park and recreation priorities are influenced by a variety of factors, such as age, income, education, cultural background, and children in the household. Not surprisingly, individual priorities and preferences differ. Taken collectively, however, they paint a picture of the community's vision and needs for different types of parks and recreation opportunities. Common desires and needs emerge.

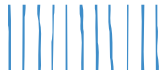
Through community outreach, the Master Planning process identified top priorities for the parks and recreation system. The common themes were cross-checked through a technical analysis to identify key needs. The top priorities and needs from this analysis include:

- Investing in parks and recreation to maintain and enhance Tualatin's quality of life.
- Expanding trail access and connectivity.

Figure 3-1: Regional Workforce & Tualatin Residents Demographic Data



Tualatin's parks and recreation system serves residents and local employees, as well as business patrons and visitors. Demographic data helps understand the population characteristics and unique needs of people who live and work in Tualatin. Source: American Community Survey (ACS) 2013 5-year data



- Focusing attention on sports facilities and programs.
- Improving indoor recreation facilities.
- Taking care of existing assets.
- Providing access to nature.
- Diversifying programs and recreation activities.
- Re-envisioning art in public spaces.
- Ensuring equitable and accessible parks and recreation opportunities.
- Meeting the needs of a growing community.
- Improving information through enhanced marketing and communications.

Each of these are described in more detail on the next several pages. Statistics highlighted are from the online questionnaire unless otherwise noted.

INDIVIDUAL COMMENTS AND GROUP RESPONSES CONTRIBUTED TO OUR UNDERSTANDING OF PARK NEEDS. HERE'S A SAMPLE FROM THE 100+ PAGES OF COMMENTS RECEIVED.

Ibach Park is my favorite park. It is the place I took my children, and now my grandchildren. I also love Tualatin Park and Brown's Ferry Park for walking, kayaking and other outdoor activities.

Atfalati es lo más cerca de la comunidad Latina. En Atfalati, quiero ver más actividades para los Hispanos, más actividades culturales, y más actividades baratas (asequibles) para los niños y familias. Es necesario para familias de bajos recursos.

We love Tualatin's parks. They are well maintained and have supported activities for our family. The items we would most like to see added are paved biking paths and more sports fields. There are many sports that compete for access to very heavily used fields. A sports complex would be a great asset for our community.

Get pickleball courts. There are a TON of pickleball players in Tualatin.

Would love to have direct river access that is ADA accessible (some ramps are too steep).

The best features are the festivals (ArtSplash!, Crawfish, and Pumpkin Regatta), the greenway trail system, and the library space and programs. Keep up this good work!

Focus on the trail system: Build out what's planned and build even more trails with direct routes from the outer neighborhoods to the town center, the western industrial area, major employers, Pacific Highway, and the Bridgeport / Lower Boones Ferry area—even if a route wouldn't be along a creek or the river. I suggest a walking and cycling bridge over the Tualatin River.

PRIORITY: INVESTING IN PARKS AND RECREATION TO MAINTAIN AND ENHANCE TUALATIN'S QUALITY OF LIFE

Master Plan participants agreed almost unanimously that parks, recreation programs, events, and trails are important to Tualatin's quality of life. They affirmed that **parks and recreation offer important benefits for themselves and their families**, such as opportunities to be outdoors (53%) and positive activities for youth (33%). They suggested many different ways to enhance or expand recreation activities and provided more than 100 pages of comments about the types of improvements desired. When faced with the reality that enhancing and expanding the system would require a larger investment, outreach participants identified these funding priorities: trails, sports, indoor recreation, asset stewardship, and natural resource protection.

95% BELIEVE
PARKS,
RECREATION,
ARTS, AND
TRAILS ARE IMPORTANT TO
TUALATIN'S QUALITY OF LIFE.



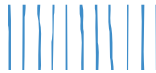


Figure 3-2: Most Important Activities to Provide or Expand

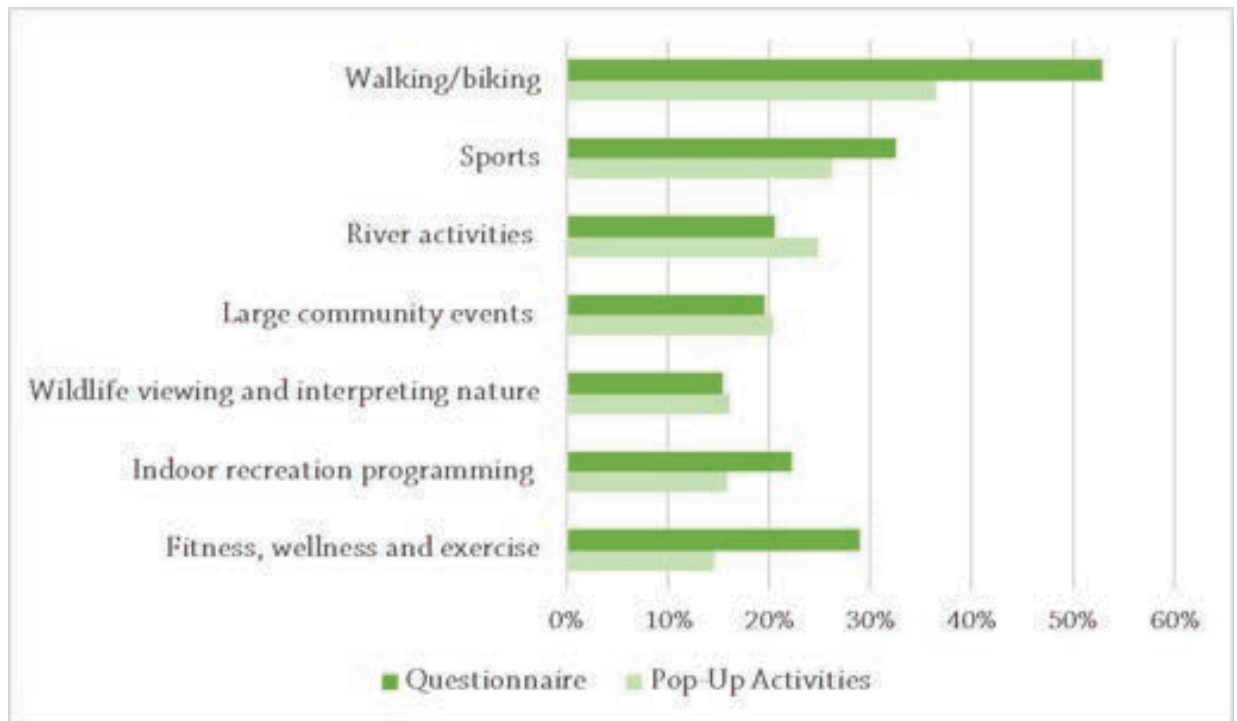


Figure 3-3: Top Five Funding Priorities



PRIORITY: EXPANDING TRAIL ACCESS AND CONNECTIVITY

More trails are the clear priority for outreach participants. **Expansion of trail-related activities was the top recreation activity desired and the top funding priority.**

Through different findings across outreach activities, trails were valued broadly. Trail-related activities appealed to residents and employees, people of all different ages, and different cultural groups. They were valued for recreation, active transportation, and improved access to parks, public facilities, neighborhoods, and commercial areas. Respondents noted that trails provide health benefits associated with exercise and being outdoors. Greenways also protect wildlife corridors and support wellness and stress reduction by connecting people to nature. Because of their multi-faceted benefits, a variety of trail types are in demand:

- Trails that link with other existing trails (43%)
- Paved trails for walking, biking, etc. (42%)

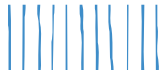
61% BELIEVE
ADDITIONAL
TRAILS AND
GREENWAYS ARE NEEDED.

- Nature trails (36%)
- Trails that link neighborhoods with community businesses and public facilities (35%)
- Trails that connect to other cities and the regional trail system (24%)

The City set high standards for trail development in its 1983 Master Plan. It has not met those standards. Building out the planned local and regional trail system would require roughly tripling the amount of trails in the Tualatin Service Area. To achieve this vision, the City needs to focus on trail development along the Tualatin River and continue to work with Metro and other partners to take advantage of easements and opportunities as they arise. Adding trails in the expansion areas (Basalt Creek, Northwest and Southwest) is also needed.



Participants in all outreach activities expressed a high level of support for expanded trails and improved connectivity.



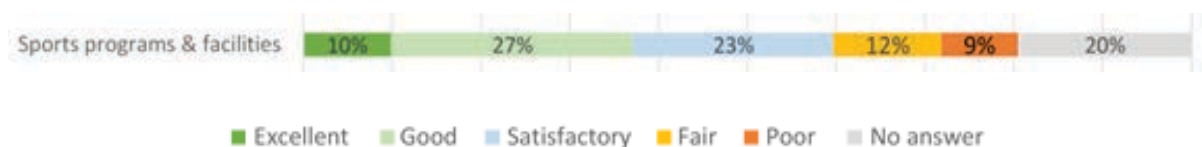
PRIORITY: FOCUSING ATTENTION ON SPORTS FACILITIES AND PROGRAMS

Sports participation and interest is high in Tualatin. Outreach participants noted that “sports” collectively is the second most popular recreation activity to expand. **Providing more sports fields in courts was the second most popular funding priority.** Existing sports programs and facilities received the second lowest rating in quality from online questionnaire respondents, with 21% rating them as fair or poor. In a community that prides itself on quality design and recreation facilities, this was surprising. The issue, as discussed extensively in the Sports Focus Group and echoed in other outreach forums, is the not the condition of existing facilities. It is the need for more sports facilities to support organized league play for recreation, competitive, and school sports as well as informal pick-up games. It’s also the need for field enhancements (lighting, drainage), amenities (seating,

shade), policies (leaving soccer goals out in the off-season and coordinating City/School District partnerships), and variety of play spaces (futsal, pickleball and game courts) to expand the capacity for sports play.

38% OF HOUSEHOLDS
REPORTED A
FAMILY MEMBER
PARTICIPATING IN SPORTS.
THIS IS HIGHER THAN IN MANY
COMMUNITIES.

Figure 3-4: Quality Ratings for Sports



PRIORITY: IMPROVING INDOOR RECREATION FACILITIES

City residents love their Library. The **Tualatin Library received the highest quality rating** of any type of parkland or facility. More people reported visiting the Library more frequently than any other public facility. In comparison, the City’s indoor recreation facilities such as Van Raden, Brown’s Community Center, the Heritage Center and Juanita Pohl Center (JPC) received the lowest quality rating. While the JPC received slightly more visitation than Van Raden and Heritage Center, these facilities were also visited the least frequently.

As noted in a 2017 Facility Condition Assessment, Tualatin has several specialized buildings that are used for programs and office space. Most are older, remodeled houses not designed for indoor recreation. The JPC is in demand for programs serving older adults and seniors; it also serves as the current Council Chambers. However, the City has no centralized civic hub to provide social gathering space, meeting rooms, and activity areas to support the types of recreational and educational programs desired.

66% VISIT THE LIBRARY AT LEAST ONCE OR TWICE A MONTH. IN COMPARISON, 90% RARELY OR NEVER VISIT VAN RADEN AND THE HERITAGE CENTER.

Figure 3-5: Quality Ratings for Indoor Facilities



PRIORITY: TAKING CARE OF EXISTING ASSETS

The success of the park and recreation system depends in part on ensuring that parks and facilities are safe, clean, and in good condition. As noted in Chapter 2, maintenance staff take care of parkland infrastructure, street right-of-way, and public buildings, while also helping preserve a variety of historical, cultural, and natural assets. Although 80% of outreach participants rated City parks and facilities as good or excellent, 37% believe **a greater investment will be needed in the future to support maintenance and renovation of aging facilities.**

City staff agree with these residents. In early 2017, staff conducted a Facility Condition Assessment rating the condition of all sites and facilities as “good,” “fair,” or “poor.” Overall, the system is in good shape. However, many parks features are aging—in need of remodeling or replacement in the future. Deferred maintenance has been an issue, and natural resources have not received as much attention as needed because of limited resources. Given the demand to increase programming and add more facilities, staff know more maintenance funding will be needed.

PRIORITY: PROVIDING ACCESS TO NATURE

Community members strongly value Tualatin’s natural resources and want access to natural features, especially the river, for recreation, education, and interpretation. Given the

funding challenges that have affected the City’s ability to maintain and steward its natural resources in parkland, questionnaire respondents were specifically asked what types of natural resource improvements should be the highest priority. Responses included:

- Restoring or maintaining natural areas in parks (50%)
- Providing natural areas to support environmental education, nature interpretation, and outdoor recreation (39%)
- Protecting water quality and riparian corridors (39%)
- Protecting wildlife habitat with limited or no public access (28%)
- Protecting the City’s trees (18%)

In other outreach activities, participants noted that access is important. In addition to developing or improving water trails, river access points, and nature parks, **participants prioritized providing recreation programs that enhance community members’ access to nature.** The Recreation Programs Assessment conducted for the Master Plan found that most existing programs are provided indoors or in developed parks—despite the fact that the City has more acreage in greenways and natural areas than developed parks. There is a strong opportunity to expand nature-based programming and environmental education.

92% BELIEVE
NATURAL
RESOURCE
PROTECTION IS IMPORTANT.

PRIORITY: DIVERSIFYING PROGRAMS AND RECREATION ACTIVITIES

Tualatin residents want a greater variety of recreation activities and programs. Across all outreach activities, participants expressed a desire for multi-generational opportunities, year-round recreation options, low-impact activities such as pickleball, more challenging activities for adults, and opportunities for people of all ages, cultures, and abilities.

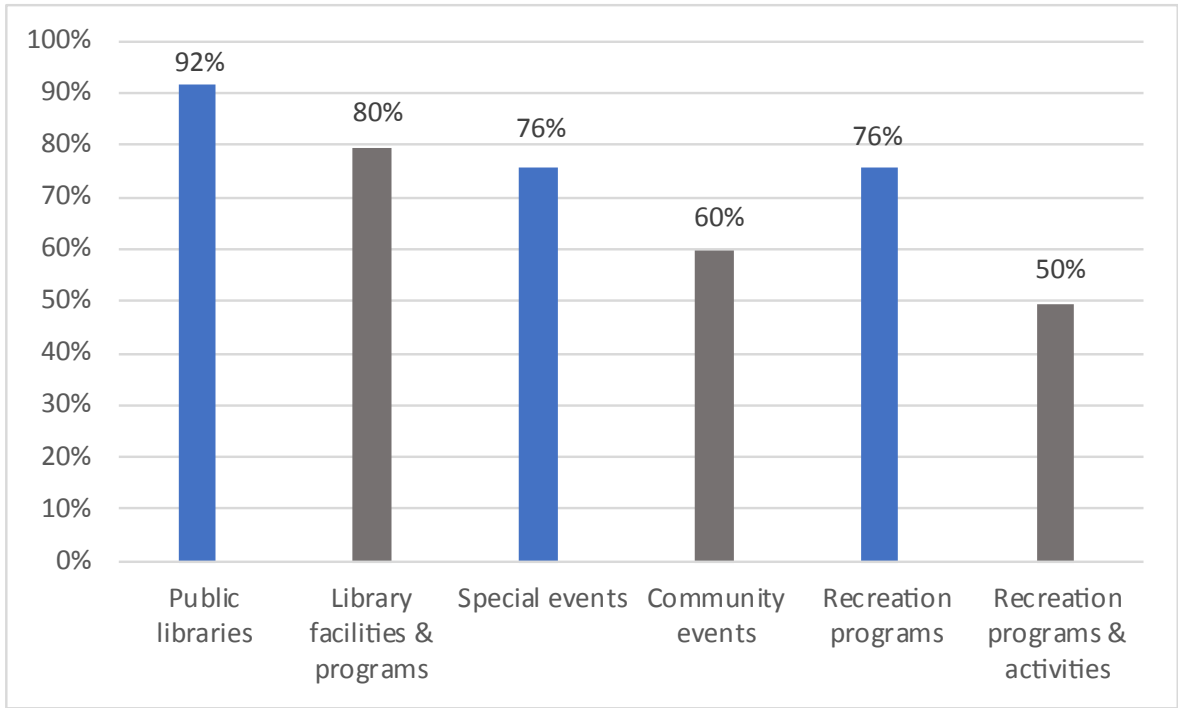
Hispanic and Latino residents would like to see more activities that respond to their diverse cultural needs, such as Salsa dancing at summer concerts, fiestas and markets that celebrate Hispanic cultural heritage, affordable sports

programs, and social spaces that accommodate extended families and larger groups. Business groups would like to see more activities for employees, as well as events that attract visitors to Tualatin. Seniors and older adults note that Tualatin lacks fitness opportunities designed for their age group.

76%

PARTICIPATED
IN COMMUNITY
FESTIVALS,
MUSIC CONCERTS, OR CULTURAL AND
HISTORICAL EVENTS LAST YEAR.

Figure 3-6: Respondents rating the availability, quality and diversity of programs as GOOD or EXCELLENT:



■ NCS
■ MIG

Sources: 2016 Tualatin Community Livability Report (NCS); 2017 Parks & Recreation Master Plan Outreach Summary Report (MIG). Note: The 2016 survey was a random sample of all residents, including ones who do and do not participate in these programs. The 2017 online questionnaire targeted residents who participate and/or are interested in parks, recreation facilities, programs and events. Results suggest that the latter group has higher expectations for programs and events.



Recreation and Library staff provide quality programs. The majority of residents rate existing programs highly. However, **program participants want a greater variety of opportunities and experiences.** As echoed in the Needs Assessment analysis that looked at participation by program area, the City primarily supports special events, Library programs, and indoor programs for older adults and seniors. There are opportunities through park design and programming to encourage new and different types of recreation activities and provide the unique experiences that residents desire.

Table 3-1: Percent of respondents participating in programs annually by type

ANSWER	PERCENTAGE
Community events (concerts, cultural or historical events, festivals)	75.7%
Sports	38.2%
Youth summer camps and programs	20.9%
Nature programs or activities	10.1%
Arts and crafts	9.0%
Storytime or pre-school programs	8.4%
Fitness classes	7.7%
Older adult or adult programs	7.3%
Before or after-school programs	5.7%
Dance, theater, or other performing arts (performing in)	4.6%

PRIORITY: DIVERSIFYING PROGRAMS AND RECREATION ACTIVITIES

The City has a large art collection, consisting of prints, drawings, paintings, photographs, and other wall hangings displayed on a rotating basis in City buildings. The City also has integrated art through sculpture, etchings, signage, and play elements into its parks and public spaces. Much of the focus has been on the past: natural history, tribal history, and geologic and glacial processes with an emphasis

on the Ice Age floods., Feedback and input has indicated the need for the City to **shift focus to adding abstract and expressive art to the mix, and introducing more art reflecting Tualatin's current cultural and ethnic diversity.** More than that, they're challenging the City to move away from display arts to embrace temporary art installations, performance art in parks and public spaces, and a greater variety of public art and experiential art elements.

PRIORITY: ENSURING EQUITABLE AND ACCESSIBLE PARKS AND RECREATION OPPORTUNITIES

Tualatin prides itself in providing an accessible, equitable, and inclusive park and recreation system. Providing easy access to parks, facilities, programs, and activities has been shown to improve public health and is essential to having a vibrant park and recreation system.

Staff recognize that all people—regardless of their housing status, abilities, income, culture, or neighborhood where they live—can benefit from quality parks and recreation opportunities.

In public outreach comments, participants recommended improving park and trail lighting, seating, and the slope of paths and ramps for floating docks and boat launches. They also referenced needs to add and better distribute sports fields, dog parks, neighborhood parks, and other developed features to improve close-to-home access and use.

To further evaluate accessibility, the Master Plan included a technical analysis of parkland service, the geographic distribution of facilities, and accessibility as per the Americans with Disabilities Act (ADA). Highlights include:

- **Parkland Service:** Tualatin has a long-established goal of providing parkland within ½ mile of all residents. That distance is the equivalent of a 10-minute walk or short bike ride, and it has become the national standard as seen the 10-minute walk campaign championed by the National Recreation and Parks Association and Trust for Public Land. Many residents have access to some type of parkland within a 10-minute walk, but not all do. Residential areas in east Tualatin, along Hwy 99 in Northwest Tualatin (Pony Ridge), and west of I-5 in central to south Tualatin do not have access to a developed park within ½ mile of their home (Figure 3-7).

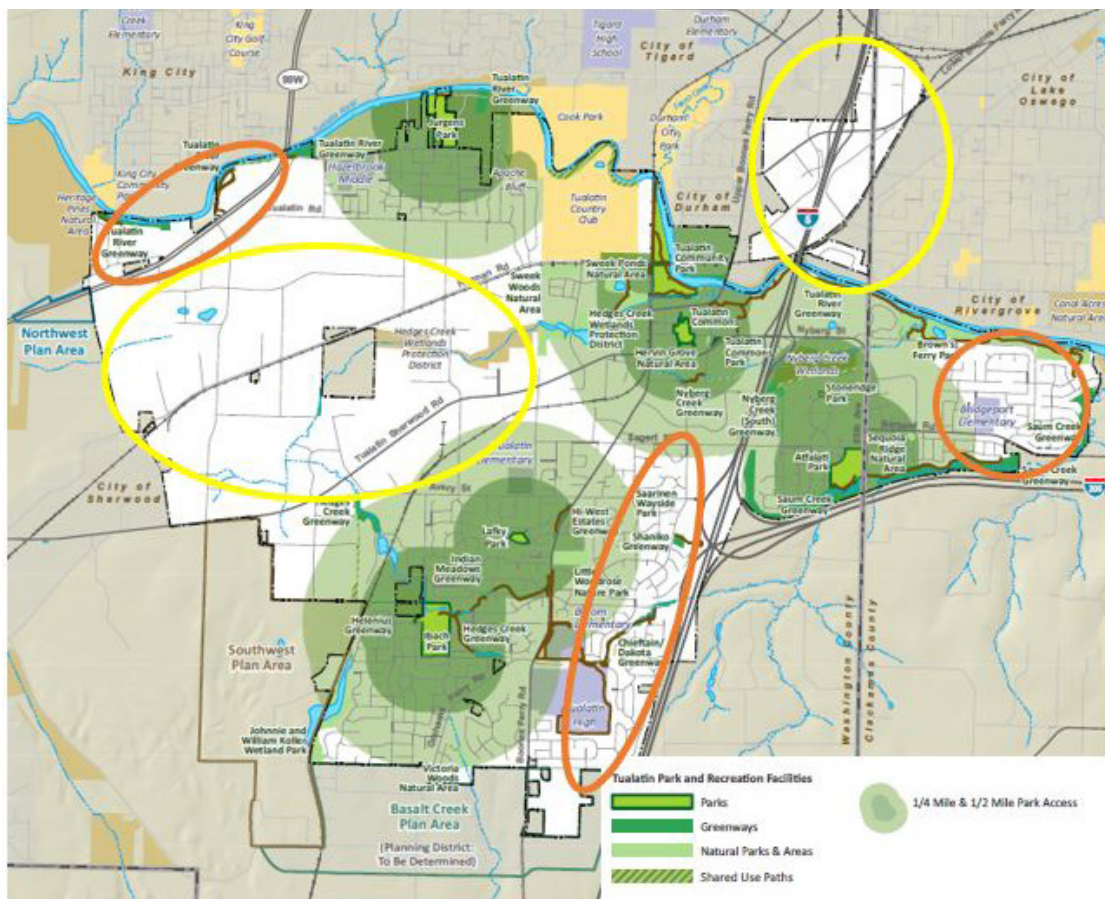
6,909 RESIDENTS
IN TUALATIN
DO NOT
HAVE A
PARK WITHIN A 10-MINUTE WALK
OF HOME (SOURCE: TRUST FOR
PUBLIC LAND).



- Geographic Distribution of Facilities:**
 The Project Advisory Committee (PAC) and City staff carefully evaluated needs for developed parks, parkland, and recreation facilities to establish standards for the future. The PAC advocated for greater level of investment to accommodate more developed parks, trails, and features such as sports fields and other outdoor facilities to improve nearby access for pedestrian and bicyclists.
- ADA and Universal Accessibility:**
 The planning process included an ADA Assessment of all City parkland. The ADA Assessment and Transition Plan

identified site-specific and programmatic improvements to make parkland, trails, and recreation programs more accessible to people of varying abilities as per ADA guidelines. The recommended improvements are incorporated into Master Plan recommendations and the capital improvement plan (Chapters 4 and 5, Appendices B and D) to be addressed when facilities are renovated or replaced. Given the community's aging population and other demographics, the needs assessment further identified opportunities to support universal play and senior needs.

Figure 3-7: Access to Developed Park



Several residential areas of the city (circled in orange) do not have access to developed parks within a 1/2 mile, but most have access to greenways, natural parks and areas, and school open space. Several commercial and industrial areas (circled in yellow) also do not have nearby City parkland.

PRIORITY: MEETING THE NEEDS OF A GROWING COMMUNITY

The City of Tualatin is anticipated to grow to an estimated 29,950 residents by the year 2035. Plus, the City may have 40,668 employees by then (City estimates). While some growth will occur through infill and business expansion within the existing City limits, most will occur in three future expansion areas: Basalt Creek Concept Plan Area, Northwest Concept Plan, and Southwest Concept Plan. **New growth means that the City must add developed parks, recreation facilities, programs, greenways, trails, and natural areas** just

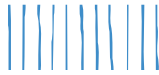
to maintain the existing level of service in the future.

The City bases its service level standards on residential needs—even though it strives to better serve employees as well. Currently, the City is deficient in developed parks, but exceeding the 1991 standard for greenway, natural parks and areas, and shared use paths. If the City adjusts its standards to address the outreach priorities noted through community outreach and by Master Plan advisory groups, then 66 acres of developed parkland will be needed, and nearly 94 acres in total (Table 3-2).

3,110 ESTIMATED
RESIDENTIAL
GROWTH IN
TUALATIN BY 2035 (CITY OF TUALATIN).

11,162 ESTIMATED
EMPLOYMENT
GROWTH BY
2035 (CITY OF TUALATIN).



**Table 3-2: Parkland Level of Service (LOS) Standards and Needs**

PARKLAND TYPE	ADOPTED STANDARD (ACRES/1,000 RESIDENTS) ¹	EXISTING LOS (ACRES/1,000 RESIDENTS)	PROPOSED GUIDELINE (ACRES/1,000 RESIDENTS) ⁵	NET FUTURE ACREAGE NEEDS 2035 (29,950)
Parks ²	5.00	3.1	5.0	66.0
Greenways	0.87	4.5	4.5	15.1
Natural Parks & Areas	3.48	4.0	4.0	12.7
School Joint-Use Facilities ³	-			
Shared Use Paths ⁴	-	0.2	-	-
TOTALS	9.35	11.8	13.5	93.8

1. Existing standards are based on Table 3-1 of the 1991 Park System Development Charges Findings.

2. Existing standards for “area parks” and “community parks” are combined here.

3. School joint-use sites are not counted in terms of parkland acreage.

4. Standards for bikeways were set in 1991 based on miles of trails, not acreage.

5. The proposed guidelines noted here would ensure that the adopted standard for developed parks and the existing level of service for greenways and natural parks & areas are carried forward into the future.

PRIORITY: IMPROVING INFORMATION THROUGH ENHANCED MARKETING AND COMMUNICATIONS

Community members prioritized stronger, inclusive communications and marketing from the Parks & Recreation Department. For some community members, improved communication and marketing would provide a better understanding of the programs and services available and the location of available services. Spanish-speaking community members, as well as non-Spanish-speaking community members, indicated that there is a need for bilingual resources about programs

and scholarships. Community members also desire a stronger dialogue with City officials about community preferences, needs, and concerns.

VALUES, VISION, MISSION AND GOALS

The community's priorities and needs helped identify Tualatin's core values, vision, and mission for the future, as well as Master Plan goals. Aligned with City Council's 2030 Vision, these elements are described below.

Core Values

Ten key values emerged from the outreach comments and community priorities. These shared beliefs are defined below to guide the City's parks and recreation services.

- **Health & wellness** (mental and physical health, activity, stress reduction).
- **Conservation & stewardship** (sustainability, natural resource protection, asset management, green infrastructure, resource conservation).
- **Inclusiveness & equity** (social justice, fairness in resource allocation, opportunities and services for people of different ages, cultures, interests, languages and abilities).
- **Diversity** (respect for different languages, cultures and peoples, variety in recreation opportunities to respond to diverse community needs).
- **Economic vitality** (prosperity, economic vibrancy and health, accountability, fiscal responsibility, community development).
- **Accessibility & connectivity** (interconnected trails and pathways, close-to-home parks, walkable/bikeable neighborhoods, accessible facilities and services to people of different abilities).
- **Community engagement** (informed and engaged residents, involved residents and neighbors, volunteerism).
- **Social cohesion** (socially interconnected through community events, neighborhood programs and public gathering spaces).
- **Community vibrancy & livability** (sense of place/community identity, integration of arts/culture/history, attractive open space and gateways, park activation, historic preservation, civic pride).
- **Family-friendliness** (opportunities for youth development, lifelong learning, multi-generational activities).

Vision

The vision statement describes Tualatin's aspirations for parks and recreation services. This vision paints a picture of the parks and recreation system the community wants to achieve.

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.

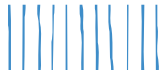
Mission

A mission describes the approach that Parks & Recreation staff will take in providing parks, recreation facilities, trails, natural areas, events, and programs for Tualatin.

We actively care for our parks, connect our community through trails and programs, and protect our river, greenways, and natural areas to create a beautiful, livable city.

Goals

Seven central goals emerged to provide directions for long-range change (Figure 3-8).



The community priorities and needs, along with the values, vision, mission, and goals, provide the planning framework for the Master Plan recommendations, presented in the next two chapters.

Figure 3-8: Master Plan Goals



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.



GOAL 4

Activate parks and facilities through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.



GOAL 5

Support the arts through programs, parks, and public spaces that reflect Tualatin's identity, heritage, history, and expressive character.



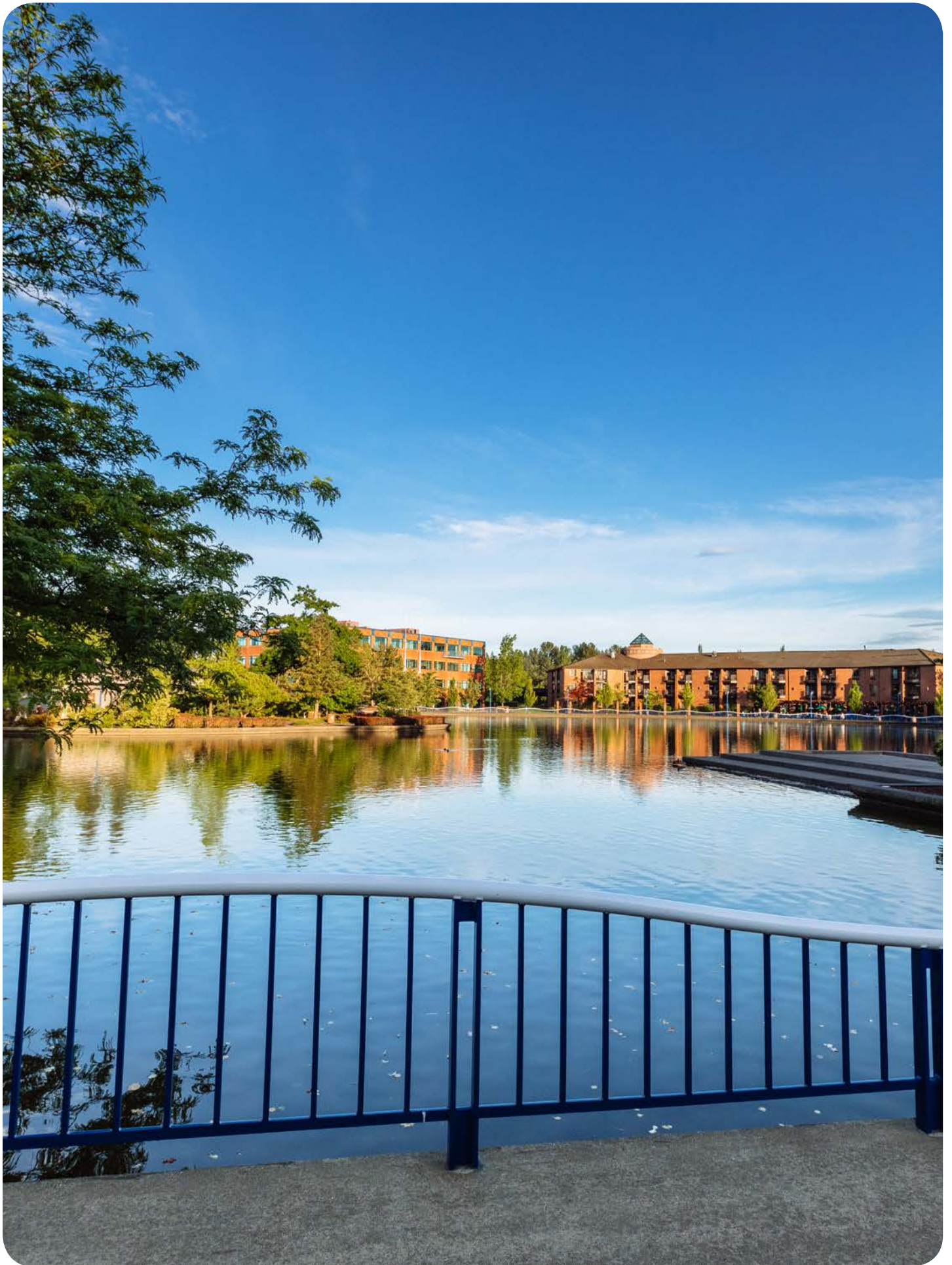
GOAL 6

Promote Tualatin's unique identity, economic vitality, and tourism through parks, natural resources, historic preservation, events, programs, and placemaking.



GOAL 7

Manage, administer, and maintain quality parks, facilities, and programs through outstanding customer service, stewardship, and sustainable practices.



4 | GOALS, OBJECTIVES AND SYSTEMWIDE RECOMMENDATIONS

The aspirations for Tualatin’s parks, greenways, natural areas, trails, recreation programs, events, and public art are the guiding forces for the Master Plan. This chapter identifies seven goals for the park and recreation system, along with the systemwide recommendations that City staff will implement to achieve the community’s vision.

These systemwide recommendations provide the context for additional site recommendations presented in Chapter 5. Together, the goals, objectives, systemwide recommendations, and site recommendations provide overarching direction for the development, programming, and management of the park and recreation system.

GOALS, OBJECTIVES AND SYSTEMWIDE RECOMMENDATIONS

Master Plan objectives and systemwide recommendations are organized by seven central goals. Table 4-1 explains the relationship between goals, objectives, and systemwide recommendations.

TABLE 4-1: DEFINITIONS OF GOALS, OBJECTIVES AND RECOMMENDATIONS

GOALS	OBJECTIVES	RECOMMENDATIONS
Goals are directions for long-range change. <i>Where do we want to be in the future?</i>	Objectives are specific and measurable outcomes that contribute to achieving the stated goal. <i>What do we want to achieve?</i>	Recommendations are specific activities and initiatives that will achieve the stated goal. <i>What actions will we take to achieve our goals?</i>

Goals, objectives, and systemwide recommendations are presented on the following pages, structured in the following format:



Goal X: OVERVIEW

- Xa. Objective
 - Xa.1 Recommendation



GOAL 1: EXPAND ACCESSIBLE AND INCLUSIVE PARKS AND FACILITIES TO SUPPORT COMMUNITY INTERESTS AND RECREATION NEEDS.

1a. Provide parks, greenways, and natural areas in residential areas.

- 1a.1 Strive to provide access to parkland or a recreation resource within a ½-mile travel distance from residential homes. (Note: Parkland includes parks, greenways, and natural areas. Recreation resources include joint-use facilities and shared use paths.)
- 1a.2 Acquire and develop parkland in targeted underserved areas and near new residential development to meet neighborhood needs, as guided by park design and development guidelines.
- 1a.3 Develop parkland in underserved areas to meet the needs of nearby neighbors. Consider partnerships with the Tigard-Tualatin School District, Metro, and others, and, if feasible, develop parkland in unserved areas. These partnerships may include development at partner sites, joint-use agreements for school facilities, and/or improved access and connections to partner sites.

1b. Provide parks, greenways, and natural areas in commercial and industrial areas to meet the needs of employees.

- 1b.1 When planning areas expand, apply applicable park, recreation, and library standards to conserve natural resources and assure the availability of facilities, programs, and services citywide.
- 1b.2 Ensure that all new expansion areas and concept area plans include provisions for natural areas, greenways, and trails, as aligned with regional, state, and/or federal criteria.
- 1b.3 Continue to coordinate with City staff and officials to provide parks, natural areas, greenways, and trails in the Basalt Creek Concept Plan.
- 1b.4 Consider options to collaborate in the provision of public access to privately owned spaces that clearly set expectations for public access, recreation use, and natural elements in commercial and industrial areas.

1c. Provide more parks, greenways, and natural areas to increase the City's existing level of service for parkland to support community livability as Tualatin grows.

- 1c.1 Provide a mix of parks, greenways, and natural areas, aiming for 13.5 acres per 1,000 residents and exceeding this target if opportunities arise (through acquisitions, partnerships, easements, or donations) that are consistent with the goals of the Master Plan.
- 1c.2 Strive to achieve 5 acres of developed parks per 1000 residents, carrying forward Tualatin's long-standing target.
- 1c.3 Continue to provide 4.5 acres per 1,000 residents for greenways and 4.0 acres per 1,000 residents for natural areas.
- 1c.4 Site new parks to connect with the on- and off-street bike networks and, where feasible, with the regional trail network.
- 1c.5 Acquire land in advance of need to assure the future availability of land for park and recreation use at the most reasonable cost.

1d. Address deferred maintenance projects and improve facility conditions by implementing an asset replacement plan.

- 1d.1 Prioritize and sequence deferred maintenance projects identified in the Master Plan in annual capital improvement planning and annual operating budgets.
- 1d.2 Identify and track the safety and lifecycle of existing facilities to plan for their replacement or renovation when worn.
- 1d.3 Evaluate new trends and changing needs before making like-for-like replacements of old, worn, damaged facilities; ensure best practices and current and future recreation needs are addressed.
- 1d.4 Ensure resources, in particular funding, are available to provide necessary maintenance and upkeep of existing facilities and landscaping to lengthen the lifespan of facilities and minimize deferred projects.

1e. Distribute a variety of recreation amenities and facilities throughout Tualatin to improve recreation opportunities and access.

- 1e.1 Consider equity, access, and the distribution and location of existing facilities when adding new ones to improve access.



- 1e.2 Increase the variety of sport and recreation options to respond to new trends and needs. Consider adding facilities such as pickleball courts, futsal courts, outdoor fitness equipment, bike skills course/pump track, climbing walls, bocce, game tables, dog parks, skate parks, etc.
- 1e.3 Design new facilities in parks for multipurpose uses.
- 1e.4 Consider joint-use and programming opportunities in schools across the City to address indoor recreation needs.
- 1e.5 Evaluate opportunities for a new community park with space to include elements such as sports fields, sports courts, picnic areas, nature interpretive areas, and other specialized facilities.
- 1e.6 Provide support amenities such as dog waste stations, benches, recycling receptacles, and other standard features commensurate with the scale of the site and level of use.

1f. Diversify sports and play experiences across the City.

- 1f.1 Increase the availability of sports fields. Add lighting to existing fields to increase play where appropriate. Collaborate with the school district to develop multi-use sports fields. Consider developing lighted, multi-use fields with synthetic turf that can be lined for several sports to diversify and increase play.
- 1f.2 Integrate more sports courts in parks, including but not limited to futsal, pickleball and basketball, as well as unique courts that respond to new trends, such as badminton, bocce, and outdoor table tennis where appropriate.
- 1f.3 Continue to provide innovative play opportunities. Provide play experiences that integrate specific landscape and topography of the park. Develop nature play areas made from natural components such as logs, sand, water, mud, boulders, hills, plants, and trees.
- 1f.4 Provide a universal play area to meet the needs of all residents, including those of varying abilities.

- 1f.5 Increase adventure play opportunities for older children and teens, adding facilities such as challenge courses, zip lines, rope swings, net climbers, and climbing spires.
- 1f.6 Provide outdoor and, if feasible, indoor fitness stations, equipment, and programs for adults and older adults.

1g. Ensure that the City's parks, greenways, natural areas, trails, and other facilities are safe and accessible to people of varying abilities, ages, and skill levels.

- 1g.1 Ensure new and renovated parks, facilities, and trails meet or exceed the requirements of the Americans with Disabilities Act (ADA).
- 1g.2 Implement the ADA Transition Plan to prioritize ADA improvements throughout City parks, greenways, natural areas, and shared use paths.
- 1g.3 Factor in long-term use, programming, and costs before phasing in major ADA improvements for public buildings as noted in the ADA Transition Plan. Review all barriers and first address those that can be resolved through programmatic modifications and maintenance tasks.
- 1g.4 Make City parks welcoming for people with disabilities by providing more information at sites and online about accessible facilities and challenge levels; continue to ensure policies and procedures support inclusion.
- 1g.5 Address the needs of an aging population and multi-generational families when designing, improving, and maintaining parks, facilities, and programs. Consider elements such as slopes, seating arrangements, restrooms, equipment, etc.
- 1g.6 Provide lighting in community parks, large neighborhood parks, and on high-use trails to extend use hours and ensure safety.
- 1g.7 Provide parks, facilities, and programs that respond to different skill levels, ranging from novice/recreational to advanced/competitive with a focus on connecting new and more participants to parks and recreation opportunities.

1h. Design parks and facilities to respond to demographic, cultural, and neighborhood needs.

- 1h.1 Create dynamic parks and recreation facilities by 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.
- 1h.2 For new and renovated parks, identify a design theme and use it to guide design choices.
- 1h.3 Involve residents in site master planning to ensure local needs are met.
- 1h.4 Provide parks, facilities, and services that consider the needs of people of all demographics, including different ages, gender, incomes, race/ cultures, abilities, family configuration, and education levels.
- 1h.5 Address the needs of underserved populations across the park system and at key sites. Integrate bilingual signage, culturally specific or expressive art, and elements such as plazas, futsal courts, community gardens, sports fields. and group picnic areas.
- 1h.6 Create small group seating/activity areas in parks, by grouping benches and adding small activity/game tables in parks.
- 1h.7 Facilitate community conversation and discussion regarding veterans recognition at a park(s) or facility(ies).



GOAL 2: CREATE A WALKABLE, BIKEABLE, AND INTERCONNECTED CITY BY PROVIDING A NETWORK OF REGIONAL AND LOCAL TRAILS.

2a. Develop trails to connect Tualatin to the regional trail system.

- 2a.1 Coordinate with Metro and neighboring communities to plan, design, and develop regional trails, such as the Ice Age Tonquin Trail, in Tualatin as proposed.
- 2a.2 Prioritize regional trails that provide access to natural areas and connect parks, natural areas, and greenways, such as the Tualatin River Greenway Trail and the planned Ice Age Tonquin Trail.

2b. Develop an interconnected system of on- and off-street bike and pedestrian facilities to connect people to a variety of destinations, including public facilities, nature, and residential, commercial, and industrial areas.

- 2b.1 Implement the current trails plan. (See Map 3 in Chapter 5 for the location of planned and proposed trails.)
- 2b.2 Prioritize planned local greenway and creek paths and trails that extend or connect to existing trails and connect existing parks and greenways, such as the Saum Creek, Hedges Creek, and Nyberg Creek Greenway trails.
- 2b.3 Prioritize and develop trails that connect the proposed park in the Basalt Creek Concept Plan Area to local trails and the regional trail system.

- 2b.4 Evaluate opportunities to connect Ibach Park to Helenus Greenway and Blake Street via local trails.
- 2b.5 Assure shared use pathways and bikeways are developed as land rights and resources are available.
- 2b.6 Assure that shared used trails are developed in future City planning areas.

2c. Improve park access and wayfinding for pedestrians and cyclists.

- 2c.1 Develop park entries and access points for pedestrian and bicyclists where trails connect to parks and greenways. Provide park identification and wayfinding signage, and in larger parks provide bike racks, seating, and restrooms.
- 2c.2 Provide park directional and distance signage along trails to note the distance to key destinations, including parks, schools, commercial spaces, and major City or public facilities.

2d. Connect residents to the existing Tualatin River Water Trail.

- 2d.1 Increase input/takeout points for canoes and kayaks on the Tualatin River Water Trail.



- 2d.2 Work with partners to provide information online and in other formats to communicate water recreation opportunities and available support amenities for water trail users, such as trailhead amenities and facilities, interpretive features, art, safety, culture, and natural resources.

2e. Design and develop quality trails to enhance the trail experience.

- 2e.1 Develop greenways and trails by implementing adopted policies for the Natural Resource Protection Overlay (NRPO) District, as noted in Section 72 of the City's Development Code.
- 2e.2 Implement trail design and development guidelines and best practices that comply with federal and state bike and pedestrian standards, to guide trail development, access, and use. Follow guidelines related to trail surfacing, lighting, slope, width, seating/resting stations, and adjacencies to natural areas.
- 2e.3 Implement ADA and/or Architectural Barriers Act (ABA) recommendations for trail improvements.
- 2e.4 Consider adding lighting to selected trails corridors to increase commuter and after-hours use and improve trail safety.



GOAL 3



GOAL 3: CONSERVE AND RESTORE NATURAL AREAS TO SUPPORT WILDLIFE, PROMOTE ECOLOGICAL FUNCTIONS, AND CONNECT RESIDENTS TO NATURE AND THE OUTDOORS.

3a. Identify and protect Tualatin's natural resources.

- 3a.1 Identify, inventory, and assess the condition of habitat and significant natural resources in parks, greenways, and other areas throughout the City.
- 3a.2 Work with partners to strategically connect and protect riparian areas (river and creek corridors), and wetlands to preserve vital ecological functions, improve water quality, and increase biodiversity.
- 3a.3 Balance natural resource protection with access when planning trails through or adjacent to greenways and natural areas.

3b. Ensure natural resources in parks, greenways, and natural areas are maintained and stewarded.

- 3b.1 Provide adequate maintenance funding to achieve established levels of service and best practices in greenways, natural areas, and natural resources in parks.
- 3b.2 Establish a standard of maintenance in all parks, natural areas, and greenways to control invasive species, remove/prune hazardous trees, control river- and stream-bank erosion, minimize wildfire hazards, and promote safe access.
- 3b.3 Identify natural areas that need a higher level of maintenance and/or restoration.

- 3b.4 Create a natural resource management plan for significant natural areas, identifying the tasks, frequencies, staffing, and budget needed to manage and maintain them to established maintenance standards to accomplish a level of good ecological conditions for natural resources management.
- 3b.5 Limit public access to sensitive natural areas in parks through fencing and other barriers, with informational and interpretive signage to inform residents about the natural resource value of parks.
- 3b.6 Provide periodic creek clean-ups near parks and along trails.

3c. Restore and enhance natural resources in parks, greenways, and natural areas to support wildlife and the ecological function of parks.

- 3c.1 Protect and conserve natural areas and greenways by implementing adopted policies for the Natural Resource Protection Overlay District, the Wetlands Protection District, and Floodplain District as noted in Sections 72, 71, and 70 respectively of the City's Development Code.
- 3c.2 Update the City's plant palette to encourage horticultural diversity in parks for ecological benefits, visual interest, and sustainability. Include a variety of carefully selected shrub, grass, succulent, and groundcover species that have unique textures and colors that are best suited for Tualatin's climate, soil, and wildlife. Utilize native and/or climate appropriate plants when possible.
- 3c.3 Include an invasive removal plan when establishing maintenance standards in natural areas and greenways.
- 3c.4 Incorporate stormwater management standards from Clean Water Services into the City's Development Code for green infrastructure elements such as rain gardens, bioswales, permeable pavers, and detention ponds to help reduce flooding, and filter pollutants.
- 3c.5 Implement community forestry strategies and best practices. Maintain healthy, mature trees and increase tree canopy where opportunities exist. Develop an Urban Forest Management Plan for maintaining and managing parkland, street, and community trees canopy and update regularly.

- 3c.6 Integrate pollinator corridors along street rights-of-way and pollinator patches in parks and beautification areas where appropriate.
- 3c.7 Review current street development and Municipal Code sections and update to current best practices and standards.
- 3c.8 Seek to acquire contiguous natural areas and connected corridors to create larger habitat areas and wildlife migration routes.
- 3c.9 Establish and implement an integrated pest management plan. Create pollinator gardens when possible.

3d. Expand opportunities to experience nature in Tualatin.

- 3d.1 Encourage interaction with nature through the provision of nature trails, natural play areas, community gardens, habitat-viewing areas, and interpretive nature, historic, and art features.
- 3d.2 Coordinate with schools, to develop outdoor classrooms and community gardens for environmental education in parks, schools, and community locations.
- 3d.3 Add plantings in developed parks to attract birds and butterflies for viewing; incorporate boulder groupings and other niches where insect and plant discovery could occur.
- 3d.4 Develop and maintain parks to support nature programs and events in designated locations, including birding and wildlife viewing, nature play, etc. Avoid high-impact programming in sensitive natural areas.
- 3d.5 Support and partner with organizations and agencies for outdoor education opportunities.
- 3d.6 Market and promote Tualatin as a bird and wildlife viewing destination by designing and building distinct and creative viewing areas in natural areas and greenways to attract tourism.



GOAL 4: ACTIVATE PARKS AND FACILITIES THROUGH VIBRANT PROGRAMS, EVENTS, AND RECREATION OPPORTUNITIES FOR PEOPLE OF DIFFERENT AGES, ABILITIES, CULTURES, AND INTERESTS.

- 4a. Provide recreation and library programs in core program areas (noted below) to respond to community needs.**
- 4a.1 Identify and provide services in the core program areas where the Parks & Recreation and Library Departments play a significant role: Arts & Culture; Enrichment & Learning; Health, Wellness & Fitness; Nature Programs; Older Adult & Senior Programs; Social Activities; Special Events; Sports; and Youth Programs.
 - 4a.2 Continue to provide youth programs that include day camps, youth and teen development, and leadership. Assess the need and potential for partnerships to facilitate youth and teen before & after-school recreation programs.
 - 4a.3 Create and redefine programs to support the City's vision and values, including cultural diversity, inclusiveness, health and wellness, conservation and stewardship, and others.
 - 4a.4 To support core program areas, increase programs, activities, and events in Sports and Nature Programs. Diversify Arts & Culture and Enrichment & Learning programs.
 - 4a.5 Increase programs for all demographics and populations, including Hispanic and Latino residents. In the next three to five years, re-evaluate City

demographics and revisit whether Cultural Diversity should be added as a core service area. Culturally diverse programming is defined as events, activities, classes, and bilingual programs that celebrate or promote all cultures.

- 4a.6 Ensure that core area programs are adapted and modified to support all ages, cultures, and abilities, plus provide multi-generational opportunities. Increase programs for teens, young adults, and active adults.
- 4a.7 Implement specific ADA Transition Plan recommendations related to providing notice about program modifications; ensuring that programs and special events are accessible; ensuring that programs and services offered by other entities at parks and recreation facilities are accessible; and improving information about the accessibility of parks, facilities, trails, programs, and events.
- 4a.8 Use the actual annual data on the numbers of participants in each core program area, as well as the numbers and types of programs, activities, classes, and leagues provided or facilitated, to support decision-making regarding the numbers and types of programs to provide.
- 4a.9 Determine a mechanism for financial assistance to support program participation for underserved residents in the community.

4b. Expand sports programs to support health, fitness, and team building.

- 4b.1 Provide or partner to provide learn-to-play sports classes and camps to help prepare and connect children to physical activity and local sports leagues.
- 4b.2 In conjunction with new sports facility development, organize drop-in, learn-to-play, or skill development programs for futsal, pickleball, basketball, and other activities. Consider recreation-oriented competitions (e.g. 3-on-3 tournaments by age group).
- 4b.3 Offer or expand sports leagues (e.g., kickball, softball, dodgeball, pickleball, futsal) to connect and improve the health and fitness of residents and employees.

4c. Continue to provide events, social gatherings, and celebrations to connect residents and strengthen community spirit.

- 4c.1 Ensure there are adequate resources to continue successful programs such as the Pumpkin Regatta, Blender Dash, and Summer on the Commons that support community identity and that promote Tualatin as a destination place for tourism.
- 4c.2 Offer community-oriented programs such as movies and concerts in the park at more sites. Identify events appropriate for large neighborhood parks (Atfalati, Ibach, and Jurgens), as well as community parks (Tualatin) and special use sites (Tualatin Commons).
- 4c.3 Expand events at Brown's Ferry Park and other natural areas and greenways.
- 4c.4 Increase cultural festivals, art festivals, and cultural events.
- 4c.5 Support walks, races, markets, fitness challenges, and other healthy lifestyle and fitness programs and events to support health and wellness and enhance tourism.



4d. Strengthen and diversify enrichment and learning programs.

- 4d.1 Maintain coordination between Library staff, Recreation staff, and other organizations and agencies in programming.
- 4d.2 Bring neighborhood enrichment programs to underserved areas by continuing and expanding activities at parks, recreation facilities, the Library, and schools. Invest in methods to bring arts and crafts, music, nature activities, sports, recreation equipment, and staff-led activities to parklands and other community locations. Focus on underserved neighborhood parks, public spaces, and lower-income areas to introduce more youth to activities in core program areas.
- 4d.3 Support bilingual communication to expand communication, bilingual enrichment, and recreation programs.
- 4d.4 Continue to explore funding sources and joint investment opportunities with school and industry partners to develop a temporary or permanent makerspace/technology hub. In the long term, integrate these functions into the Library.
- 4d.5 When needed, update the Library strategic plan to evaluate and enhance programs, facilities, and services at Tualatin Library.



4e. Increase outdoor and nature programming.

- 4e.1 Support year-round recreation opportunities and outdoor programs by providing and programming outdoor classrooms and covered pavilions in parks. Consider outdoor fitness and activity, natural history, and other recreation, arts, enrichment, and interpretive programs.
- 4e.2 Expand and make available online, and in other formats, self-guided activities such as the Art Walk, nature walk, self-guided bike tours, river access maps, and nature guides for key parklands.
- 4e.3 Encourage trail-related recreation through walking groups, birding groups, and, in timely response to key trends, activities such as gaming outings.
- 4e.4 Provide programs in Tualatin's natural areas, greenways, and parks to increase nature programs, interpretive programs, and environmental education.
- 4e.5 Provide a balance of drop-in and programmed opportunities in parks, recreation facilities, the Library, and other City facilities.

4f. Phase in more indoor programming.

- 4f.1 Complete a market analysis, financial feasibility study, and master plan for a new community recreation center. Consider programming and revenue-generating opportunities to provide gymnasium/fitness space, indoor track, multi-purpose banquet room, meeting/classrooms, art room, sound-proof music rooms, dance floor, maker/incubator space, theater/stage, social gathering space, office space for staff, indoor/outdoor program spaces, and support amenities, such as restrooms, locker rooms, storage, and parking. Consider replacing three or four existing Tualatin Community Park buildings when developed.
- 4f.2 Establish a makerspace in the new community recreation center or the Library, as per the findings of the market analysis and financial feasibility study.
- 4f.3 Continue successful programming of the Library. In the short term, explore opportunities to offer Library and recreation programs in other locations, including outdoors in parks or indoors in schools.

- 4f.4 Should a City Hall or municipal center be built in the future, convert the existing City offices for Library or recreation program use (or replace with the community recreation center).
- 4f.5 Expand physical activity and evidence-based lifelong learning programs for adults at the Juanita Pohl Center (JPC).
- 4f.6 Continue the current successful programming of the JPC. If an indoor recreation and community center is developed, expand and/or include programming and space for older adults and seniors.
- 4f.7 Continue to rely on the Van Raden Community Center in the short term for youth programs, considering supervision and safety considerations in a building not designed or well suited for some programs. Consider demolition or repurposing this building for non-recreation uses.
- 4f.8 Carefully consider significant remodels/upgrades to existing community centers and park buildings that are not designed for programs. Factor in long-term building use, programs, and costs before phasing in ADA improvements noted in the Transition Plan.
- 4f.9 Consider options to replace the Brown's Ferry Park "community center" house with a nature-oriented event space suitable for indoor/outdoor nature programs or weddings and other rentals.
- 4f.10 Acquire land and develop a new recreation/community center that is centrally located with adequate parking and accessible to residents by roads, trails, bike routes, and transit, and able to accommodate indoor/outdoor programmed uses.
- 4f.11 Provide full service indoor recreation programs to expand and enhance the needs and desires of the community.



GOAL 5: SUPPORT THE ARTS THROUGH PROGRAMS, PARKS, AND PUBLIC SPACES THAT REFLECT TUALATIN'S IDENTITY, HERITAGE, HISTORY, AND EXPRESSIVE CHARACTER.

5a. Recognize and expand the role of art in public spaces to define a sense of place, reflect the character and identity of Tualatin and contribute to the happiness, fulfillment, and well-being of the community.

- 5a.1 Adopt all objectives and recommendations pertaining to public art in the Parks and Recreation Master Plan as the Tualatin Public Arts Plan—providing an update every five years.
- 5a.2 Diversify art and art experiences in parks and recreation facilities, including but not limited to interactive art, educational/interpretive art, art installation and sculptures, visual/display arts, media art, and art programs/events including expressive and performing arts.
- 5a.3 Include artists and Tualatin Arts Advisory Committee (TAAC) representatives on parks, trails, and facility design teams to provide artistic and cultural perspective and contribute creative ideas that support the site's identity or theme, where appropriate.
 - When designing facilities, such as but not limited to trails, parks, buildings, and other key features, encourage artists to work with maintenance and recreation staff to ensure functionality, determine

where maintenance efficiencies can be incorporated, and identify where art can be interactive to support the park theme or play environment.

- 5a.4 Consider decorative and artistic elements in parks, greenways, and trails such as creative bicycle racks and benches, unique lampposts, decorative sidewalk paving, wall etchings and mosaics, artistic planters, wide sidewalk promenades, interpretive and educational features, murals, monuments, and modern media in the design and development phases.
- 5a.5 Explore ways to integrate art into City-managed facilities.
 - Identify locations for strategic public art placements.
 - Incorporate art installations at City entrances and utility box wraps at key road intersections.
 - Consider strategically placed murals on building facades in public facilities (parks, public buildings, public spaces) to activate areas.
- 5a.6 Following adoption of the Tualatin Public Arts Plan, develop a public art implementation strategy, which may include private-public partnerships to support public art in commercial and industrial spaces throughout the City.
- 5a.7 Encourage understanding of different cultures through artwork and provide opportunities for information sharing through all forms of display, performing, expressive, and visual art to facilitate better diversity and inclusion among different demographics.

5b. Emphasize interactive art in parks and facilities.

- 5b.1 Integrate creative and innovative play and educational pieces in play areas that encourage people to create, play, interact with, and explore art, music, nature, and history. This includes but is not limited to climbable sculptures, interactive spray or musical fountains, sensory gardens, outdoor xylophones and drums, bioswales with stackable rocks (cairns) and other natural play features or structures, decorated book share boxes, play areas with movable parts, and other artistic park elements.
- 5b.2 Continue to develop new and update existing thematic play areas for all age groups, including tiny tots.

- 5b.3 Provide versatile spaces using strategically placed infrastructure that allow for “pop-up” performances with less preparation and effort by staff.

5c. Provide educational art displays and interpretive features that promote Tualatin’s history, culture, and character.

- 5c.1 Incorporate art in parks and public spaces that reflects or calls attention to Tualatin’s natural and cultural history through educational or interpretive elements.
- 5c.2 Partner with culturally relevant organizations such as the Confederated Tribes of Grand Ronde, Tualatin Historical Society, and the Ice Age Floods Institute to support interpretive and educational art.
- 5c.3 Selectively provide interpretive signage and kiosks in parks to provide information about local history, natural resources, etc.
- 5c.4 Include plant/tree identification plaques in high traffic areas to educate about native and non-native flora and fauna.
- 5c.5 Continue to promote the region’s geologic history, Native American history, and Tualatin River.
- 5c.6 Encourage the development of sidewalk or traditional building façade murals on public and/or commercial buildings. Collaborate with partners such as the Tualatin Riverkeepers, Tualatin Historical Society, and TAAC.
- 5c.7 Display art that reflects community demographics, including the culture of Hispanic/Latino residents and other groups.
- 5c.8 Move beyond these existing themes to creative expressions of Tualatin’s character and identity. Encourage both realistic and abstract or expressive representations of Tualatin’s identity.



5d. Enhance the City’s visual environment by encouraging the display of visual arts in public spaces.

- 5d.1 Expand the provision of sculptures and art installation on an opportunity and site basis. Integrate non-educational, non-interpretive art where appropriate to make a park or facility more playful, colorful, attractive, or interesting.
- 5d.2 Identify opportunities to display art on a rotating basis.
- 5d.3 Continue to support visual arts in heavily used spaces such as the Tualatin Library and the Juanita Pohl Center to encourage a sense of place for patrons.
- 5d.4 Continue to inventory and catalog art pieces that the City acquires.

5e. Invest in facilities that support art and arts programming.

- 5e.1 Work with the Library to combine the City’s interest in creating a maker space/incubator hub with an emphasis on art technology.
- 5e.2 Support investment in art technology at the Library or community recreation center.

- 5e.3 Ensure that arts, performing arts, and cultural programming spaces are incorporated into a new recreation/community center, pending feasibility study. Consider dedicated art classrooms, stage/theater, music/dance rooms, display space, and necessary equipment such as but not limited to a kiln, pottery wheels, computers, video and audio recording equipment, etc.
- 5e.4 Integrate art into useable features and displays in a proposed recreation community center.
- 5e.5 Evaluate options to provide permanent and/or additional outdoor performance space, such as a small amphitheater or multiuse fountain, plaza, or performance space.

5f. Expand opportunities to participate in experiential art.

- 5f.1 Involve the TAAC and staff in defining the types of experiential, immersive, or performing art installations, events, and programs to support. Identify and implement pilot projects to test new opportunities each year.
- 5f.2 Activate parks with temporary art projects or installations that encourage play and draw attention to lesser-known sites.
- 5f.3 Encourage performances located in parks or other under-utilized public spaces to bring more performing arts viewing opportunities to residents.

5g. Diversify Arts & Culture programs and events as a core recreation service area to promote and create opportunities for creativity.

- 5g.1 Provide and track arts programming and participation in the major service categories: fine arts, cultural arts, educational arts, literary arts and media arts, and expressive arts.
- 5g.2 Continue the City's emphasis on cultural programming, such as ArtSplash Show and Sale and Summer on the Commons, but also expand other types of art classes, events, and activities.
- 5g.3 Continue to support community events such as ArtSplash as a destination for artists and spectators in the region and abroad.

- 5g.4 Expand Science, Technology, Engineering, Arts and Mathematics (STEAM) programs.
- 5g.5 Develop art programs for youth to increase participation, encourage art appreciation and creativity and to develop young artists.
- 5g.6 Expand art and STEAM programs for adults to provide a creative outlet for expression and reflection.

5h. Market, promote, and fund art and art programs.

- 5h.1 Market and promote Tualatin’s arts programming and events to raise awareness among residents and visitors.
- 5h.2 Encourage businesses and commercial entities to display or incorporate art in their facilities and/or landscaping.
- 5h.3 Recruit artists to serve as instructors or ambassadors to Tualatin’s art programs.
- 5h.4 Consider funding possibilities to support art resources and programming.
 - Adopt a percent for arts ordinance for new private development.
 - Provide incentives for new developments that incorporate art into or design and development stages.
 - Explore opportunities to create an arts endowment to provide long-term, stable funding for art-related venues and programs.
 - Explore arts funding and grants to support STEAM programs, incubator/makerspaces, as well as expressive art opportunities.
- 5h.1 Work with various local and regional partners to expand art opportunities.
 - Invite and involve potential partners to TAAC meetings to discuss and implement opportunities for collaborative art programs, classes, and events.
 - Partner with the Tualatin Chamber of Commerce to encourage visual arts or installations and performing arts in commercial spaces.
 - Work with organizations to understand resources and funding available for arts appreciation and art as an economic development opportunity.
 - Work closely with the City’s Economic Development Division to create strategies that advance public arts as a tourism generating sector.



GOAL 6: PROMOTE TUALATIN'S UNIQUE IDENTITY, ECONOMIC VITALITY, AND TOURISM THROUGH PARKS, NATURAL RESOURCES, HISTORIC PRESERVATION, EVENTS, PROGRAMS, AND PLACEMAKING.

6a. Provide and design parks and facilities to promote a sense of place.

- 6a.1 Use art and facility design to reflect the City's unique identity.
- 6a.2 Preserve, conserve, and provide access to designated historic resources and significant natural resources that contribute to Tualatin's sense of place.
- 6a.3 Develop a tourism strategy that strikes a balance between visitation, economic impact, natural resource conservation, and livability.
- 6a.4 Ensure tourism goals are aligned with Washington and Clackamas County's rural tourism plan.
- 6a.5 Market and promote the City as a tourist destination between Portland Metro and Willamette Valley wine country, emphasizing the City's parks, trails, and programs.
- 6a.6 Promote the Library as a visitor center for tourists on the Ice Age Floods National Geologic Trail.

6b. Improve City center parks as community gathering hubs.

- 6b.1 Update the site master plan for Tualatin Community Park to improve access, reduce user conflicts, better meet recreation and indoor facility needs, and serve as a focus point for community activities.
- 6b.2 Strengthen connections between Tualatin Community Park, the Library, and Tualatin Commons to serve as a community and tourist focus point for civic life, recreation, public art, and cultural opportunities.
- 6b.3 Update the fountain and plaza at Tualatin Commons to become a more versatile play and programming space.
- 6b.4 Complete a market analysis, financial feasibility study, and master plan for a new recreation/community center to serve as a civic and community gathering space. (See 4f.)



6c. Increase connections to the Tualatin River.

- 6c.1 Preserve the scenic value of the Tualatin River by expanding the greenway and riverfront trail along the riverbank within the city.
- 6c.2 Improve and increase water access points, including boat launches and floating docks to support recreation, including boating and fishing.
- 6c.3 Identify and improve views of the Tualatin River, creating overlooks for water viewing.
- 6c.4 Encourage art and interpretive elements to reflect and promote connections to the river.
- 6c.5 Continue partnerships to provide rental non-motorized boats.
- 6c.6 Continue to partner with organizations to ensure clean waters, steward the riparian corridor, and educate residents, visitors, and youth about local ecological traditions through interactive, engaging, and creative methods.

6d. Communicate the benefits provided by Tualatin's parks, natural areas, trails, art and programs.

- 6d.1 Continue to promote Tualatin's park and recreation brand: Accessible, inclusive, vibrant parks and recreation.
- 6d.2 Work with the TAAC to define Tualatin's art brand through the development and use of iconic images, media, and social media.
- 6d.3 Collect data to illustrate how City parks and programs are accessible and inclusive to people of different abilities, ages, and cultures.
- 6d.4 Build on current promotions to increase awareness of the variety and diversity of park and recreation opportunities in Tualatin. Use traditional media, social media, and art that is bilingual to communicate more broadly to residents.
- 6d.5 Promote and provide unique events, parkland, and art opportunities to support tourism and visitors from outside the city. Work with local businesses to promote local services during events to encourage people to stay in the City longer.

6d.6 Provide elected officials and the City staff with talking points on the ways that parks and recreation, the Library, and public art attract residents and businesses and support economic development and tourism.

6d.7 Develop a comprehensive Marketing Plan for the Parks and Recreation Department.

6e. Engage volunteers, partners, stakeholders, and local businesses to support art, recreation, and tourism.

6e.1 Continue to collaborate and cultivate partnerships to increase Parks and Recreation's influence and support. Work with the school district, sports leagues, and contract program providers to enhance recreation options.

6e.2 Increase outreach to engage volunteers in programs and events, building on the Library volunteer program, the Park Maintenance volunteer program, and Youth Advisory Council. Recruit, train, recognize, and reward volunteers.

6e.3 Involve residents, local artists, nonprofit organizations, agencies, partners and others in the planning and design of parkland and major recreation facilities.

6e.4 Reach out to businesses to cultivate sponsorships and partnerships for parks, programs, facilities and art.

6e.5 Explore opportunities to leverage the existing Washington County and Clackamas County Rural Tourism Studies for funding and strategic policy alignment.

6e.6 Continue working with the Chamber of Commerce, the Historical Society, and the Ice Age Floods Institute to make the city a designated partner in the Ice Age Floods National Geologic Trail.



GOAL 7: MANAGE, ADMINISTER, AND MAINTAIN QUALITY PARKS, FACILITIES, AND PROGRAMS THROUGH OUTSTANDING CUSTOMER SERVICE, STEWARDSHIP, AND SUSTAINABLE PRACTICES.

7a. Maintain and operate parks effectively to support quality use.

- 7a.1 Implement Master Plan goals, objectives, strategies, and recommendations relating to asset maintenance, replacement, reinvestment, and stewardship. (See 1d.)
- 7a.2 Ensure that routine and preventative maintenance services are adequately funded in parklands to ensure park safety, make parks more attractive, provide a quality user experience, and avoid a park maintenance backlog.
- 7a.3 Invest additional funds in natural resource stewardship.
- 7a.4 Improve maintenance efficiencies. Consider integrating native and/or climate appropriate plants and avoid difficult-to-maintain amenities that do not function well.
- 7a.5 Invest in technology to conserve resources and reduce utility and water costs.
- 7a.6 Continue City landscaping maintenance and the street tree program to design standards, applying the maintenance expertise of Parks staff to take care of City trees and landscaping around City buildings.
- 7a.7 Incorporate best practices in park management and sustainability practices to ensure the wise use of resources.

- 7a.8 Develop a Parks Resource Management Plan that is updated regularly.
- 7a.9 Develop an Urban Forestry Plan that provides direction for the maintenance and improvement of the City's forested areas and update regularly.

7b. Adopt design and development guidelines to guide park and facility maintenance, management, renovation, and development.

- 7b.1 Update park and trail design and development guidelines. Consider federal and state bike and pedestrian design standards for on- and off-road development in and adjacent to greenways and natural areas.
- 7b.2 Develop the City's maintenance management plan.
- 7b.3 Develop a Resource Management Plan that is updated regularly.
- 7b.4 Ensure that new standards and guidelines are incorporated into the City's Development and Municipal Code updates.



7c. Be fiscally and financially prudent in funding the park and recreation needs of the Tualatin community.

- 7c.1 Coordinate with City leaders to identify and potentially expand the Department's resources to support parkland and facilities, park and natural area maintenance and restoration, recreation, and public arts.
- 7c.2 Review and revise the Department's fees and charges philosophy and cost recovery expectations through a comprehensive fee study and update regularly.
- 7c.3 Expand staff capacity, as resources allow, for grant writing, grant management, and the solicitation of sponsorships and donations.
- 7c.4 Diversify funding sources, considering a bond measure, operational levies, utility fee, and other alternatives to fund capital projects and operations.
- 7c.5 Set aside funding for capital reinvestment to remove, renovate, or replace aging and worn facilities at the end of their lifecycle.
- 7c.6 Implement the System Development Charge (SDC) methodology to support park, greenway, and trail development in residential, commercial, and industrial areas in accordance with state law.
- 7c.7 Leverage and expand resources by collaborating with partners, stakeholders, and volunteers. (See 6e.)
- 7c.8 Develop and maintain relationships with targeted public and private organizations and entities to support City objectives and standards for providing recreation opportunities.

7d. Continue the provision of high quality, responsive customer service.

- 7d.1 Provide an online contact option on the Parks and Recreation home page for residents to provide feedback to City staff.
- 7d.2 Designate department staff as the contact person for people who have questions or need immediate information.

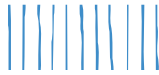
- 7d.3 Continue to provide high-quality services and support friendly, welcoming, and inclusive recreation environments.
- 7d.4 Update rules, policies, and programs as noted in the ADA Transition Plan to enhance customer service.
- 7d.5 Improve and assess locations to add comfort amenities, such as trash receptacles, restrooms, shade, picnic tables, barbecues, drinking fountains, park lighting, benches, and doggie bag stations.
- 7d.6 Provide more frequent park janitorial services, trash removal, and clean-up in high-use parks or during peak use times.
- 7d.7 Continue close coordination with Tualatin Police to patrol parks and connect residents to options to discuss park safety concerns.

7e. Improve information, communication, and relationships with park users, city residents, and employees.

- 7e.1 Conduct satisfaction surveys and post-program follow-up to track and measure park use, satisfaction, and the benefits that City parks and programs provide.
- 7e.2 Implement ADA Transition Plan policy recommendations related to communication, accessible and inclusive documentation, and the provision of information on accessible facilities and trails to provide more inclusive community services.
- 7e.3 Continually update website pages, signage and communication materials. Provide bilingual information, where warranted.
- 7e.4 Reach out to employees and businesses to identify employee-oriented program opportunities.







5

SITE RECOMMENDATIONS

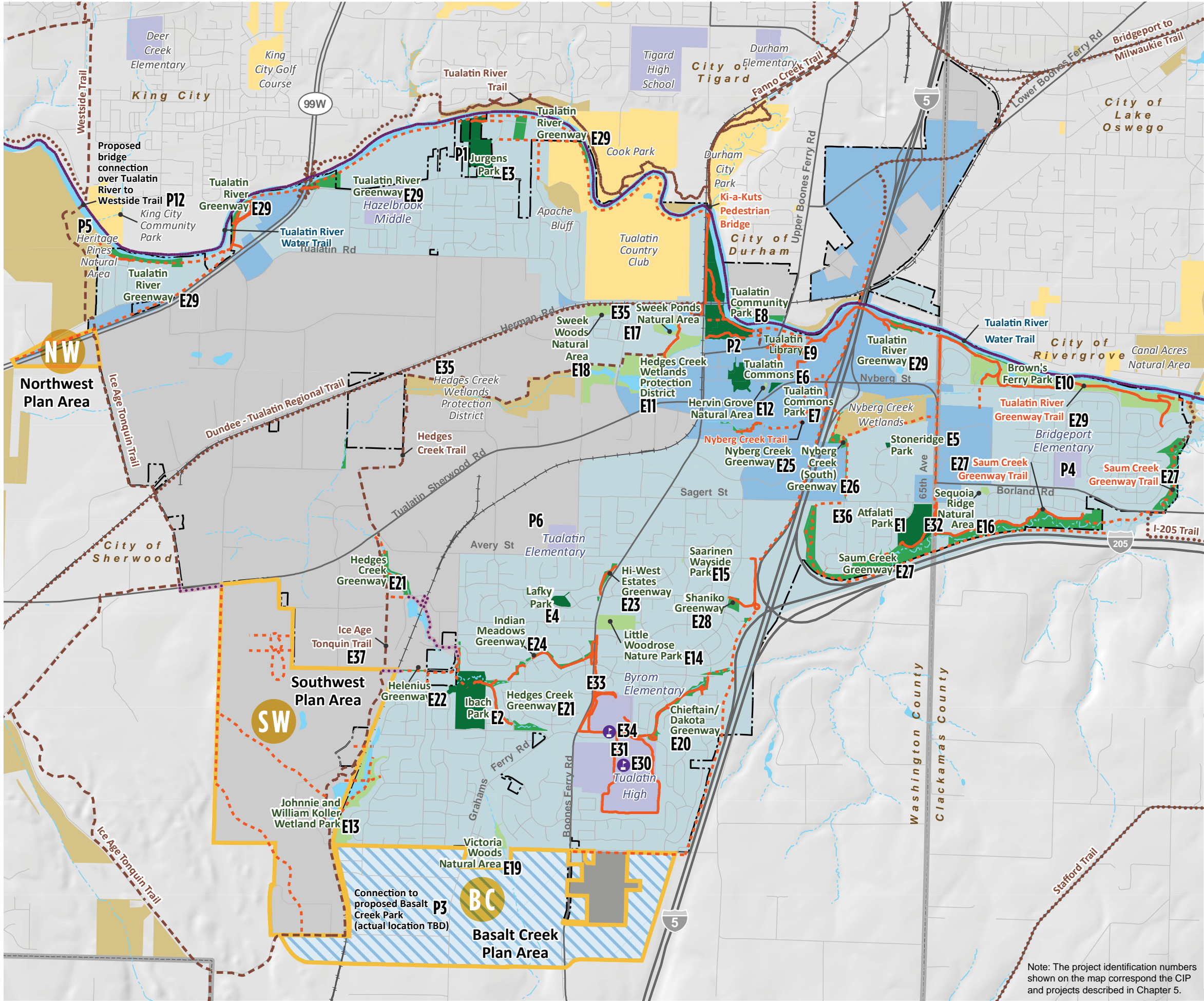
There are many opportunities to enhance and develop parks, greenways, and natural areas to achieve community goals for the park and recreation system. As a companion document to systemwide recommendations, this chapter defines recommendations for existing and proposed sites. This includes a matrix noting recommendations for sites by category, followed by more detailed directions for key sites.

SITE MATRIX

The Park Recommendations Matrix, presented in its entirety in Appendix B, identifies the types of capital projects recommended for existing parkland and potential future sites in the City of Tualatin's park system. It also notes expectations for ongoing maintenance and operations. These recommendations provide overarching guidance for park investment. They are summarized below. See Appendix B for the matrix and details.

Site Overview

Every site is identified by a project identification (ID) number, name, existing or proposed acreage, and classification as noted in the approved parkland inventory. Map 2: Proposed Park and Recreation System illustrates the location of all projects according to their project ID number.



PARKS & RECREATION MASTER PLAN

Map 2: Proposed Park and Recreation System

Site Recommendations

- E##** Existing Site Project ID Number
- P##** Proposed Site Project ID Number

Tualatin Trails

- Existing Paths and Trails
- Planned Paths and Trails

Regional Trails

- Existing Multi-Use Trails
- Planned Multi-Use Trails
- Proposed Multi-Use Trails

Other Trails

- Potential Trail Opportunity
- Existing Tualatin River Water Trail

Tualatin Park and Recreation Facilities

- Parks
- Greenways
- Natural Parks & Areas
- Shared Use Paths
- School Joint-Use Facilities

Other Park and Natural Areas

- Other Developed Parks and Recreation Areas
- Other Greenways and Natural Areas
- Tigard-Tualatin District Schools

Planning Areas

- Plan Area

Base Map Features

- Tualatin City Boundary
- County Boundary
- Freeways/Highways
- Major Arterials
- Local Streets
- Railroads
- Streams
- Rivers and Waterbodies

Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Mixed Use: Residential, Commercial & Industrial

M I G Date: July 2018

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

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



Note: The project identification numbers shown on the map correspond the CIP and projects described in Chapter 5.



Capital Projects

Build

Recommendations to “*build*” parks identify sites that need these four types of projects: site master planning and business planning, land acquisition, site development, and/or construction of a major new facility or building. Since some existing sites are developed in phases, this category also specifies what percentage of the site (if any) is affected by the next phase of development.

As noted in the matrix, the numbers of sites with these projects include:

- *Master Plan/Feasibility Study*: 20
- *Parkland Acquisition or Easements*: 10
- *Site Development*: 24
- *Major Facility Construction*: 4

Enhance

There are seven different types of recommended projects to “*enhance*” sites. These include making improvements to existing parks, such

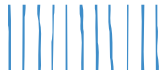
as renovating and adding facilities. Most refer to improving a City-owned park. In a few cases, the recommendation is to add facilities at sites owned or managed by partners. These collaborative projects are also noted as enhancements.

The numbers of sites with enhancement projects include:

- *Added Recreation Element*: 3
- *Added Trail*: 18
- *Added Integrated or Functional Art*: 22
- *Minor Renovation*: 7
- *Major Renovation*: 6
- *Special Use Building Renovation*: 4
- *Enhancement Through Partnership*: 5

Steward

Recommendations to “*steward*” sites include restoring natural resources, addressing deferred amenity and facility maintenance, and improving sites as recommended in the



Americans with Disability Act (ADA) Transition Plan.

The numbers of sites with stewardship projects include:

- *Natural Resource Restoration*: 25
- *Deferred Maintenance*: 11
- *Accessibility Improvements*: 25

Replace

Recommendations to “*replace*” aging and worn facilities at the end of their lifecycles are noted at all sites (37) to prolong the life of the park.

Maintenance and Operations

All City parks and facilities are assets that require maintenance. Factors such as the level of park development, use, programming, and uniqueness affect the level of maintenance needed. Recommendations to “*maintain*” sites are noted at three different levels:

- *Standard Maintenance*: 30 existing and proposed sites should receive a standard

level of care, including all routine and preventative tasks necessary to maintain parks for safe access and use.

- *Enhanced Maintenance*: 14 existing and proposed sites are characterized by specialized assets, programs and special events, and/or reservable facilities. These should receive a higher level of maintenance and more frequent tasks, and also receive priority for maintenance attention during peak use times and seasons.
- *Natural Resource Maintenance*: 25 sites have natural resources that require specialized maintenance, including routine monitoring and inspection, tree pruning, invasive species management or removal, dump and litter pickup, and hazard removal.

Recreation Programming

Tualatin’s recreation programs enliven the park system. Recommendations to “*program*” parks include providing or facilitating recreation classes, programs, special events, activities,

and/or league play in core program service areas. The Master Plan recommends broadening programming at eight sites and events at six sites. These include developed parks as well as targeted natural areas and greenways.

Partnerships

Some sites and projects will require a partnership or collaborative effort, with details defined in a Memorandum of Understanding (MOU), Partnership Agreement, or Joint Use Agreement. The Master Plan recommends that the City “partner” to provide recreation opportunities at five sites.

See Appendix B for further definition of these categories and the matrix noting what types of projects are recommended at each existing and proposed park site.

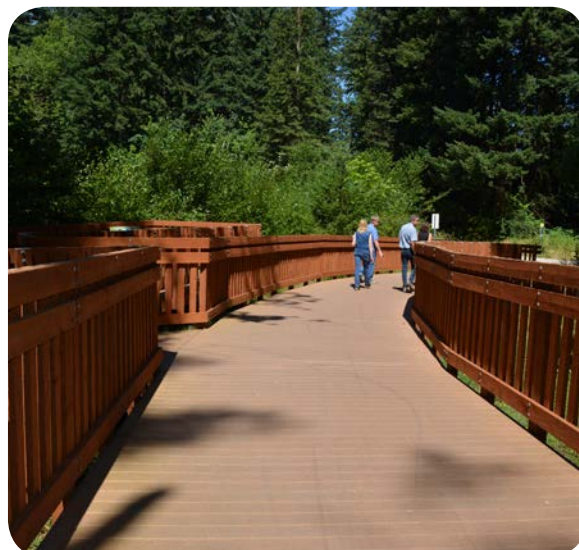
SITE RECOMMENDATIONS

On the following pages, more detailed recommendations are provided for key sites as well as key facilities where sites have not yet been identified. These are organized as noted below.

- Existing parks and facilities
- Existing natural parks and areas
- Existing greenways and shared use paths
- Proposed new parks
- Proposed facilities
- Proposed natural parks and areas
- Proposed greenways and shared use paths
- Public art

Site recommendations identify a general direction for site improvements. Following each section heading, graphics are presented for each goal that is advanced by implementing these recommendations. Where applicable, projects are noted by an identification number that ties to the project matrix. E stands for existing parks and P stands for proposed parks.

To supplement this guidance, Appendix C identifies other opportunities for site improvements identified through community outreach, the park and facility condition assessment, and the technical analysis of the park and recreation system. These site considerations, concepts, and ideas should be vetted along with site recommendations noted in this chapter through further site design, partnership, and master planning processes when funds are available for renovation and development.



Existing Parks and Facilities

Implementing the following recommendations for existing parks will help achieve all seven Master Plan goals:



Atfalati Park (E1)

Atfalati Park is a 13-acre large neighborhood park that provides both active and passive recreation opportunities. Site recommendations primarily focus on enhancing recreation opportunities and restoring natural resources. Focused efforts should improve and expand the gathering and play areas, add shade trees, add sport and challenge elements as space allows, and better integrate/restore Saum Creek frontage.

- Fully implement the current site master plan, including adding a second parking lot at SW 65th Avenue, a small picnic shelter, a large group picnic shelter with shade and movable tables for programming and group events, and an adjacent nature play area.
- Work with the Diversity Task Force and other local organizations to understand the needs of nearby Hispanic/Latino neighbors and incorporate into design site plans.

Ibach Park (E2)

Ibach Park is a 20-acre large neighborhood park surrounded by single-family homes. The site supports sports, picnicking, recreation, and play. It includes a unique play area that speaks to the City's prehistoric, American Indian, and pioneer historic

eras. The park also connects to an adjacent greenway and trail. Site recommendations for Ibach Park primarily focus on enhancement projects, natural area restoration, and connections.

- Fully implement site master plan.
- Renovate the play area.
- Replace amenities and facilities at end of lifecycle.
- Design and construct proposed boardwalk and bridge over Hedges Creek to connect to existing sidewalks and trails.
- Connect existing concrete sidewalk to the Hedges Creek trail.
- Install trail drainage.
- Consider adding site and/or field lighting to increase hours of play.
- Expand teen zone area, adding selected adventure play elements for teens (see Proposed Facilities).
- Add shade trees throughout.
- Renovate the parking lot.



- Remove the fence on the west side of the park.
- Stabilize banks of Hedges Creek with native vegetation.
- Work with the Youth Advisory Council, Aging Task Force, Diversity Task Force, and the recreation staff to add new program uses to lawn areas.

Jurgens Park (E3)

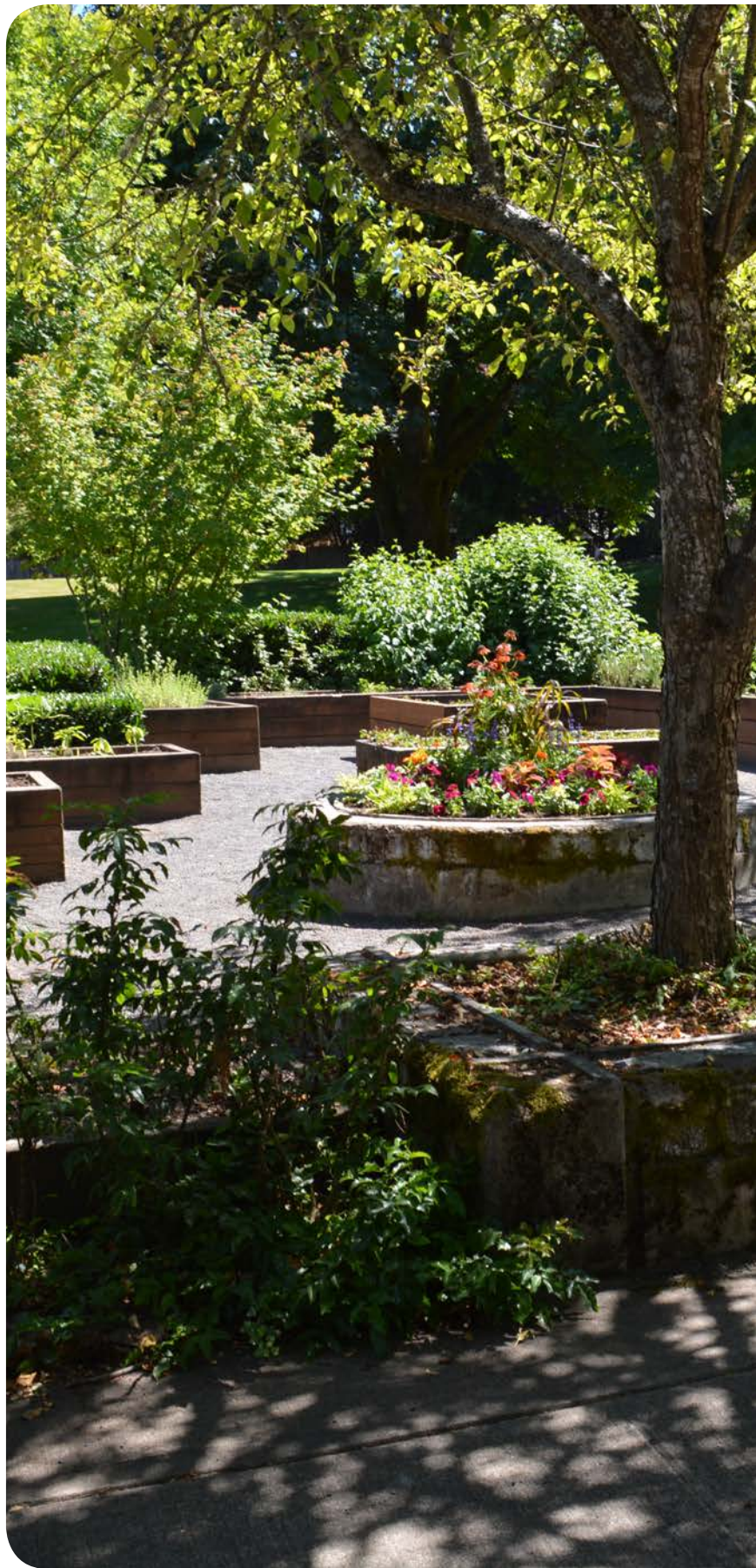
Jurgens Park is a 15.5-acre large neighborhood park that serves as a center for neighborhood activity and team sports in northwest Tualatin. The site offers thematic and open play opportunities, gathering areas, and access to the Tualatin River. Site recommendations for Jurgens Park focus on expanding the park by acquiring an adjacent space, enhancing the site to introduce new uses, and restoring/stewarding natural areas around the pond and along the river.

- Acquire adjacent property as available.
- Create and implement a site master plan with a public involvement process including the entire site.
- Stabilize banks of Tualatin River with native vegetation.
- Connect this site to the Tualatin River Greenway trail.

Lafky Park (E4)

Lafky Park is a 2-acre small neighborhood park located in central Tualatin that provides local gathering and play opportunities. Site recommendations for Lafky Park focus on minor enhancements to improve site function, expand walking opportunities, and extend the lifespan of site infrastructure.

- Add an on-street walking loop on Siletz, Willapa, and Ochoco.



- Update park irrigation and drainage system.
- Replace amenities and facilities at end of lifecycle.
- Add a picnic shelter.

Stoneridge Park (E5)

Stoneridge Park is a quarter-acre park that provides shaded play space in a residential neighborhood in east Tualatin. Site recommendations for Stoneridge Park include making the space more relevant to the surrounding community, providing family gathering space, maintaining safety and sightlines, and activating the site to connect nearby neighbors, families, and children to the park.

- Work with a community-based organization and the Diversity Task Force to conduct a bilingual design process with nearby neighbors to design and implement a “parque” or plaza.
- Continue coordinating with the community-based organization and Library Department on programming and stewarding the site to create a new use pattern.
- Replace amenities and facilities at end of lifecycle.

Tualatin Commons (E6)

Tualatin Commons is located in the heart of city and is the result of a public/private partnership that began in the early 1990s, with a major redevelopment of downtown. The Commons will continue to be the city’s prime urban gathering spot for city celebrations and special events. Site recommendations for the site focus on overall reinvestment, enhancing the fountain, and maintaining to the original design standards.

- Aerate the lake or improve water circulation to upgrade water quality.

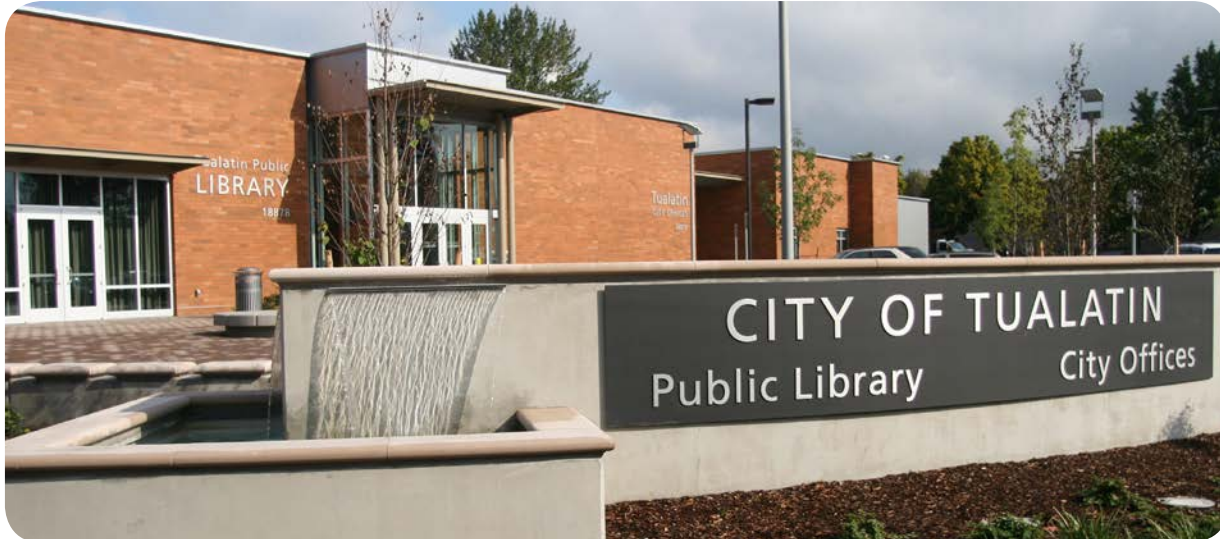
- Renovate or replace the surface, system, plumbing, and spray heads at fountain.
- Renovate, improve, and install additional restrooms and storage space.
- Consider addition of non-slip surfacing to improve pedestrian safety.
- Replace amenities and facilities at end of lifecycle.

Tualatin Commons Park (E7)

Tualatin Commons Park is a small gateway located near Interstate 5 along Nyberg Road. The park provides art and passive opportunities. Site recommendations for Tualatin Commons Park focus on maintenance, safety, and adding new touches that enhance its function as a visible gateway.

- Improve sight lines into park.
- Improve site drainage.
- Add artwork or sculpture.





Tualatin Community Park (E8)

Tualatin Community Park is the City's first and largest park located at the heart of the city on the Tualatin River below the Southern Pacific Railroad trestle. Site recommendations for Tualatin Community Park focus on improving access and recreation opportunities through the re-siting of existing facilities and infrastructure. Improvements will address the future use of existing site buildings and facilities to maintain the park's role as an indoor and outdoor gathering hub for the city. Natural area restoration and associated maintenance activities along the river are another major emphasis of the site recommendations.

- Acquire additional land (as the opportunity exists) to enhance the role of the park as the heart of the Tualatin community.
- Update and implement master plan to enhance the role of the park as the heart of the Tualatin community.

Tualatin Library (E9)

The Tualatin Library serves as the community living room, providing library and reading resources, a teen space, and meeting and gathering spaces.

- Update the Library to improve accessibility, as per the recommendations in the ADA Transition Plan.
- Seek partnership opportunities to add a maker/incubator space. (See also Proposed Facilities, Community Recreation Center)
- If an opportunity arises to expand the Library, create a site design and business/operations plan, evaluating site needs in conjunction with plans for a separate community recreation center. Renovate and expand the Library.
- Add art, art space, and/or functional and interactive artwork or sculpture.

Existing Natural Parks & Areas

Implementing the following recommendations for natural parks and areas will help achieve all seven Master Plan goals:



Brown's Ferry Park (E10)

Brown's Ferry Park is a 28.33-acre natural area park located on the Tualatin River in east Tualatin. The park provides river access and passive recreation such as walking, picnicking, and wildlife viewing. Seasonally, the park provides kayak rentals and a summer art program. Site recommendations for Brown's Ferry Park are geared towards overall enhancement and focused investment to better connect residents to nature and the river.

- Redevelop portions of Brown's Ferry Park to better facilitate programs and events.
- Fully implement the site master plan.
- Stabilize banks of Tualatin River and Nyberg Creek with native vegetation.
- Replace amenities and facilities at end of lifecycle.
- Develop a business plan and identify options for renovating the existing Community Center and improving accessibility and function in conjunction with planning a multigenerational community recreation center (see Community Recreation Center

recommendations in the Proposed Facilities section).

Little Woodrose Nature Park (E14)

Little Woodrose Nature Park is a 6.55-acre natural area located in central Tualatin. The vision for Little Woodrose Nature Park aims to provide surrounding residential uses access to nature, shade, trail opportunities, and mature vegetation. Site recommendations for Little Woodrose Nature Park focus on stewardship to address deferred maintenance and natural area restoration and associated maintenance activities.

- Plant site with native vegetation.
- Rebuild trail, entry, and stairways throughout the park and entryways.
- Improve overall ADA access as part of all trail improvements.
- Provide safety lighting.
- Replace amenities and facilities at end of lifecycle.

Other Natural Areas

Tualatin's natural areas provide a range of experience for users to interact with the City's waterways, forests, wetlands, and wildlife. Site recommendations focus on interpretive enhancement, stewardship, and natural area restoration and associated maintenance activities.

Other natural areas include Hedges Creek Wetlands Protection District, Hervin Grove Natural Area, Johnnie and William Koller Wetland Park, Saarinen Wayside Park, Sequoia Ridge Natural Area, Sweek Ponds Natural Area, Sweek Woods Natural Area, and Victoria Woods Natural Area.

- Monitor and repair creek and river erosion issues.



- Fully implement site master plans, improving nature trails and wetland trails.
- Add interpretive information and directional signage.
- Improve natural resource stewardship and restoration as per systemwide recommendations.
- Provide additional access to Johnnie and William Koller Wetland Park.

Existing Greenways and Shared Use Paths

Implementing the following recommendations for greenways and shared use paths will help achieve these four Master Plan goals:



Tualatin's trails and greenways support both local and regional trail connections, including land and water trails. Recommendations focus on completing trails, developing trailheads, and adding recreation amenities and facilities to enhance site use.

- Develop or extend trails in existing greenways and trail corridors as planned.
- Maintain current boat access to the Tualatin River Trail at Brown's Ferry Park, Tualatin Community Park, Jurgens Park, and Hazelbrook Road at Hwy 99.
- Add lighting, seating, dog waste stations, trash receptacles, viewpoints, interpretative, and interactive art in appropriate trail locations throughout the trail system.
- Provide trailheads with a range of amenities at large neighborhood and community parks that connect to trails (restrooms, parking, seating, bike racks, water fountains, directional signage).
- Replace trails and trail amenities at end of lifecycle.



Proposed New Parks

Implementing the following recommendations for new parks and partnerships will help achieve all seven Master Plan goals:



Jurgens Park Addition (P1)

Site recommendations for Jurgens Park include expanding the park by acquiring an adjacent space to introduce new uses.

- Acquire adjacent property as available.
- Master plan and develop this site in conjunction with the existing park.

Tualatin Community Park Addition (P2)

Tualatin Community Park is the City's largest park located at the heart of the city on the Tualatin River. The City should take advantage of opportunities to acquire adjacent land that would improve park access and site use.

- Acquire additional land (if the opportunity exists) to enhance the role of the park as the heart of the Tualatin community.
- Master plan and develop this site in conjunction with the existing park.

Basalt Creek Park (P3)

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 10-20+ 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.
- Master Plan and develop park site as a community park to meet neighborhood, employee, and community needs.

East Tualatin/Bridgeport Elementary Partnership (P4)

Residents in east Tualatin lack access to a nearby neighborhood park. The City should explore a partnership or joint-use agreement with the Tigard-Tualatin School District for the use and/or improvement of recreation facilities of Bridgeport Elementary. The partnership would expand the range of park lands available in east Tualatin, which is now limited to greenways and natural areas.

- Pursue a school partnership with Bridgeport Elementary to formalize the joint use of the outdoor play areas, lawn, sports field, basketball courts, and track during out-of-school hours.
- Add programming for Hispanic/Latino community in partnership with Bridgeport Elementary.

- Identify options to provide jointly funded facilities at this site to expand recreation options.

Pony Ridge / Heritage Pines Partnership (P5)

Residents in the Pony Ridge area of north Tualatin lack access to a nearby neighborhood park. To meet these needs, the City of Tualatin should continue to develop the Tualatin River Greenway trail to connect residents to Metro's planned Heritage Pines Natural Area, just west of the City. The City may consider a partnership with Metro to add elements to the Heritage Pines Natural Area to meet resident needs.

- Develop and connect the Ice Age Tonquin Trail in northwest Tualatin to provide access to and through Heritage Pines Natural Area.
- Explore joint development opportunities of Heritage Pines Natural Area..

Central Tualatin Sports Park (P6)

Improved access to parkland is needed south/central Tualatin, where developed parks are lacking. The City should explore expanding school partnerships to meet park and sport field needs.

- Explore the joint use of outdoor recreation facilities at Byrom Elementary, in addition to the existing cross-country trail.
- Explore the acquisition of property adjacent to Tualatin Elementary School for sports field development.

Community Recreation Center Land Acquisition (P7)

Acquire land and develop parks consistent with Master Plan systemwide recommendations and proposed park standards.

- Acquire 4-5 acres to develop a new community recreation center as noted in





Proposed Facilities, or develop in an existing community park.

- Provide sufficient space for indoor/outdoor programming opportunities.

Additional Park Opportunities (P8)

Acquire land and develop parks consistent with Master Plan systemwide recommendations and proposed park standards.

- Identify and develop developed parks to support recreation and social gathering needs in residential and commercial areas.
- Provide parks and recreation facilities, programs, and services in accordance with established standards as new expansion areas are planned by and annexed to the City.
- Acquire space to develop other new facilities as noted below, or develop these in parks where appropriate.
- Identify where park acreage should be combined or co-developed (such as a sports complex and community park) to expand opportunities and fit desired facilities.

Proposed Facilities

Implementing the following recommendations for new facilities will help achieve these four Master Plan goals:



Community Recreation Center (P7)

Multipurpose community recreation centers are full-service, multi-generational facilities offering recreation, health, wellness, and social engagement opportunities.

Modern recreation centers are generally at least 25,000 to 30,000 square feet (sf) in size, and can be much larger (65,000+ sf, though this size facility typically also includes an indoor aquatic center). Modern multipurpose recreation centers include a variety of spaces, and the final building program is usually determined as part of a business and operations plan that focuses on cost recovery and financial

performance. Frequently, an equity partner is involved in development and/or site operations; partnerships should be addressed in the business and operations plan.

Though these centers typically do not fully recover their operating costs, the right mix of features that maximize revenue potential and adjacencies that are efficient to staff will minimize the operating subsidy needed for the facility. A business and operations plan will help the City determine the best location, the right mix of features, and the preferred operating model. Many centers of this type include a health and fitness component and offer memberships as part of their operating model. Typical features included in a multi-purpose recreation center building program are:

- Social gathering hub/lobby space designed for multi-uses/events, often with an entry checkpoint for members
- Gymnasium (multiple courts if possible)
- Additional health and fitness elements such as a fitness equipment, a walking track, a climbing wall, dance/exercise studio space
- Locker rooms
- Multi-purpose banquet room and event space suitable for both programs and private rentals
- Meeting rooms (wired for meeting technology)
- Classroom space, which sometimes includes a “messy room” with a sink for art classes
- Storage space to allow flexibility in programming
- Office space for staff

Additional features that should be considered as part of a business and operations plan for

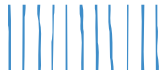
a multipurpose recreation center in Tualatin include:

- Indoor soccer field(s)
- Cultural, performing, and fine arts space, such as a theater/stage, studio space, dance studios, sound-proof music studios, and gallery/exhibit space
- Maker/incubator space
- Career center
- Work-share space
- Additional social gathering space
- Indoor/outdoor connected programming and event space
- Multi-story structure

The business and operations plan should address facility location. Acquisition may be needed. General guidelines for locating a multipurpose recreation center include:

- Located relatively centrally within the market area
- Good visibility from a major street
- Connected to the trail and bikeway network
- If a stand-alone site, approximately 4-5 acres of buildable land suitable for indoor/outdoor programming opportunities
- Access to public transportation and/or bicycle transportation network
- Space for sufficient parking
- Space for indoor/outdoor recreation programming and events

The business and operations plan should consider impacts of this facility on Parks & Recreation’s other indoor buildings, including those in Tualatin Community Park, Brown’s Ferry Park, and Sweek Ponds Natural Area



- Depending on site selection, consider repurposing existing buildings for other uses or eliminating them.
- Evaluate operational impacts associated with providing one consolidated arts, recreation, sports, and community facility (with Department administrative space) versus 2-3 smaller buildings.

Sports Facilities (Fields and Courts) (P9)

There is a need for additional sport field space, enhancements to existing fields to improve and expand playability, as well as an added variety of sports courts.

- **Sports fields:** Investigate options to acquire land, plan, and develop sports fields adjacent to Tualatin Elementary, as part of a new park in the Basalt Creek Concept Plan Area, and/or at other sites. Consider both multi-use rectangular and diamond sports fields (lighted, synthetic turf, multi-use, seating) suitable for league and tournament play.

- **Tournament sports complex:** Evaluate the financial feasibility and create a business, operations, and tourism plan to determine whether a multi-field sports complex or stadium venue is needed to further attract regional tournament play, in addition to the sports fields noted above. Determine the appropriate size, scale, field types, number of fields, additional facilities (e.g., batting cages), and associated amenities needed, such as parking, concessions, locker rooms, restrooms, shelters/shade, picnic areas, seating, bike racks, etc. For larger acreage needs, consider combining this with other recommended parks to create one larger site.
- **School joint use agreement:** Coordinate on use of school facilities; formalize a system-wide joint-use agreement.
- **Sports courts:** Add pickleball courts, futsal courts, and a variety of sports courts such as badminton, bocce, table tennis, shuffleboard, and similar sports courts and games. (See Appendix C)





- **Indoor sports space:** Consider gymnasiums and fieldhouse elements in conjunction with the community recreation center.
- **Existing field improvements:** Ensure sports facilities have nearby shade, restrooms, seating, and field lighting where appropriate.

Other Outdoor Facilities

Options to expand the variety of recreation experiences and facility access should be evaluated through site planning, design, and master planning at various sites. The variation and geographic distribution of several different types of elements should be considered at targeted sites across the City.

- Appendix C notes recreation opportunities that respond to trends and community needs.
- Additional types of facilities consistent with Master Plan goals may be considered as well.

Proposed Natural Parks & Areas

Implementing the following recommendations for new natural parks and areas will help achieve these four Master Plan goals:



Protect natural resources in the Basalt Creek Canyon and throughout Tualatin.

- Identify and protect natural areas following the guidance noted in systemwide recommendations.
- Consider opportunities to acquire natural areas in conjunction with park development in the Basalt Creek Concept Plan Area. Acquire additional land for natural parks to support planned trail connectivity, protect creek canyon habitat and natural resources, and provide opportunities for nature interpretation.



Proposed Greenways and Shared Use Paths

Implementing the following recommendations for new greenways and paths will help achieve these four Master Plan goals:



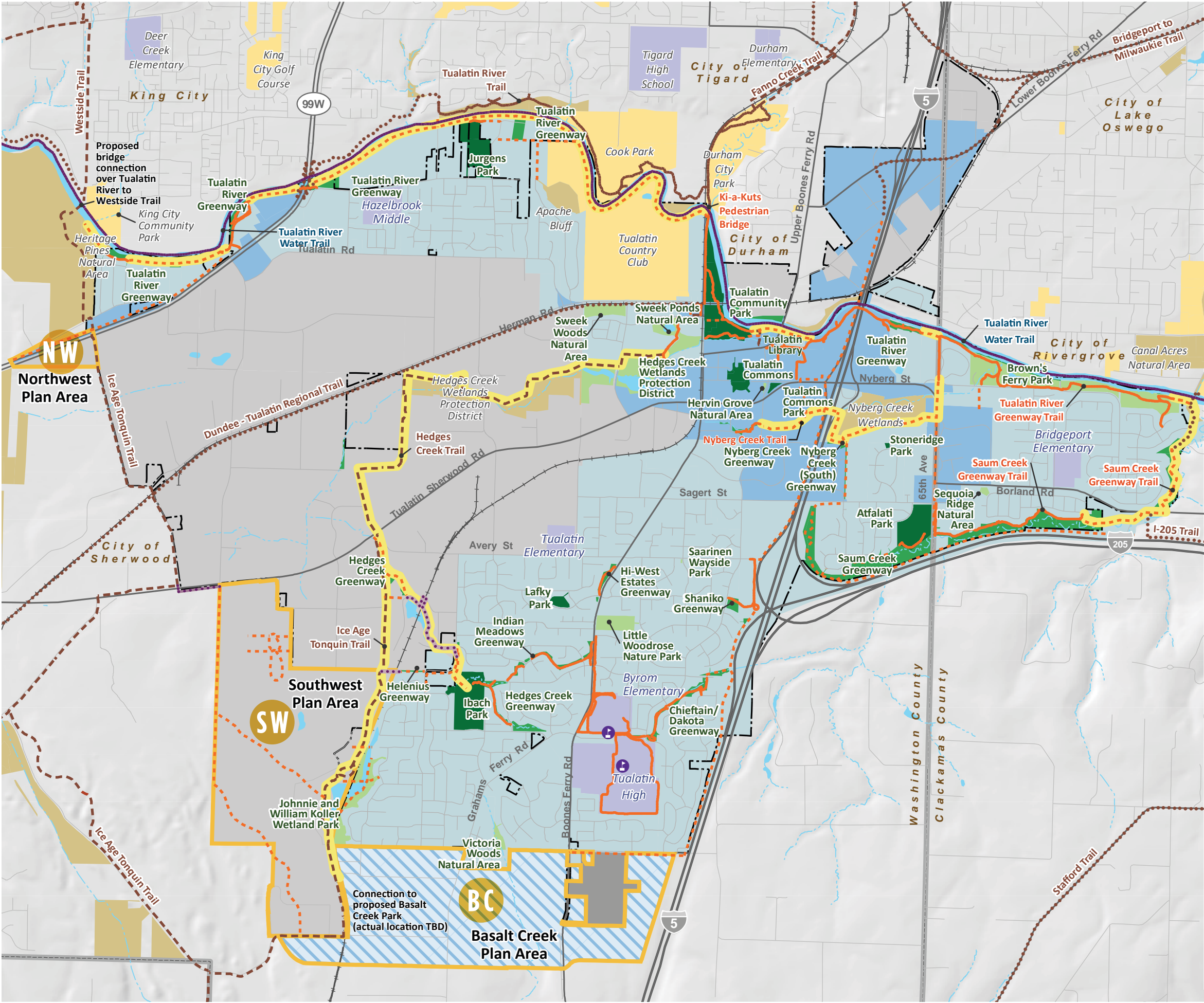
Recommendations for proposed greenways, shared use paths, and trails focus on acquiring and developing trail corridors to provide regional and local trails that create interconnected loops, improve access to parks and open space, and connect residents to other community destinations.

- Connect the trail system by developing planned and proposed paths as noted in Map 3: Existing, Planned, and Proposed Parks and Trails.
- Focus efforts on acquiring priority trail segments (see Map 3) as opportunities arise to improve access to parks and other

community destinations. Continue to re-assess trail priorities to achieve proposed trail guidelines and greenway standards.

- Explore a partnership with Metro, King City, and others to provide a bridge over the Tualatin River connecting to the planned Westside Regional Trail at the Heritage Pines Natural Area.
- Expand water access in selected sites.
- Work with Tigard to expand Tualatin River Greenway as a loop around the river (consider bridge at end of Cook Park Greenway to connect).
- Connect existing trail segments in South and Central Tualatin to improve recreation opportunities and access to nearby schools, natural areas, retail services, medical, and public facilities, as well as the proposed park in the Basalt Creek Concept Plan Area.
- Add lighting, seating, dog waste stations, trash receptacles, viewpoints, interpretative features, and interactive art in appropriate trail locations throughout the trail system.





PARKS & RECREATION MASTER PLAN

Map 3: Existing, Planned, and Proposed Trails

Tualatin Trails

- Existing Paths and Trails
- Planned Paths and Trails

Regional Trails

- Existing Multi-Use Trails
- Planned Multi-Use Trails
- Proposed Multi-Use Trails

Tualatin Park and Recreation Facilities

- Parks
- Greenways
- Natural Parks & Areas
- Shared Use Paths
- School Joint-Use Facilities

Planning Areas

- Plan Area

Base Map Features

- Tualatin City Boundary
- County Boundary
- Freeways/Highways
- Major Arterials
- Local Streets
- Railroads
- Streams
- Rivers and Waterbodies

Other Trails

- Priority Trail Segments
- Potential Trail Opportunity
- Existing Tualatin River Water Trail

Other Park and Natural Areas

- Other Developed Parks and Recreation Areas
- Other Greenways and Natural Areas
- Tigard-Tualatin District Schools

Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Mixed Use: Residential, Commercial & Industrial

M I G Date: July 2018

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

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

0 500 1,000 2,000 3,000 4,000 5,000 Feet

Public Art

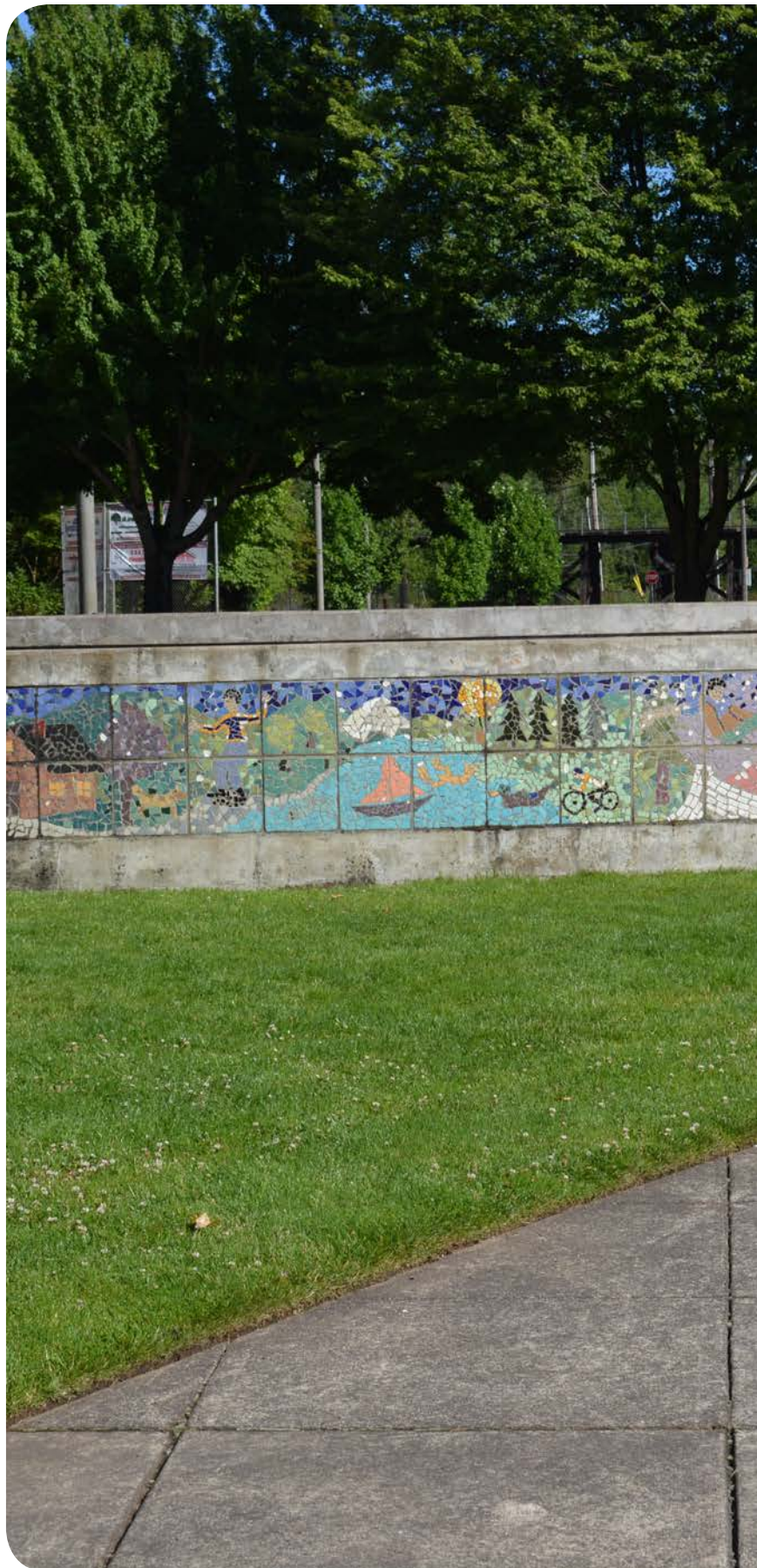
Implementing the following recommendations for public art will help achieve these three Master Plan goals:

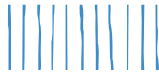


Public art in Tualatin is important in connecting people to art, culture, history, and nature, as well as strengthening the City's identity and sense of place. Art and/or interpretive elements should be integrated in many public parks, facilities, greenways and spaces as noted in the site recommendations above, as well as systemwide recommendations.

Recommendations for the City's public art program include:

- Integrate art into public parks and greenways.
- Distribute public art broadly in public spaces throughout the community.
- Continue to focus on themes for place-based art that enhance Tualatin's identity and sense of place, but also move beyond these themes to creative expressions of Tualatin's character and identity.
- Curate more temporary art installations and performance art in parks and public spaces throughout Tualatin.
- Provide for diverse forms of art at park sites, since a wide range of style, media, subjects, and viewpoints will offer perspective and interest for everyone.









6 | IMPLEMENTATION

The City must take a strategic approach to investing in parks and recreation to achieve the community's vision and goals. This chapter identifies cost assumptions for implementing recommendations, reviews potential funding sources and strategies, and provides prioritization criteria and an approach to sequence new projects. It concludes with a short-term action plan for moving forward.

CAPITAL AND OPERATIONS COSTS

It is estimated that more than \$215 million will be needed to implement all recommendations in the Master Plan. Some recommended projects are needed to support existing level of park use and some are more aspirational.

The Master Plan identifies planning-level cost estimates to implement recommendations for acquisition, development, and improvements. The estimates are based on a general order-of-magnitude in costs and are intended to assist in evaluating and prioritizing projects. Costs are in 2018 dollars not accounting for inflation. The costs are divided into three types (capital projects, reinvestment/replacement costs, and maintenance costs) to ensure

that the City has the funds to develop, maintain, and replace amenities, facilities, and landscaping when needed.

Table 6-1 summarizes all costs for recommended projects by category. It distinguishes the level of investment needed in existing parkland versus proposed parks and facilities. For details, see Appendix D, which identifies the cost basis for these estimates and breaks down costs by site and category. Costs are presented in an updateable matrix that allows the City to adjust per-unit costs to account for changing land values, changing construction costs, and inflation.

\$215.9 MILLION

COST OF ALL CAPITAL PROJECTS, INCLUDING LAND ACQUISITION AND IMPROVEMENTS

\$2.1 MILLION

AMOUNT THAT WILL BE NEEDED ANNUALLY TO MAINTAIN ALL SITES AFTER DEVELOPMENT AND RENOVATION

\$2 MILLION

ADDITIONAL AMOUNT THAT SHOULD BE SET ASIDE ANNUALLY TO REPAIR AND REPLACE FACILITIES WHEN NEEDED



Table 6-1: Cost Matrix Summary

	ACQUISITION OR EASEMENTS	IMPROVEMENT COSTS	TOTAL CAPITAL COST	TOTAL REINVESTMENT & REPLACEMENT COST	TOTAL MAINTENANCE COST
Existing Parks & Facilities					
Parks & Facilities	-	\$49,729,787	\$49,729,787	\$554,538	\$699,870
Natural Parks & Natural Areas	-	\$35,230,852	\$35,230,852	\$456,300	\$340,040
Greenways	-	\$16,204,180	\$16,204,180	\$448,613	\$478,520
Joint-Use Facilities	-	\$605,889	\$605,889	-	\$13,700
Shared Use Paths	-	\$1,185,500	\$1,185,500	\$18,113	\$19,110
Total Existing Parkland	-	\$102,350,319	\$102,350,319	\$1,477,563	\$1,537,540
Proposed Parks & Facilities					
Proposed Parks & Facilities	\$15,987,500	\$69,995,000	\$85,982,500	\$424,688	\$471,925
Proposed Natural Parks & Areas	\$2,540,000	\$5,115,000	\$7,655,000	\$63,500	\$31,750
Proposed Greenways & Shared Use Paths	\$4,025,000	\$14,890,000	\$18,915,000	\$60,375	\$63,400
Total Proposed Parkland	\$22,552,500	\$90,000,000	\$112,552,500	\$548,563	\$567,075
Proposed Additional Planning					
Additional Planning	-	\$400,000	\$400,000	-	-
TOTAL EXISTING PARKLAND, PROPOSED PARKLAND & ADDITIONAL PLANNING	\$22,552,500	\$193,356,208	\$215,908,708	\$2,026,125	\$2,118,315

Consistent with community priorities, the most extensive capital investment is in developed parks and trails. The project costs support the following:

- **\$49.7 million: Developed Park Improvements:** Improvements to developed parks to renovate sites, address
- **\$35.2 million: Improvements to Developed Facilities in Natural Areas:** Improvements to natural parks and natural

deferred maintenance, improve Americans with Disabilities Act (ADA) accessibility, increase recreation use, and improve or replace aging and worn facilities.

areas, focusing on building renovations and improvements to indoor facilities (Brown's Ferry Community Center and Heritage Center), ADA improvements, and added recreation uses to support nature programming.

- **\$36.3 million: Trail Development:** Extension or development of trails at existing City-owned sites and new trail corridors (greenways and shared use paths).
- **\$86.0 million: New Land and Facilities to Support Standard for Developed Parks:** Acquisition and development of new parks and major facilities to provide close-to-home parks, indoor recreation center, sports fields, a new community park in the Basalt Creek Concept Plan Area, and other new recreation opportunities.
- **\$7.7 million:** Natural Area Acquisition and Protection.
- **\$1.0 million:** Other Planning and Partnerships.

FUNDING SOURCES

There are a variety of funding sources available for recreation services (operations) and capital improvements (projects) in Oregon, many of which are already used by Tualatin.

- **Capital funding** supports new construction, expansion, renovation, or replacement projects for existing parks and facilities.
- **Operations funding** supports ongoing services, such as maintenance, facility operations, recreation programming, events, marketing, and management.

To implement Master Plan recommendations, the City will need to diversify funding sources and increase revenues from existing sources. Both capital and operations funding should be expanded to ensure the City is able to operate and maintain existing and new assets in the long term.

Table 6-2 and the text below summarize potential funding sources. This list is not all-inclusive and new funding sources will be utilized and considered as they become available or projects qualify.

Property Taxes

Property taxes are the most significant source of operating revenue for Oregon cities. Property taxes make up almost half of Tualatin's General Fund revenues, though the City has one of the lowest permanent tax rates in the Portland Metropolitan Area (\$2.2665 per \$1,000 of assessed value). Property tax revenues are based upon the assessed value of a property, which differs from the property's real market value (the estimated value it would sell for), due



Table 6-2: Summary of Funding Sources and Potential Applications

FUNDING SOURCE	CURRENTLY USED BY TUALATIN?	MAY BE USED FOR OPERATIONS	MAY BE USED FOR CAPITAL IMPROVEMENTS	RESTRICTIONS ON USE
Property Taxes	Y	√	√	
Charges for Services	Y	√	√	
Parks System Development Charges	Y		√	Capacity enhancement projects
Transient Lodging Tax	Y	√	√	70% for tourism-related projects
General Obligation Bond	Y		√	
Operating Levy	N	√		
Park Utility Fee	N	√		
Public Agency Grants			√	Specified by grant
Philanthropic Grants		√	√	Specified by grant
Donations	Y	√	√	May be specified by donor

Note: Funding amounts and revenues may be limited by other factors, such as market considerations, tax limits/compression, voter support, amount of new development, etc.

to the limitations put in place by Measures 5 and 50 (passed by Oregon voters in the 1990s).

Charges for Services

Fees and charges are generated from recreation programs and facility rental fees, providing a source of operating funding. Within Tualatin's budget, these General Fund revenues are categorized as "Recreation program fees" and "Recreation user fees." In addition to costs for recreation program registration, Tualatin has an established fee schedule for facility rentals.

Within the budget document, fees are tracked as line items in the following categories:

- Picnic shelter fees
- Ballfield fees
- Juanita Pohl Center use fees
- Browns' Ferry Community Center
- Heritage Center
- Concession fee
- Street Tree fees
- Community room rental



Parks – System Development Charges

Section 4 of Tualatin’s charter grants the City authority to impose Systems Development Charges, known as SDCs, to equitably spread the cost of essential capital improvements to new development and pay for infrastructure expansion required to serve the additional demand. Oregon State Law allows local jurisdictions to charge SDCs for parks and recreation facilities, and Tualatin has had Parks SDCs in place for residential development. The Parks SDC is a main source of revenue for the Park Development Fund, which is used to fund park improvements. In conjunction with the Parks & Recreation Master Plan Update, Tualatin’s SDC methodology is being updated. The new methodology considers the park impacts associated with development in residential and non-residential areas.

Transient Lodging Tax

Chapter 09-09 of Tualatin’s Municipal Code authorizes a Transient Lodging Tax, which requires all transient lodging within Tualatin to pay a tax. Hotels, motels, inns, campgrounds, and short-term rentals (such as AirBnB) are subject to this tax. This is a new revenue source for City of Tualatin, and it requires that at least 70% of these funds must be used for tourism promotion or tourism-related facilities. Since some Parks and Recreation programs and projects are tourism and visitor-related, they may be eligible for TLT funds.

General Obligation Bond (Bond Measure)

General Obligation Bonds are voter-approved bonds with the authority to levy an assessment on real and personal property. The proceeds can be used for capital improvements but not maintenance. This property tax is levied for a specified period of time. Tualatin has passed bonds in the past, notably the bond measure passed after the Tualatin Facilities Visioning





project to fund the new library and variety of parks improvement. Tualatin voters most recently passed a bond (57% in favor) on the May 2018 ballot for traffic congestion and safety improvements.

Operating Levy

Levies are voter-approved assessments on real property that extend for up to a 5-year term and can be used for maintenance and operations. Locally, voters have passed operating levies for parks and recreation, including the November 2016 renewal of Metro's parks and natural areas levy.

Park Utility Fee

A park utility fee creates dedicated funds to help offset the cost of park maintenance. Most City residents pay water and sewer utility fees. Park utility fees apply the same concepts to City parks, and a fee can be assessed to all businesses and households. The monthly fee would be paid upon connection to the water

and sewer system. Creating a new source of maintenance funding could free up General Fund dollars for other capital project uses. Park utility fees have the potential to be a significant and stable revenue stream for local jurisdictions. For example, Medford assesses a per unit/monthly fee that is charged on the water bill and West Linn charges a monthly residential park maintenance fee of \$13.01 per month per household, charged on the utility bill.

Public Agency Grants

Federal, state, and other public agency grant funding may be available for parks and recreation improvements. These sources are competitive, and generally require matching funds. The Federal Land and Water Conservation Fund (LWCF) is administered by Oregon Parks and Recreation Department (OPRD) and is one of the most common funding sources. The Recreational Trails

Program (RTP) grant provides funds to develop and maintain recreational trails and trail-related facilities, including non-motorized recreational trail uses. The lottery-funded Local Government Grant Program helps local government agencies fund outdoor park and recreation areas and facilities and acquire property for park purposes. The Oregon Department of Fish and Wildlife also offers grants for land conservation and habitat improvements.

Transportation improvements can improve connectivity to parks and provide recreation benefits. Oregon's Statewide Transportation Improvement (STIP) grants provide transportation improvement funding for projects identified in the local transportation plan. Travel Oregon's Competitive Grant program also provides funding support for projects that are linked to tourism and demonstrate a direct tie to the mission of Travel Oregon.

Philanthropic Grants

Some foundations offer grant funding to support their mission and objectives, funding projects or programs in local communities. Philanthropic foundations such as the Ford Family Foundation and Meyer Memorial Trust provide funding to support initiatives that improve local communities, typically to non-profit organizations rather than to local governments. The Tualatin Library Foundation is a 501(c)(3), but there is no non-profit specifically for Tualatin's parks and arts.

Donations

The donations of labor/in-kind services, land, or cash by service agencies, private groups, or individuals can provide sources of revenue,

most typically for specific projects or programs. Service agencies such as Lions and Rotary often fund small projects such as playground improvements or shelter. The City has garnered donations for projects from service clubs, businesses, and individuals. In addition, Tualatin has a volunteer program. Generally, a 501(c)(3) organization makes donations more appealing to potential donors, because they may benefit from the tax deduction.

Currently, Tualatin tracks donations within both the General Fund and the Park Development Fund. Volunteer labor is not tracked within the budget. The Park Development Fund tracks donations to Parks and Recreation as a line item. There are line items within the Miscellaneous Revenue category of the General Fund for:

- Donations – Art
- Donations – Parks and Recreation
- Donations – Concerts – Commons
- Donations – Library

PRIORITIZATION CRITERIA

- As part of its annual budgeting and development of a short-term capital improvement plan, Parks & Recreation Department staff will evaluate funding and prioritize projects for implementation. The Master Plan presents a two-step evaluation process for prioritizing capital projects. The initial screening can be used to establish project priorities. The secondary evaluation will help sequence projects to support project phasing and scheduling for implementation in coming years.

Initial Screening: Goals and Priorities

The initial screening criteria can be used to sort projects to determine their eligibility for inclusion in the capital program. Tables 6-3 and 6-4 will be used as a checklist to see how well the proposed project addresses Master Plan goals and responds to the top community priorities. These scores will be applied to criteria that are incorporated into the secondary evaluation (Table 6-5).

Note: Each project must advance at least one of the seven Master Plan goals. Projects not aligned with at least one goal will be excluded from the Capital Improvement Plan (CIP) and from further evaluation.

Secondary Evaluation: Sequencing Criteria

For projects that advance Master Plan goals, each project will be evaluated against the ten criteria in Table 6-5 to determine project sequencing. The scores from Tables 6-3

Table 6-3: Evaluation by Master Plan Goals

MASTER PLAN GOALS	POSSIBLE SCORE	TOTAL SCORE
Goal 1: Expand accessible and inclusive parks and facilities to support community interests and recreation needs.	1	
Goal 2: Create a walkable, bikeable, and interconnected City by providing a network of regional and local trails.	1	
Goal 3: Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.	1	
Goal 4: Activate parks and facilities through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.	1	
Goal 5: Support the arts through programs, parks, and public spaces that reflect Tualatin's identity, heritage, history, and expressive character.	1	
Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism through parks, natural resources, historic preservation, events, programs, and placemaking.	1	
Goal 7: Manage, administer and maintain quality parks, facilities, and programs through outstanding customer service, stewardship, and sustainable practices.	1	
TOTAL (FOR APPLICATION IN TABLE 6-5)	7	

Note: Project must advance at least one Master Plan goal to be considered further.

through 6-5 will be tallied to calculate percent favorability and determine which projects to add into the annual CIP.

Evaluation Notes

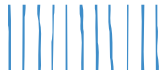
A project that scores high in priority in many categories may show up outside of the near-term project list due to difficulty in implementation, lack of operations sustainability, or other challenges. Facets and features to each project may occur over time. For example, site identification and design work might take place years in advance of a project having funding for construction. Similarly, land

acquisition may occur many years in advance of park design or construction. For realities of implementation, larger projects can be divided into smaller entities that focus on different priority timelines.

As projects, priorities, opportunities, and community needs shift, so can that project ranking. The ranking produced by this checklist will be applied to the annual capital improvement program process as new projects arise and other projects are completed.

Table 6-4: Evaluation by Community Outreach Priorities

COMMUNITY OUTREACH PRIORITIES	POSSIBLE SCORE	TOTAL SCORE
Expand trail connections and trail activities.	1	
Expand capacity or improve sport facilities.	1	
Provide a greater variety of recreation activities and programs to meet the needs and interests of people of all ages and cultures.	1	
Protect Tualatin’s natural resources or provide access to natural features, especially the river, for recreation.	1	
TOTAL (FOR USE IN TABLE 6-5)	4	

**Table 6-5: Evaluation by Sequencing Criteria**

SEQUENCING CRITERIA	SCORING GUIDANCE	POSSIBLE SCORE	TOTAL SCORE
Performance Improvements	Repairs or improves an existing asset to restore or enhance use.	1-3	
Capacity Expansion	Increases opportunities and/or builds capacity to serve a greater number of people.	1-3	
System Diversity	Increases or provides variety in the assortment of uses or recreation opportunities in the community.	1-3	
System Balance	Increases equity, access, or geographic distribution of recreation opportunities (e.g., meets an unmet need, addresses a gap in services, serves an underserved group or area).	1-3	
Urgency/ Immediacy	Meets health and safety/regulatory elements; action must be taken now before the opportunity is lost; completion is needed before another priority project can be started.	1-3	
Ease of Implementation	Can be easily attained or accomplished; uses existing site; necessary planning, feasibility studies, and permitting have already been completed.	1-3	
Available Resources	Uses or leverages available resources (staffing, funding, partnerships, equipment) for capital development and/or ongoing operations.	1-3	
Return on Investment/ Value	Delivers high value for the cost or resources needed, relative to other projects.	1-3	
Operational Sustainability	Increases sustainability, reduces costs, increases maintenance and operational efficiencies, and/or increases facility revenues.	1-3	
Vision Alignment	Coincides with or supports another City project, goal, or City Council initiative.	1-3	
Master Plan Goals Alignment	Supports Master Plan goals (see Table 6-3). 1 goals = 1 point; 2-3 goals = 2 points; 4+ goals = 3 points	1-3	
Community Priority Alignment	Is aligned with community priorities (see Table 6-4). 1 priority = 1 point; 2 priorities = 2 points; 3-4 priorities = 3 points	1-3	
TOTAL		36	
PERCENT FAVORABILITY (TOTAL SCORE/36 * 100)			

Scoring

0 points – N/A

1 point – Low

2 points – Medium

3 points – High



INITIAL ACTION PLAN

The prioritization criteria will help sequence short and long-term projects over the next 15+ years. However, there are several projects and policy initiatives that should move forward in the short term (first 1-3 years.) This action plan is intended to inform the City's workplan, which should be updated annually in conjunction with budgeting and CIP development.

- Adopt the updated System Development Charge Methodology and new rates.
- Hire a Park Planning & Development Director to oversee Master Plan implementation.
- Identify and complete "quick win" projects to build public support for future initiatives. These projects use or leverage available resources and have high favorability scores. Publicize these successes. Examples include:
 - » Ibach Park play area renovation

- » Tualatin Commons fountain renovation
- » Tualatin Community Park dog park renovation
- » School District partnerships to provide recreation opportunities in underserved areas
- » Jurgens Park and Tualatin Community Park site master plans
- Initiate pilot recreation and arts programs. Consider one new event or program to support Sports and Fitness, Nature Programs, Arts & Culture.
- Acquire and develop priority trail connections by coordinating with Metro and other partners.
- Consistent with the Citywide ADA Assessment and Transition Plan, proceed with barrier removal at the highest priority sites.
- Incorporate Master Plan recommendations and standards into the City of Tualatin's Development Code update.



- Incorporate Master Plan recommendations into the Basalt Creek Concept Plan and development strategies.
- Initiate the Park & Recreation Comprehensive Fee Analysis and Plan to evaluate all charges and identify cost recovery targets for program services.
- Explore opportunities to increase existing funding sources and maintenance and operations funding. Continue to pursue grants and donations.
- Complete a Marketing and Outreach Plan that improves information on available opportunities and also builds public support for a future voter-approved funding measure.

MOVING FORWARD

This Master Plan is the culmination of a year and a half of work by Tualatin staff, the Project Advisory Committee, City Council, and other City and community leaders to determine how best to invest in parks and recreation services. It comes almost 35 years after the City's previous Master Plan and is anticipated to guide Tualatin until the year 2035.

Those who were involved in the planning process thoughtfully considered the question about what level of service to provide in Tualatin. The recommendation to enhance parks and recreation—rather than simply maintain the existing level of service as the community grows—did not come easily. City staff spent considerable time soliciting resident feedback and making sure all stakeholders and interest groups were involved in Master Plan decision-making. Project Advisory Committee members attended more meetings than

anticipated, including being present at Council meetings to ensure their recommendations and guidance were carried forward. The result is a visionary plan, but a realistic one nonetheless. It recommends the City invest in a higher level of service to support a higher quality of life.

THE MASTER PLAN RECOMMENDS THE CITY INVEST IN A HIGHER LEVEL OF SERVICE TO SUPPORT A HIGHER QUALITY OF LIFE.

That higher level of service comes with a price. It represents a long-term investment in the assets and values the community treasures. The Master Plan inventoried those assets. It identified those values, along with the vision, priorities, and needs of the community. Then it recommended an investment strategy to support Tualatin's vision and goals through park and recreation improvements.

There are big decisions to be made about funding in order to fully implement this plan. Residents need to express their continued support to Council and City leaders to fund parkland, facilities, trails, programs, and the arts. Working together, residents, businesses, partners, City staff, elected officials, and community leaders can create the **accessible, inclusive, vibrant park and recreation** system they envision.

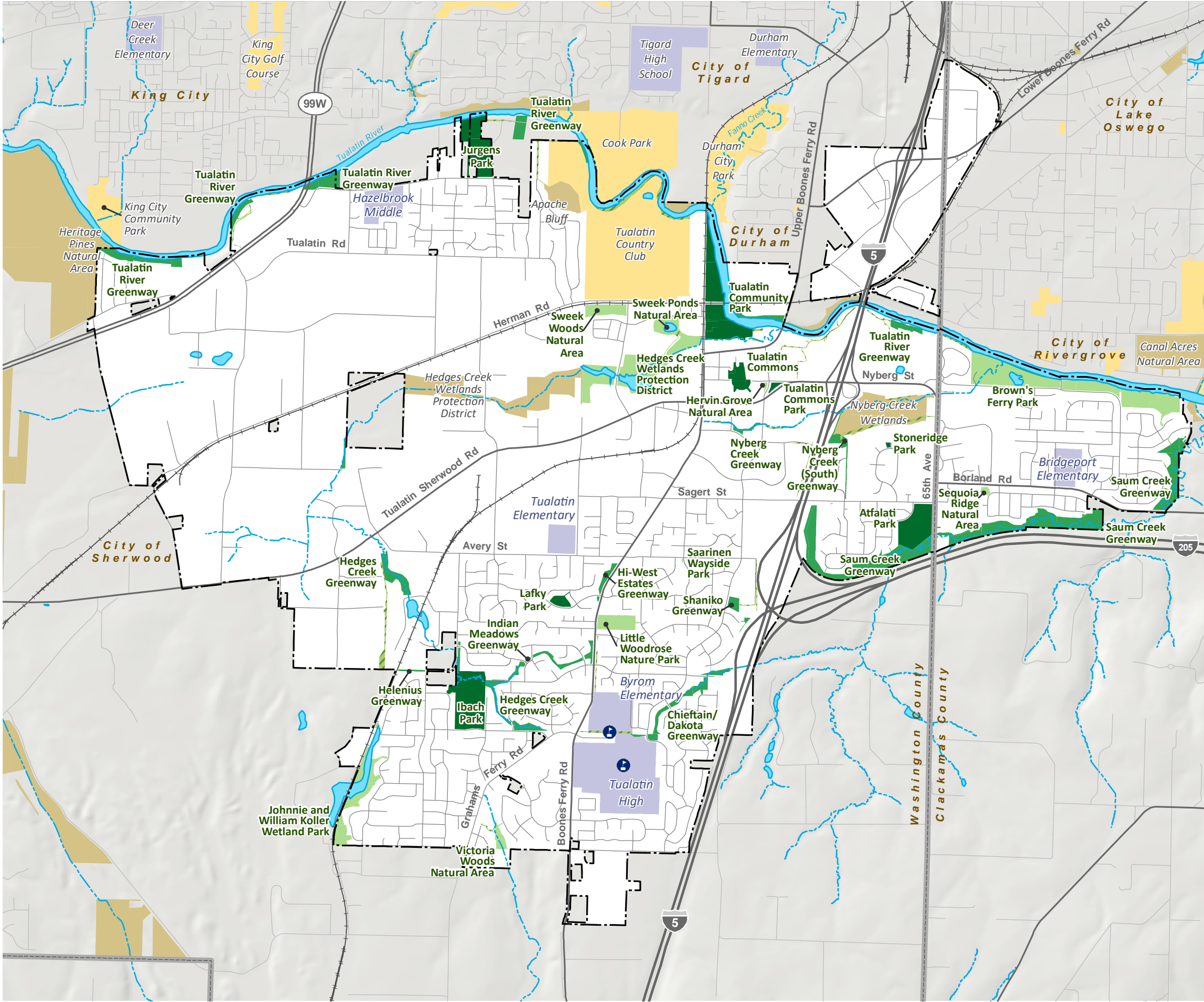
Parks & Recreation Department
18880 SW Martinazzi Ave.
Tualatin OR 97062
(503) 692-2000
[https://www.tualatinoregon.gov/
recreation](https://www.tualatinoregon.gov/recreation)



TUALATIN PARKS & RECREATION MASTER PLAN

APPENDIX A INVENTORY





PARKS & RECREATION MASTER PLAN

Map A-1: Existing Parks, Natural Areas and Recreation Resources

Tualatin Park and Recreation Facilities

- Parks
- Greenways
- Natural Parks & Areas
- Shared Use Paths
- School Joint-Use Facilities

Other Park and Natural Areas

- Other Developed Parks and Recreation Areas
- Other Greenways and Natural Areas
- Tigard-Tualatin District Schools

Base Map Features

- Tualatin City Boundary
- County Boundary
- Freeways/Highways
- Major Arterials
- Local Streets
- Railroads
- Streams
- Rivers and Waterbodies

M I G Date: October 2017

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

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



Table A-1: City of Tualatin Existing Parks, Natural Areas & Recreation Resources Inventory																													
			Outdoor Recreation					Athletic Facilities				Trails/ Natural Features				Amenities					Specialized				Notes				
	Total Acres	Type	Play Features	Flexible Use Lawn Areas	Horseshoe Pits	Skate Park	Water Play/ Spray Feature	Rectangular Fields	Ball Fields	Basketball Courts	Tennis Courts	Pickleball Courts	Natural Areas & Wildlife Viewing	Trails	River Access	Interpretive Features	Barbeques	Dog Park	Covered Picnic Shelters	Restrooms	Picnic Tables	Art	Floating Dock/ Boat Ramp (non-motorized)	Kayak & Canoe Rentals					
Parks																													
Atfalati Park	13.27	LNP	2	•				2	1	1	2		•			•				1	•						2 field overlay		
Ibach Park	20.08	LNP	2	•			1w	2	1	1	2	4	•			•			2	1	•	•				Teen play equipment, 2 field overlay			
Jurgens Park	15.59	LNP	2	•			1w	1	1	1	2	4	•	•	•	•			2	1	•	•	FD			Raised garden beds, 2 field overlay			
Lafky Park	2	SNP	1	•						1				•							•								
Stoneridge Park	0.23	SNP	1	•																									
Tualatin Commons	4.83	SU		•			1s									•				1		•				Crawfish fountain splash pad			
Tualatin Commons Park	0.64	SU		•												•						•							
Tualatin Community Park	27.11	CP	1	•	2	1	1w	2, 1 ^L	2, 1 ^L	2 ^L	2 ^L	6 ^L	•	•	•	•	3	1	4 ^R	1	•	•	BR		4	Community Services Administration Offices, Juanita Pohl Center, Lafky House, Van Raden Community Center, Motorized boat launch, Pickleball overla			
Total	83.75		9	8	2	1	4	7	5	6	8	14	4	3	2	6	3	1	8	5	5	5	2	0	4				
Greenways																													
Chieftain/Dakota Greenway	6.14	G											•	•												3525 ft trail			
Hedges Creek Greenway	11.66	G											•	•		•										3795 ft trail			
Helenius Greenway	0.43	G																											
Hi-West Estates Greenway	1.59	G												•												935 ft trail			
Indian Meadows Greenway	3.82	G												•	•											1660 ft trail			
Nyberg Creek Greenway	5.78	G											•	•												750 ft trail			
Nyberg Creek (South) Greenway	2.3	G											•	•												1000 ft trail			
Saum Creek Greenway	54.22	G												•	•											9435 ft trail			
Shaniko Greenway	3.3	G											•	•												2284 ft trail			
Tualatin River Greenway	30.39	G											•	•	•	•						•	BR		1	20721 ft trail, Boat ramp at 99W, Louis Walnut House (Riverkeepers)			
Subtotal	119.63		0	0	0	0	0	0	0	0	0	0	6	9	1	3	0	0	0	0	0	1	1	0	1				
Natural Parks & Areas																													
Brown's Ferry Park	43.21	NP											•	•	•	•			1	1	•	•	FD	•	4	Community Center, shed, barn, apartment			
Hedges Creek Wetlands Protection District	29.06	NA											•	•															
Hervin Grove Natural Area	0.29	NA																											
Johnnie and William Koller Wetland Park	15.32	NA											•																
Little Woodrose Nature Park	6.55	NP											•	•															
Saarinen Wayside Park	0.06	NP																											
Sequoia Ridge Natural Area	0.65	NA											•	•															
Sweek Ponds Natural Area	4.68	NA											•	•		•								1		Tualatin Heritage Center			
Sweek Woods Natural Area	5.03	NA											•																
Victoria Woods Natural Area	2.22	NA											•	•															
Subtotal	107.07		0	0	0	0	0	0	0	0	0	0	8	6	1	2	0	0	1	1	1	1	1	1	5				
School Joint-Use Facilities																													
TuHS Leonard Pohl Field	0	JU						1																					
TuHS-Byrom Elementary Cross Country Running Trail	0	JU												•															
Subtotal	0.00		0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0				
Shared Use Paths																													
65th Avenue Shared Use Path	0.47	SUP												•												717 ft trail			
Boones Ferry Road Shared Use Path (Byrom Elementary to	0.41	SUP												•												907 ft trail			
Byrom Elementary Shared Use Path (Martinazzi Ave. to Boones Ferry Rd.)	0.8	SUP												•												1565 ft trail			
Cherokee Street Shared Use Path (108th Ave to Rail Road	0.09	SUP												•												200 ft trail			
I-5 Shared Use Path (Warm Springs St. to Sagert St.)	1.54	SUP																											
Ice Age Tonquin Trail	3.06	SUP																											
Subtotal	6.37		0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0				
Grand Total	316.82		9	8	2	1	4	8	5	6	8	14	18	23	4	11	3	1	9	6	6	7	4	1	10				
CP- Community Park, LNP- Large Neighborhood Park, SNP- Small Neighborhood Park, SU- Special Use, SUP- Shared Use Path, NP- Natural Park, JU- Joint Use, G- Greenway, NA-Natural Area																													
R- Reserveable, L- Lighted, W- Low volume water interpretive, S- Splash Pad or Spray Feature, BR- Boat Ramp, FD- Fishing dock																													
Revised 10/5/17																													

Table A-2: Tualatin School Facility Inventory

Schools	Outdoor Recreation		Outdoor Athletic Facilities				Trails	Indoor Facilities		
	Play Features	Flexible Use Lawn Areas	Rectangular Fields	Ball Fields	Basketball Courts	Tennis Courts	Cross-country trails	Gyms	Auditorium/Theater	Swimming Pool
Bridgeport Elementary School	•	1	1	2	1			1		
Byrom Elementary School	•	1		4			•	1		
Tualatin Elementary School	•		1		1			1		
Hazelbrook Middle School		1	1	•				2		
Tualatin High School		•	2	6		6	•	2	•	•
<i>Totals</i>	3	4	5	13	2	6	2	7	1	1



TUALATIN PARKS & RECREATION MASTER PLAN

APPENDIX B SITE RECOMMENDATIONS MATRIX





PARKS & RECREATION MASTER PLAN

APPENDIX B: SITE RECOMMENDATIONS MATRIX

The Site Recommendations Matrix (Table B-1) identifies the types of capital projects recommended for existing parkland and potential future sites in the City of Tualatin’s park system. It also notes expectations for ongoing maintenance and operations, sites that should be programmed, and sites where partnership agreements should be addressed. These recommendations advance all Master Plan goals and provide overarching guidance for park investment. They supplement the information presented in Chapter 5.



Matrix Definitions and Assumptions

Table B-1 includes the following information:

SITE OVERVIEW

- **Project Identification #:** A project number for reference purposes only. This does not reflect project priorities. The ID distinguishes existing projects (E) from proposed projects (P).
- **Site Name:** Name of the site.
- **Acreage:** Total existing or proposed acreage of site.
- **Park Type:** The site’s classification, as noted in the approved parkland inventory. CP = Community Park; LNP = Large Neighborhood Park; SNP = Small Neighborhood Park; SU = Special Use; SUP = Shared Use Path; NP = Natural Park; JU = Joint Use; G = Greenway; NA = Natural Area.

CAPITAL PROJECTS

Build

- **Master Plan/Feasibility Study:** Update existing site master plans, develop new design concepts or site master plans, and/or conduct feasibility studies to identify acquisition, development and/or operational plans. This applies to proposed new parks, major facilities, and to existing sites slated for significant enhancements.
- **Parkland Acquisition or Easements:** Where appropriate, obtain new land for parks, natural areas, greenways, or trails. Acquisition may be through purchase or other means.
- **Site Development:** Develop an existing or acquired piece of property, including infrastructure, access, and new amenities and facilities.
- **Major Facility Construction:** Build a new high-cost facility, such as a new building, tournament sport complex, or floating dock.

Enhance

- **Added Recreation Element(s):** Add a new site feature or make a specific improvement that does not involve further site enhancements or renovations.
- **Added Trail:** Develop a trail and add minor support amenities to a site that does not involve further site enhancements or renovations.
- **Added Art:** Add artwork to a site. The art may be integrated into other features.
- **Minor Renovation:** Provide small to medium level of improvements/upgrades to an existing park. Minor renovations can include (but are not limited to) elements such as small park features, enhanced play areas, seating areas, trails, new/renovated sports courts, small circulation adjustments, site furnishings, plantings, etc. Minor renovations are anticipated to affect approximately a quarter of the developed portion of the site.
- **Major Renovation:** Provide extensive level of improvements/upgrades to an existing park. Major renovations may include (but are not limited to) new, large-scale, signature park elements such as destination play areas, sports fields, new picnic shelters, restrooms, etc. Major renovations are anticipated to affect approximately half of the developed portion of the site or add costly features and facilities to the site. This may include a mix of large and small site adjustments.
- **Special Use Building Renovation:** Renovation of a community center, heritage center, administrative offices, or similar special use building.
- **Enhancement Through Partnership:** Collaborate with a partner to add a facility or renovate a site.

Steward

- **Natural Resource Restoration:** Steward or restore natural resource areas such as habitat, wetlands, riparian corridors, prairies, and forested areas to remove invasive species and protect

wildlife, tree canopies, water quality, and the ecological function of sites. This may include wildfire protection and replanting with native species to restore the ecological health of the site.

- **Deferred Maintenance:** Attend to deferred tasks required to maintain, preserve, and enhance a park or building site to a level that is aesthetically pleasing, well-tended, and safe. Includes work such as turf care, refreshed plantings, repair/replacement of site furnishings, building painting or residing, roof or infrastructure repairs, etc.
- **Accessibility Improvements:** Remove barriers to site or facility access as per the recommendations of the ADA Transition Plan.

Replace

- **Capital Reinvestment and Replacement:** Set aside funds annually to offset the costs of replacing facilities at the end of their lifecycles. Funds can be used for major repairs, but these funds are not intended to support routine maintenance.

MAINTENANCE AND OPERATIONS

Maintain

- **Standard Maintenance:** Provide standard level of care including all routine and preventative tasks necessary to maintain parks at an adequate level for safe access and use. Includes landscaping and janitorial services.
- **Enhanced Maintenance:** Provide a higher level of maintenance and more frequent tasks at sites that have specialized assets, are heavily programmed, provide special events and reservable facilities, or are otherwise heavily used. These sites are maintained at the highest level and receive priority during peak use times.
- **Natural Resource Maintenance:** Provide specialized maintenance of natural areas, including routine monitoring and inspection, tree pruning, invasives removal, dump and litter pickup, hazards removal.

Program

- **Recreation Activities & Programs:** Provide and support classes, programs, activities, and/or league play at the site in core program service areas as appropriate.
- **Community & Special Events:** Support large and small group events and activities at the site, whether organized and hosted by the City or by another partner.

Partner

- **Memorandum of Understanding, Partnership Agreement, or Joint-Use Agreement Update:** Update or develop joint-use agreements, partnership agreements, or MOUs with partner(s) to identify roles and responsibilities for site or facility acquisition, development, maintenance, operations, or management.

Table B-1 : Site Recommendations Matrix

					Capital Projects														Operations & Maintenance						
Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance						Steward			Replace	Maintain			Program		Partner	
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Recreation Activities & Programs	Community & Special Events	MOU, Partnership Agreement or JUA Update
Existing Parks and Facilities																									
E1	Atfalati Park	13.27	25%	LNP			●				●		●			●	●	●	●		●	●	●	●	
E2	Ibach Park	20.08	25%	LNP			●				●		●			●	●	●	●		●	●	●	●	
E3	Jurgens Park	15.59	40%	LNP	●		●			●	●		●			●		●	●		●	●	●	●	
E4	Lafky Park	2.00	-	SNP								●						●	●	●	●				
E5	Stoneridge Park	0.23	-	SNP									●		●		●	●	●	●	●				●
E6	Tualatin Commons	4.83	-	SU							●	●				●	●	●	●	●		●	●		●
E7	Tualatin Commons Park	0.64	-	SU							●						●	●	●	●	●				
E8	Tualatin Community Park	27.11	-	CP	●				●				●	●		●		●	●	●	●	●	●		
E9	Tualatin Library		-	SU	●									●	●			●	●			●	●		
	Subtotal Existing Parks and Facilities	83.75			3	0	3	0	1	1	5	2	5	2	2	5	5	9	8	3	5	4	6	6	2
Existing Natural Parks & Areas																									
E10	Brown's Ferry Park	43.21	25%	NP	●				●		●		●	●		●	●	●	●		●	●	●	●	
E11	Hedges Creek Wetlands Protection District	29.06	-	NA							●					●	●	●	●	●	●				
E12	Hervin Grove Natural Area	0.29		NA						●						●						●			
E13	Johnnie and William Koller Wetland Park	15.32	40%	NA	●		●			●	●					●				●		●	●		
E14	Little Woodrose Nature Park	6.55	-	NP								●				●	●	●	●	●	●				
E15	Saarinен Wayside Park	0.06	-	NP												●		●		●		●			
E16	Sequoia Ridge Natural Area	0.65	-	NA												●	●			●		●			
E17	Sweek Ponds Natural Area	4.68	-	NA							●	●		●		●	●	●			●	●	●		
E18	Sweek Woods Natural Area	5.03	-	NA												●				●		●			
E19	Victoria Woods Natural Area	2.22	-	NA												●	●	●		●		●			
	Subtotal Existing Natural Parks & Natural Areas	107.07			2	0	1	0	1	2	4	2	1	2	0	10	6	6	3	7	2	10	3	1	0

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance							Steward			Replace	Maintain			Program		Partner
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Recreation Activities & Programs	Community & Special Events	MOU, Partnership Agreement or JUA Update
Existing Greenways																									
E20	Chieftain/Dakota Greenway	6.14	50%	G			●					●				●		●	●	●		●			
E21	Hedges Creek Greenway	11.66	50%	G			●									●		●	●	●		●			
E22	Helenius Greenway	0.43	100%	G			●									●		●	●	●					
E23	Hi-West Estates Greenway	1.59		G								●				●		●	●	●		●			
E24	Indian Meadows Greenway	3.82	10%	G			●					●				●		●	●	●		●			
E25	Nyberg Creek Greenway	5.78	75%	G			●			●	●					●		●	●	●		●			
E26	Nyberg Creek (South) Greenway	2.30	100%	G			●			●						●		●	●	●		●			
E27	Saum Creek Greenway	54.22	25%	G			●			●	●					●		●	●	●		●			
E28	Shaniko Greenway	3.30		G												●		●	●	●		●			
E29	Tualatin River Greenway	30.39	50%	G			●		●	●	●					●		●	●	●	●	●			
	Subtotal Existing Greenways	119.63			0	0	8	0	1	4	3	3	0	0	0	10	0	8	10	10	0	10	1	0	0
Existing School Joint-Use Facilities																									
E30	TuHS Leonard Pohl Field ²		-	JU											●						●		●		●
E31	TuHS-Byrom Elementary Cross Country Running Trail		-	JU																●		●			●
	Subtotal Existing Joint-Use Facilities				0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	2	0	2	2
Existing Shared Use Paths																									
E32	65th Avenue Shared Use Path	0.47	-	SUP															●	●					
E33	Boones Ferry Road Shared Use Path (Byrom Elementary to Arapaho Road)	0.41	-	SUP														●	●	●					
E34	Byrom Elementary Shared Use Path (Martinazzi Ave. to Boones Ferry Rd.)	0.80	-	SUP															●	●					
E35	Cherokee Street Shared Use Path (108th Ave to Rail Road ROW)	0.09	-	SUP															●	●					
E36	I-5 Shared Use Path (Warm Springs St. to Sagert St.)	1.54	100%	SUP			●			●										●					

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance							Steward			Replace	Maintain			Program		Partner
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Recreation Activities & Programs	Community & Special Events	MOU, Partnership Agreement or JUA Update
E37	Ice Age Tonquin Trail	3.06	75%	SUP	●		●			●	●							●	●	●					
	Subtotal Existing Shared Use Paths	6.37			1	0	2	0	0	2	1	0	0	0	0	0	0	2	5	6	0	0			
	TOTAL EXISTING PARKLAND	316.82			6	0	14	0	3	9	13	7	6	4	2	25	11	25	26	26	7	24			
Proposed Parks and Facilities																									
P1	Jurgens Park addition	5.15	100%	LNP	●	●	●			●	●								●		●		●	●	
P2	Tualatin Community Park addition	3.0	100%	LNP	●	●	●			●	●								●		●		●	●	
P3	Basalt Creek park	20.0	100%	CP	●	●	●			●	●								●		●		●	●	
P4	East Tualatin / Bridgeport Elementary partnership		100%	JU											●				●	●			●		●
P5	Pony Ridge/ Heritage Pines partnership		100%	JU						●	●				●				●						●
P6	Central Tualatin sports park	9.0	100%	SU	●	●	●			●	●								●		●		●		●
P7	Community recreation center	5.0	100%	SU	●	●	●	●		●	●								●		●		●	●	
P8	Additional park opportunities	11.8	100%	SU	●	●	●	●											●	●					
P9	Tournament sports complex	10.0	100%	SU	●	●	●	●			●										●		●	●	●
	Subtotal Proposed Parks and Facilities	63.95			7	7	7	3	0	6	7	0	0	0	2	0	0	0	8	2	6	0	7	5	4
Proposed Natural Parks & Areas																									
P10	New natural park and areas	12.7	100%	NA	●	●	●			●	●								●		●		●	●	
	Subtotal Proposed Natural Parks & Areas	12.70			1	1	1	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	1	1	0
Proposed Greenways and Shared Use Paths																									
P11	New greenways and shared use paths	15.1	100%	G	●	●	●	●		●	●								●	●		●			
P12	Westside Trail bridge	1.0	100%	G	●	●	●			●					●				●	●					●
	Subtotal Proposed Greenways and Shared Use Paths	16.10			2	2	2	1	0	2	1	0	0	0	1	0	0	0	2	2	0	1	0	0	1
	TOTAL PROPOSED PARKLAND	92.75			10	10	10	4	0	9	9	0	0	0	3	0	0	0	11	4	7	1	8	6	5

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance								Steward			Replace	Maintain			Program		Partner
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Recreation Activities & Programs	Community & Special Events	MOU, Partnership Agreement or JUA Update	
Proposed Additional Planning																										
P13	Community (Urban) Forestry Plan				●																					
P14	Comprehensive Fee Analysis and Plan				●																					
P15	Resource Management Plan				●																					
P16	Marketing and Outreach Plan				●																					
	TOTAL ADDITIONAL PLANNING				4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL EXISTING PARKLAND, PROPOSED PARKLAND & ADDITIONAL PLANNING 409.6				20	10	24	4	3	18	22	7	6	4	5	25	11	25	37	30	14	25	8	6	5	

Notes:

1. This number reflects the percentage of the site that will be developed when development projects proceed. For new sites, it is assumed that 100% of the site will be developed. For existing sites, the percentage reflects a portion of the site that is currently undeveloped and will be developed in the next phase of construction.

Key:

Project Identification Number: E = Existing Site; P = Proposed Site

Park Type: CP- Community Park, LNP- Large Neighborhood Park, SNP- Small Neighborhood Park, SU- Special Use, SUP- Shared Use Path, NP- Natural Park, JU- Joint Use, G- Greenway, NA-Natural Area



TUALATIN PARKS & RECREATION MASTER PLAN

APPENDIX C SITE CONSIDERATIONS





PARKS & RECREATION MASTER PLAN

APPENDIX C: SITE CONSIDERATIONS

Through community outreach, the park and facility condition assessment, and the technical analysis of the park and recreation system, additional opportunities were identified for site renovations and improvements. These considerations, concepts, and ideas are noted by site below. This information is intended to supplement the site-specific recommendations presented in Chapter 5. These should be vetted through further site design, partnership, and master planning processes when funds are available for renovation and development. These considerations are not intended to be prescriptive, but rather to prompt further discussion and conversation on ideas to consider at the following sites.

Atfalati Park

- Add pedestrian crosswalk as development grows along SW 65th Avenue.
- Add a new water play or spray feature.
- Convert lower soccer fields to sand base with subsurface drainage, providing for one youth and one adult size soccer field.
- Add futsal court.
- Add site lighting.
- Resurface basketball court.
- Renovate existing tennis court for multi-use as pickleball/tennis.
- Add historical/interpretive signs specific to the site.
- Add adventure play elements for teens.
- Stabilize banks of Saum Creek with native vegetation.

Jurgens Park

- Add a parking area at north end of park closer to the dock to ease effort of carrying kayaks to water.
- Add pedestrian crosswalks as development grows on adjacent parcels.
- Add a new water play or spray feature; add a tiny tots play area (ages 0-2); renovate existing playground equipment and safety surfacing.
- Add a rinse station at existing sand and water play area.
- Install sand base field with drainage and irrigation on planned field area between the wetlands pond and river.
- Add large shelter at northeast corner of ballfield.

- Consider site and/or field lighting to increase hours of use and play.
- Add small picnic shelter and restroom at north end of park.
- Add wood deck observation area along Tualatin River.
- Add historical/interpretive signs specific to the site.
- Consider adding an off-leash dog park (fenced or buffered from habitat areas and surrounding uses).
- Consider adding community gardens.
- Consider adding disc golf.
- Consider a passive use area around the pond for respite, exploration, and art and nature appreciation that includes native plantings, grouped and individual seating, interpretive and thematic art, pollinator patches, display gardens, integrated nature play elements and spaces, and viewpoints.
- Replace concrete planters.
- Add subsurface drainage and irrigation to north field and convert to four youth soccer fields.
- Consider replacing lawn areas with no-mow natives to reduce maintenance.
- Add wayfinding and distance signage to different destinations.

Stoneridge Park

- Replace the play equipment and surfacing with thematic play elements consistent with the site concept.
- Add raised community garden beds (if enough sunshine).
- Add seating, tables, or a picnic shelter to support family gatherings.
- Provide adjacent residential uses more privacy from the park.

Tualatin Commons

- Install decorative lighting in trees.

Tualatin Community Park

- Identify a design theme for the park.
- Improve entry, circulation, and parking to address vehicular and pedestrian access into and within park.
- Consider renovation of the Juanita Pohl Center and the consolidation of buildings into a multigenerational community recreation center. If a community recreation center is not viable, follow the recreation center business and operations plan/site master plan recommendations regarding the renovation of existing special use buildings.
- Leverage indoor/outdoor programming opportunities associated with building improvements. Consider a small outdoor amphitheater in association with indoor performance and program space; consider low impact activities such as bocce and shuffleboard with shaded group seating adjacent to the Juanita Pohl Center.
- Resolve the use conflicts at the ballfield, rail trestle, river, adjacent uses, and proximity to parking with possible relocation of field.
- Replace field lighting with LEDs to minimize maintenance and increase hours of play, and add field lights to the north field next to the dog park.

- Consider replacing horseshoes with bocce ball or another low-impact activity with a similar footprint.
- Renovate and update skate park features.
- Re-stripe existing tennis court for multi-use as pickleball/tennis.
- Expand and replace the main picnic shelter and barbeque facilities and add electrical outlets at the Trestle Shelter.
- Improve site drainage and add a restroom at the dog park.
- Add outdoor exercise equipment and fitness features.
- Stabilize banks of Tualatin River with native vegetation; steward natural resources on site.
- Redesign hydrozones, irrigation, and subsurface drainage system including new controller, heads, etc.
- Connect this site to the Tualatin River Greenway trail, adding additional wayfinding and distance signage to different destinations.

Browns Ferry Park

- Renovate the barn to create an event space/pavilion for group activities and public use.
- Add a group picnic shelter.
- Build an outdoor classroom near the pond.
- Install amphitheater.
- Designate or create a nature exploration area that can be programmed for environmental education and interpretation or support drop-in activities such as fort-building, digging, planting, etc.
- Add interpretive elements and identification signage, calling attention to plants and nest boxes for wood ducks and bats.
- Provide a wedding/small event venue with opportunities for arts, cultural, and nature programming.
- Consider interpretive features at Community Center (house).
- Consider Willowbrook parking impacts and trail connection in park site planning.
- Replace lawn areas with no-mow natives to reduce maintenance.

Other Natural Areas

- Provide viewpoints and habitat viewing areas, particularly where trails/pathways meet, to highlight local geography, natural features, and the early history of site (ex: Ice Age floods).
- Promote natural areas through new and continued partnership with Clean Water Services and Tigard-Tualatin School District.

Trails and Greenways

- Consult with Tualatin Historical Society to identify and/or develop interpretive themes along trails and greenways.
- Design for trails and greenways to prioritize accessibility, safety, and a natural look and feel.

Basalt Creek

- Identify a site theme and park elements. Incorporate interactive, interpretive, and thematic art elements to support site character, with the collaboration and involvement of residents.
- Consider the following:

- A destination and/or universal play area, with water play features
- Sports fields (see New Facilities)
- Pickleball sports court complex (lighted)
- Other lighted sports courts (futsal, basketball, tennis)
- Game and activity/challenge areas
- A small indoor recreation site
- Picnic and group gathering shelters with seating.
- Event space and amphitheater-style gathering area for events
- Dog park or dog run
- Disc golf
- Looped walking trail with lighting
- Trailhead
- Nature viewpoints
- Other outdoor facilities consistent with plan recommendations

Pony Ridge

- Consider park elements to meet Pony Ridge neighborhood needs, such as:
 - Nature play area
 - Seating area
 - Small picnic shelter that fits in with Metro’s vision for this site.

Sports Facilities

- Add a pickleball court complex and consider joint striping and lighting of tennis/pickleball courts at Atfalati and Tualatin Community Park.
- Provide 1-2 dedicated futsal courts at Atfalati and another site TBD.
- Consider low-impact sports courts (e.g., badminton, bocce, table tennis, shuffleboard, etc.) near the Juanita Pohl Center.
- Provide active use courts in areas with nearby youth and teens.
- Provide gymnasiums and consider fieldhouse elements in conjunction with the community recreation center.
- Consider through site master planning opportunities to add sports fields to Jurgens Park.
- Consider moving/improving the Tualatin Community Park ballfield and adding lighting, seating and drainage improvements to other sites to expand playability.
- Leave out soccer goals at selected sites during summer months (alternating sites to allow field rest) to support summer drop-in play.
- Ensure there are adequate shade or shelters provided in proximity to fields and court facilities to address needs of spectators, teams, and parents.

Other Outdoor Facilities

Integrate the following outdoor facilities at pilot sites to test use before adding more to additional sites.

- **Play areas:** Vary the types of play areas in parks to address needs for universal play, nature play, and water play while supporting imaginative, creative, and active play for children and families. Incorporate art in play areas, including playable elements such as musical instruments. Address lack of play areas for toddlers and preschool groups.

- **Teen zone:** Select 1-3 sites (e.g., Atfalati, Ibach, and Basalt Creek) to add challenge and adventure play elements for teens, such as zip lines, rope swings, climbing spire/net climbers, bike skills course, skate spots/parks, etc.
- **Skate Park:** Identify a skate park location in a geographic area of the City to serve residents that do not have access to the current skate facility at Tualatin Community Park.
- **Dog parks:** Consider off-leash dog areas at Jurgens Park and possibly the proposed Basalt Creek Community Park (or similar sites to distribute options around the city). Provide small and large dog areas. Vary surfacing to include turf, decomposed granite, synthetic turf, or a combination of the three. Provide site amenities such as dog waste dispensers, seating, and a gated main entry, if fenced. Consider additional amenities, such as drinking stations, water pools, shade, picnic tables, topography, lighting, and landscaping. Consider fenced areas, and if appropriate, unfenced areas buffered from other site uses.
- **Community gardens:** Identify 1-2 sites with sunlight, drainage, access to water, and land suitable for gardens or raised gardens. Consider options adjacent to recreation facilities or schools for joint programming.
- **Disc golf course:** Provide one 18-hole disc golf course at a site to be determined.
- **Water access facilities:** Evaluate option to add one additional floating dock on the river and/or add additional sections to existing floating docks.
- **Fitness facilities/equipment:** Integrate outdoor fitness equipment at 1-2 community parks or large neighborhood parks. Consider adding outdoor fitness equipment along trails.
- **Activity spots:** Consider unique elements in 3-5 parks to support social interaction, fitness, and play, such as skate spots, uneven shooting hoops, outdoor ping pong tables, giant chess boards, chess tables, pop-up play installations, hill slides/climbers, slack lines, hammocks, unique swings, mini foot golf, putting green, tai chi court, etc.
- **Interpretive/nature spots:** Consider adding small venues to connect people to nature in 3-5 parks, natural areas, and greenways. These may incorporate both natural and developed elements, such as butterfly garden/pollinator patch, frog pond, rock formation for climbing/seating, vista/viewpoint, interpretive area or trail, permaculture area, accessible creek, stepping stones or logs, bridged bioswales, rock gardens, groves, treehouses, etc.
- **Shade:** Ensure there are adequate shade or shelters provided in proximity to new outdoor facilities.

Public Art

- Consider interpretive, expressive, educational, functional, and abstract art that addresses the following themes:
 - Geologic and glacial processes with an emphasis on the Ice Age floods.
 - Human history in Tualatin, from local tribes such as the Atfalati to the agricultural/settlement history of Tualatin and significant individuals and buildings.
 - Natural history, including native flora and fauna.
 - Tualatin's cultural and ethnic diversity.
 - Abstract or expressive representations of Tualatin's identity.
- Integrate arts and culture into the design or renovation of all public buildings, including but not limited to the addition of exhibit or display spaces (Example: The Quilt Barn Trail piece at Brown's Ferry Park is an example of temporary art, in this case part of a larger Washington County temporary installation).
- Incorporate artists and art into youth recreation programming by partnering with schools, the Youth Advisory Council, and other organizations.

- Explore ways to encourage young artists to participate in the City’s arts and cultural programs.
- Partner with community organizations such as Tualatin RiverKeepers, Willowbrook, and Mask & Mirror Community Theatre to develop arts education programs for youth.
- Promote adult and intergenerational art programs that encourage art and music appreciation as well as creativity and participation.
- Coordinate with JPC staff and related advisory committees to identify and increase arts programs for older adults and seniors.
- Organize community artwalk or artcrawl events to showcase different art, food and sensory experiences.
- Consider options such as hosting hackathons, makerspace contests, or poetry slams to engage people of all ages.
- Initiate an annual photo contest of Tualatin’s parks and natural areas.
- Partner with schools to encourage student development of videos highlighting positive activities or behaviors in Tualatin parks, recreation facilities, and natural areas. (See example: <https://www.youtube.com/watch?v=IFB3VFQpcp8>)
- Promote the Tualatin ArtWalk with local businesses and companies as part of their employee health and fitness program.
- Create a downloadable or interactive map of Tualatin’s ArtWalk route.
- Host contests to identify an honorary poet laureate for the City.
- Consider a rotating “artist-in-residence” for the community recreation centers. This person would teach art classes and display his or her current work.



TUALATIN PARKS & RECREATION MASTER PLAN

APPENDIX D COST MATRIX





PARKS & RECREATION MASTER PLAN

APPENDIX D: COST MATRIX

Appendix D introduces the planning-level cost estimates associated with Master Plan recommendations. The estimates are based on a general order-of-magnitude in costs to assist in evaluating and prioritizing projects for future consideration in the City’s annual capital improvement planning. Costs are in 2018 dollars not accounting for inflation.

Matrix Definitions and Assumptions

The appendix presents three tables. Each are aligned with the recommendations presented in Appendix B.

Table D-1: Proposed Projects Cost Summary and SDC Eligibility summarizes project costs estimates by site associated with capital projects, reinvestment and replacement, and maintenance. Costs are based on the information as noted below. The table also identified projects that are SDC eligible and/or included in developing the new SDC methodology.

Costs shown in Table D-1 are based on per-acre or per-site costs by park classification, as noted in Table D-2: Cost Estimates by Park Type and Category.

Table D-3: Proposed Projects Cost Matrix provide details regarding specific costs by category.

All are based on the following information:

SITE OVERVIEW

- **Project Identification #:** A project number for reference purposes only. This does not reflect project priorities. The ID distinguishes existing projects (E) from proposed projects (P).
- **Site Name:** Name of the site.
- **Acreage:** Total existing or proposed acreage of site.
- **Percentage of Site to Be Developed:** The area of the site that will be developed upon completion of recommended improvements. The percentage is an estimate to account for the fact that some sites are partially developed already and awaiting Phase 2 development.
- **Park Type:** The site’s classification, as noted in the approved parkland inventory. CP = Community Park; LNP = Large Neighborhood Park; SNP = Small Neighborhood Park; SU =

Special Use; SUP = Shared Use Path; NP = Natural Park; JU = Joint Use; G = Greenway; NA = Natural Area.

CAPITAL PROJECTS

Build

- **Master Plan/Feasibility Study:** A flat cost that varies by park type. This is an allowance to update existing site master plans, develop new design concepts or site master plans, and/or conduct feasibility studies to identify acquisition, development, and/or operational plans.
- **Parkland Acquisition or Easements:** Standard per-acre cost to purchase new land for parks, natural areas, greenways, or trails.
- **Site Development:** A per-acre cost that varies by park type. This is a cost estimate to develop an existing or acquired piece of property, including infrastructure, access, internal circulation or trails, and new amenities and facilities.
- **Major Facility Construction:** A write-in allowance to build a new high-cost facility, such as a new building, tournament sport complex, or floating dock.

Enhance

- **Added Recreation Element(s):** A flat cost that varies by park type. This is an allowance to add a new site feature or make a specific improvement that does not involve further site enhancements or renovations.
- **Added Art:** Standard allowance of \$10,000 to add artwork to a site. The art may be integrated into other features.
- **Minor Renovation:** A per-acre cost that is 25% of the cost of full site development. This is a cost estimate to provide small to medium level of improvements/upgrades to an existing park or trail corridor.
- **Major Renovation:** A per-acre cost that is 50% of the cost of full site development. This is a cost estimate to provide extensive level of improvements/upgrades to an existing park or trail corridor.
- **Special Use Building Renovation:** A write-in allowance to renovate a special use building.
- **Enhancement Through Partnership:** A write-in allowance for the City to contribute funding to a joint project or partnership to add a facility or renovate a site owned by another entity.

Steward

- **Natural Resource Restoration:** A per-acre allowance that varies for developed and natural parks. These funds are used to restore natural resource areas such as habitat, wetlands, riparian corridors, prairies, and forested areas.
- **Deferred Maintenance:** A per-acre cost that is 10% of the cost of full site development. This is a cost estimate to attend to deferred tasks, such as turf care, refreshed plantings, repair/replacement of site furnishings, building painting or residing, roof or infrastructure repairs, etc.

- **Accessibility Improvements:** An amount designated in Tualatin’s ADA Transition Plan to remove barriers to site or facility access.

Total Capital Costs

- **Subtotal Parkland Acquisition or Easement Costs:** This is a subtotal of the per-acre cost to purchase new land for parks, natural areas, greenways, or trails.
- **Subtotal Improvement Costs:** This is a subtotal of all other costs for site development, enhancement, and stewardship.
- **Total Capital Cost:** This column presents the sum of the capital costs for each site.

Replace

- **Total Capital Reinvestment and Replacement:** An annual allowance set aside to offset the costs of replacing facilities at the end of their lifecycles. These costs are based on a 20-year replacement schedule to update one-quarter of the park, including landscaping and amenities. The costs are annualized to provide an estimated allowance to set aside annually to ensure that funds are available for these types of improvements when needed. For this reason, they are separated from other capital costs.

MAINTENANCE AND OPERATIONS

Maintain

- **Standard Maintenance:** A per-acre cost that varies by park type. This represents funds needed to provide standard level of care including all routine and preventative tasks.
- **Enhanced Maintenance:** A per-acre cost that varies by park type. This represents funds needed to provide a higher level of maintenance and more frequent tasks at sites that have specialized assets, are heavily programmed, provide special events and reservable facilities, or are otherwise heavily used.
- **Natural Resource Maintenance:** An add-on allowance, in addition to regular site maintenance, to provide specialized maintenance of natural areas, including routine monitoring and inspection, tree pruning, invasives removal, dump and litter pickup, hazards removal.
- **Total Maintenance Cost:** This column presents the sum of the maintenance costs for each site.

SDC ELIGIBILITY

- **Capacity Enhancement:** This column is checked for projects that are considered “capacity enhancement” and provide a new or increased recreation use. The increased recreation use may serve existing and new residents and employees as the community grows.

Table D-1 : Proposed Projects Cost Summary and SDC Eligibility

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance						Steward			Costs			Replace	Costs	Maintain			Costs	SDC Eligible						
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Subtotal: Parkland Acquisition or Easements	Subtotal: Improvement Costs			Total Capital Cost	Capital Reinvestment and Replacement	Total Capital Reinvestment and Replacement			Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Total Maintenance Cost	Capacity Enhancement	
Existing Parks and Facilities																																	
E1	Atfalati Park	13.27	25%	LNP			●				●		●			●	●	●	\$	-	\$	6,181,432	\$	6,181,432	●	\$	82,938		●	●	\$	112,795	✓
E2	Ibach Park	20.08	25%	LNP			●				●		●			●	●	●	\$	-	\$	9,041,788	\$	9,041,788	●	\$	125,500		●	●	\$	170,680	✓
E3	Jurgens Park	15.59	40%	LNP	●		●			●	●		●			●		●	\$	-	\$	7,328,675	\$	7,328,675	●	\$	97,438		●	●	\$	132,515	✓
E4	Lafky Park	2.00	-	SNP								●						●	\$	-	\$	277,818	\$	277,818	●	\$	10,000	●			\$	12,000	✓
E5	Stoneridge Park	0.23	-	SNP									●		●		●	●	\$	-	\$	113,870	\$	113,870	●	\$	1,150	●			\$	1,380	✓
E6	Tualatin Commons	4.83	-	SU							●	●				●	●	●	\$	-	\$	1,088,198	\$	1,088,198	●	\$	30,188		●		\$	36,225	
E7	Tualatin Commons Park	0.64	-	SU							●						●	●	\$	-	\$	61,187	\$	61,187	●	\$	4,000	●			\$	3,840	
E8	Tualatin Community Park	27.11	-	CP	●				●				●	●		●		●	\$	-	\$	19,529,596	\$	19,529,596	●	\$	203,325		●	●	\$	230,435	✓
E9	Tualatin Library		-	SU	●									●	●		●		\$	-	\$	6,107,222	\$	6,107,222							\$	-	✓
	Subtotal Existing Parks and Facilities	83.75			3	0	3	0	1	1	5	2	5	2	2	5	5	9	\$	-	\$	49,729,787	\$	49,729,787	8	\$	554,538	3	5	4	\$	699,870	
Existing Natural Parks & Areas																																	
E10	Brown's Ferry Park	43.21	25%	NP	●				●		●		●	●		●	●	●	\$	-	\$	28,539,479	\$	28,539,479	●	\$	270,063		●	●	\$	172,840	✓
E11	Hedges Creek Wetlands Protection District	29.06	-	NA							●					●	●	●	\$	-	\$	1,213,220	\$	1,213,220	●	\$	145,300	●		●	\$	72,650	
E12	Hervin Grove Natural Area	0.29		NA						●						●			\$	-	\$	20,000	\$	20,000						●	\$	290	
E13	Johnnie and William Koller Wetland Park	15.32	40%	NA	●		●			●	●					●			\$	-	\$	2,506,200	\$	2,506,200				●		●	\$	38,300	✓
E14	Little Woodrose Nature Park	6.55	-	NP								●				●	●	●	\$	-	\$	1,375,619	\$	1,375,619	●	\$	40,938	●		●	\$	19,650	✓
E15	Saارين Wayside Park	0.06	-	NP												●		●	\$	-	\$	20,000	\$	20,000				●		●	\$	180	
E16	Sequoia Ridge Natural Area	0.65	-	NA												●	●		\$	-	\$	46,000	\$	46,000				●		●	\$	1,625	
E17	Sweek Ponds Natural Area	4.68	-	NA							●	●		●		●	●	●	\$	-	\$	1,261,784	\$	1,261,784					●	●	\$	16,380	✓
E18	Sweek Woods Natural Area	5.03	-	NA												●			\$	-	\$	20,000	\$	20,000				●		●	\$	12,575	
E19	Victoria Woods Natural Area	2.22	-	NA												●	●	●	\$	-	\$	228,550	\$	228,550				●		●	\$	5,550	
	Subtotal Existing Natural Parks & Natural Areas	107.07			2	0	1	0	1	2	4	2	1	2	0	10	6	6	\$	-	\$	35,230,852	\$	35,230,852	3	\$	456,300	7	2	10	\$	340,040	
Existing Greenways																																	
E20	Chieftain/Dakota Greenway	6.14	50%	G			●					●				●		●	\$	-	\$	1,520,978	\$	1,520,978	●	\$	23,025	●		●	\$	24,560	✓
E21	Hedges Creek Greenway	11.66	50%	G			●									●		●	\$	-	\$	1,798,218	\$	1,798,218	●	\$	43,725	●		●	\$	46,640	✓
E22	Helenius Greenway	0.43	100%	G			●									●			\$	-	\$	149,000	\$	149,000	●	\$	1,613	●		●	\$	1,720	✓

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance							Steward			Costs			Replace	Costs	Maintain			Costs	SDC Eligible	
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Subtotal: Parkland Acquisition or Easements	Subtotal: Improvement Costs	Total Capital Cost			Capital Reinvestment and Replacement	Total Capital Reinvestment and Replacement	Standard Maintenance			Enhanced Maintenance
E23	Hi-West Estates Greenway	1.59		G												●				\$ -	\$ 190,338	\$ 190,338	●	\$ 5,963	●		●	\$ 6,360	
E24	Indian Meadows Greenway	3.82	10%	G			●									●		●		\$ -	\$ 545,049	\$ 545,049	●	\$ 14,325	●		●	\$ 15,280	✓
E25	Nyberg Creek Greenway	5.78	75%	G			●			●	●					●		●		\$ -	\$ 1,381,656	\$ 1,381,656	●	\$ 21,675	●		●	\$ 23,120	✓
E26	Nyberg Creek (South) Greenway	2.30	100%	G			●			●						●				\$ -	\$ 710,000	\$ 710,000	●	\$ 8,625	●		●	\$ 9,200	✓
E27	Saum Creek Greenway	54.22	25%	G			●			●	●					●		●		\$ -	\$ 4,376,436	\$ 4,376,436	●	\$ 203,325	●		●	\$ 216,880	✓
E28	Shaniko Greenway	3.30		G												●		●		\$ -	\$ 48,732	\$ 48,732	●	\$ 12,375	●		●	\$ 13,200	
E29	Tualatin River Greenway	30.39	50%	G			●		●	●	●					●		●		\$ -	\$ 5,483,771	\$ 5,483,771	●	\$ 113,963	●		●	\$ 121,560	✓
	Subtotal Existing Greenways	119.63			0	0	8	0	1	4	3	3	0	0	0	10	0	8		\$ -	\$ 16,204,180	\$ 16,204,180	10	\$ 448,613	10	0	10	\$ 478,520	
Existing School Joint-Use Facilities																													
E30	TuHS Leonard Pohl Field ²		-	JU												●				\$ -	\$ 563,024	\$ 563,024				●		\$ 13,700	
E31	TuHS-Byrom Elementary Cross Country Running Trail		-	JU																\$ -	\$ 42,865	\$ 42,865				●		\$ -	
	Subtotal Existing Joint-Use Facilities				0	0	0	0	0	0	0	0	0	0	1	0	0	0		\$ -	\$ 605,889	\$ 605,889	0	\$ -	0	2	0	\$ 13,700	
Existing Shared Use Paths																													
E32	65th Avenue Shared Use Path	0.47	-	SUP																\$ -	\$ -	\$ -	●	\$ 1,763	●			\$ 1,410	
E33	Boones Ferry Road Shared Use Path (Byrom Elementary to Arapaho Road)	0.41	-	SUP														●		\$ -	\$ -	\$ -	●	\$ 1,538	●			\$ 1,230	
E34	Byrom Elementary Shared Use Path (Martinazzi Ave. to Boones Ferry Rd.)	0.80	-	SUP																\$ -	\$ -	\$ -	●	\$ 3,000	●			\$ 2,400	
E35	Cherokee Street Shared Use Path (108th Ave to Rail Road ROW)	0.09	-	SUP																\$ -	\$ -	\$ -	●	\$ 338	●			\$ 270	
E36	I-5 Shared Use Path (Warm Springs St. to Sagert St.)	1.54	100%	SUP			●			●										\$ -	\$ 462,000	\$ 462,000			●			\$ 4,620	✓
E37	Ice Age Tonquin Trail	3.06	75%	SUP	●		●			●	●							●		\$ -	\$ 723,500	\$ 723,500	●	\$ 11,475	●			\$ 9,180	✓
	Subtotal Existing Shared Use Paths	6.37			1	0	2	0	0	2	1	0	0	0	0	0	0	2		\$ -	\$ 1,185,500	\$ 1,185,500	5	\$ 18,113	6	0	0	\$ 19,110	
	TOTAL EXISTING PARKLAND	316.82			6	0	14	0	3	9	13	7	6	4	2	25	11	25		\$ -	\$102,350,319	\$102,350,319	26	\$ 1,477,563	26	7	24	\$1,537,540	
Proposed Parks and Facilities																													
P1	Jurgens Park addition	5.15	100%	LNP	●	●	●			●	●									\$ 1,287,500	\$ 2,660,000	\$ 3,947,500	●	\$ 32,188		●		\$ 38,625	✓
P2	Tualatin Community Park addition	3.0	100%	LNP	●	●	●			●	●									\$ 750,000	\$ 1,585,000	\$ 2,335,000	●	\$ 18,750		●		\$ 22,500	✓
P3	Basalt Creek park	20.0	100%	CP	●	●	●			●	●									\$ 5,000,000	\$ 12,110,000	\$ 17,110,000	●	\$ 150,000		●		\$ 150,000	✓
P4	East Tualatin / Bridgeport Elementary partnership		100%	JU											●					\$ -	\$ 200,000	\$ 200,000			●			\$ 5,000	✓

Project Identification #	Site Name	Acreage	Percentage of Site to Be Developed ¹	Type	Build				Enhance						Steward			Costs			Replace	Costs	Maintain			Costs	SDC Eligible		
					Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Subtotal: Parkland Acquisition or Easements	Subtotal: Improvement Costs	Total Capital Cost	Capital Reinvestment and Replacement	Total Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	Total Maintenance Cost	Capacity Enhancement	
P5	Pony Ridge/ Heritage Pines partnership		100%	JU						●	●					●				\$ -	\$ 210,000	\$ 210,000					\$ 5,000	✓	
P6	Central Tualatin sports park	9.0	100%	SU	●	●	●			●	●									\$ 2,250,000	\$ 4,585,000	\$ 6,835,000	●	\$ 56,250		●		\$ 67,500	✓
P7	Community recreation center	5.0	100%	SU	●	●	●	●		●	●									\$ 1,250,000	\$ 32,585,000	\$ 33,835,000	●	\$ 31,250		●		\$ 37,500	✓
P8	Additional park opportunities	11.8	100%	SU	●	●	●	●												\$ 2,950,000	\$ 5,975,000	\$ 8,925,000	●	\$ 73,750	●			\$ 70,800	✓
P9	Tournament sports complex	10.0	100%	SU	●	●	●	●			●									\$ 2,500,000	\$ 10,085,000	\$ 12,585,000	●	\$ 62,500		●		\$ 75,000	✓
	Subtotal Proposed Parks and Facilities	63.95			7	7	7	3	0	6	7	0	0	0	2	0	0	0	\$ 15,987,500	\$ 69,995,000	\$ 85,982,500	7	\$ 424,688	2	6	0	\$ 471,925		
Proposed Natural Parks & Areas																													
P10	New natural park and areas	12.7	100%	NA	●	●	●			●	●								\$ 2,540,000	\$ 5,115,000	\$ 7,655,000	●	\$ 63,500		●		\$ 31,750	✓	
	Subtotal Proposed Natural Parks & Areas	12.70			1	1	1	0	0	1	1	0	0	0	0	0	0	0	\$ 2,540,000	\$ 5,115,000	\$ 7,655,000	1	\$ 63,500	0	1	0	\$ 31,750		
Proposed Greenways and Shared Use Paths																													
P11	New greenways and shared use paths	15.1	100%	G	●	●	●	●		●	●								\$ 3,775,000	\$ 9,565,000	\$ 13,340,000	●	\$ 56,625	●		●	\$ 60,400	✓	
P12	Westside Trail bridge	1.0	100%	G	●	●	●			●					●				\$ 250,000	\$ 5,325,000	\$ 5,575,000	●	\$ 3,750	●			\$ 3,000	✓	
	Subtotal Proposed Greenways and Shared Use Paths	16.10			2	2	2	1	0	2	1	0	0	0	1	0	0	0	\$ 4,025,000	\$ 14,890,000	\$ 18,915,000	2	\$ 60,375	2	0	1	\$ 63,400		
	TOTAL PROPOSED PARKLAND	92.75			10	10	10	4	0	9	9	0	0	0	3	0	0	0	\$ 22,552,500	\$ 90,000,000	\$ 112,552,500	10	\$ 548,563	4	7	1	\$ 567,075		
Proposed Additional Planning																													
P13	Community (Urban) Forestry Plan				●														\$ -	\$ 100,000	\$ 100,000						\$ -		
P14	Comprehensive Fee Analysis and Plan				●														\$ -	\$ 100,000	\$ 100,000						\$ -		
P15	Resource Management Plan				●														\$ -	\$ 100,000	\$ 100,000						\$ -		
P16	Marketing and Outreach Plan				●														\$ -	\$ 100,000	\$ 100,000						\$ -		
	TOTAL ADDITIONAL PLANNING				4	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 400,000	\$ 400,000	0	\$ -	0	0	0	\$ -		
	TOTAL EXISTING PARKLAND, PROPOSED PARKLAND & ADDITIONAL PLANNING	409.6			20	10	24	4	3	18	22	7	6	4	5	25	11	25	\$ 22,552,500	\$ 193,356,208	\$ 215,908,708	36	\$ 2,026,125	30	14	25	\$ 2,118,315		

Notes:
 All costs reflect general planning-level cost estimates based on 2018 dollars, not accounting for inflation. See the Cost Matrix Overview and Assumptions for definitions of each cost category.

- This number reflects the percentage of the site that will be developed when development projects proceed. For new sites, it is assumed that 100% of the site will be developed. For existing sites, the percentage reflects a portion of the site that is currently undeveloped and will be developed in the next phase of construction.
- The ADA cost for Leonard Pohl Field also includes part of the cost estimate for ADA improvements to the TuHS portion of the cross-country trail. For details, see the ADA Barrier Analysis cost estimates.

Key:
 Project Identification Number: E = Existing Site; P = Proposed Site
 Park Type: CP- Community Park, LNP- Large Neighborhood Park, SNP- Small Neighborhood Park, SU- Special Use, SUP- Shared Use Path, NP- Natural Park, JU- Joint Use, G- Greenway, NA-Natural Area

Table D-2: Cost Estimates by Park Type and Category

Capital Projects																	Operations and Maintenance		
Park Type	Park Type Abbreviation	Build				Enhance						Steward			Reinvest	Maintain			
		Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (e)	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan) ⁷	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance	
		Flat	Per Acre	Per Acre	Write-in	Flat	Flat	Per Acre	Per Acre	Write-in	Write-in	Flat	Per Acre	Write-in	Per Acre	Per Acre	Per Acre	Per Acre	
Large Neighborhood Park	LNP	\$75,000	\$250,000	\$500,000	write-in	\$50,000	\$10,000	\$125,000	\$250,000	write-in	write-in	\$10,000	\$50,000	write-in	\$6,250	\$6,000	\$7,500	\$1,000	
Small Neighborhood Park	SNP	\$25,000	\$250,000	\$400,000	NA	\$25,000	\$10,000	\$100,000	\$200,000	NA	NA	\$10,000	\$40,000	write-in	\$5,000	\$6,000	\$6,000	\$1,000	
Special Use	SU	\$75,000	\$250,000	\$500,000	write-in	\$50,000	\$10,000	\$125,000	\$250,000	write-in	write-in	\$10,000	\$50,000	write-in	\$6,250	\$6,000	\$7,500	\$1,000	
Community Park	CP	\$100,000	\$250,000	\$600,000	write-in	\$100,000	\$10,000	\$150,000	\$300,000	write-in	write-in	\$20,000	\$60,000	write-in	\$7,500	\$6,000	\$7,500	\$1,000	
Natural Park	NP	\$75,000	\$200,000	\$500,000	write-in	\$50,000	\$10,000	\$125,000	\$250,000	write-in	write-in	\$20,000	\$50,000	write-in	\$6,250	\$2,000	\$3,000	\$1,000	
Natural Area	NA	\$25,000	\$200,000	\$400,000	NA	\$25,000	\$10,000	\$100,000	\$200,000	NA	NA	\$20,000	\$40,000	write-in	\$5,000	\$1,500	\$2,500	\$1,000	
Greenway	G	\$25,000	\$250,000	\$300,000	write-in	\$100,000	\$10,000	\$75,000	\$150,000	write-in	write-in	\$20,000	\$30,000	write-in	\$3,750	\$3,000	\$4,000	\$1,000	
Joint Use Site	JU	\$25,000	NA	\$300,000	write-in	\$50,000	\$10,000	\$75,000	\$150,000	write-in	write-in	\$10,000	\$30,000	write-in	\$3,750	write-in	write-in	write-in	
Shared Use Path	SUP	\$25,000	\$250,000	\$300,000	write-in	\$100,000	\$10,000	\$75,000	\$150,000	write-in	write-in	\$10,000	\$30,000	write-in	\$3,750	\$3,000	\$4,000	\$1,000	

Notes:

All costs reflect general planning-level cost estimates based on 2018 dollars, not accounting for inflation.
See Cost Matrix Overview and Assumptions for definitions of each cost category.

Table D-3 : Proposed Projects Cost Matrix

Project Identification #	Site Name	Percentage of Site to Be Developed ¹	Capital Projects																O&M				Total Maintenance Cost		
			Build				Enhance						Steward						Maintain						
			Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Total Capital Cost	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance				
Existing Parks and Facilities																									
E1	Atfalati Park	25%			\$ 1,658,750			\$ 10,000		\$ 3,317,500			\$ 10,000	\$ 663,500	\$ 521,682	\$ 6,181,432	\$ 82,938		\$ 99,525	\$ 13,270	\$ 112,795				
E2	Ibach Park	25%			\$ 2,510,000			\$ 10,000		\$ 5,020,000			\$ 10,000	\$ 1,004,000	\$ 487,788	\$ 9,041,788	\$ 125,500		\$ 150,600	\$ 20,080	\$ 170,680				
E3	Jurgens Park	40%	\$ 75,000		\$ 3,118,000		\$ -	\$ 10,000		\$ 3,897,500			\$ 10,000		\$ 218,175	\$ 7,328,675	\$ 97,438		\$ 116,925	\$ 15,590	\$ 132,515				
E4	Lafky Park	-							\$ 200,000						\$ 77,818	\$ 277,818	\$ 10,000	\$ 12,000			\$ 12,000				
E5	Stoneridge Park	-								\$ 46,000		\$ 25,000		\$ 9,200	\$ 33,670	\$ 113,870	\$ 1,150	\$ 1,380			\$ 1,380				
E6	Tualatin Commons	-						\$ 10,000	\$ 603,750				\$ 10,000	\$ 241,500	\$ 222,948	\$ 1,088,198	\$ 30,188		\$ 36,225		\$ 36,225				
E7	Tualatin Commons Park	-						\$ 10,000						\$ 32,000	\$ 19,187	\$ 61,187	\$ 4,000	\$ 3,840			\$ 3,840				
E8	Tualatin Community Park	-	\$ 100,000			\$ 100,000				\$ 8,133,000	\$ 10,000,000		\$ 20,000		\$ 1,176,596	\$ 19,529,596	\$ 203,325		\$ 203,325	\$ 27,110	\$ 230,435				
E9	Tualatin Library	-	\$ 75,000								\$ 5,000,000	\$ 1,000,000			\$ 32,222	\$ 6,107,222					\$ -				
	Subtotal Existing Parks and Facilities		\$ 250,000	\$ -	\$ 7,286,750	\$ -	\$ 100,000	\$ -	\$ 50,000	\$ 803,750	\$ 20,414,000	\$ 15,000,000	\$ 1,025,000	\$ 60,000	\$ 1,950,200	\$ 2,790,087	\$ 49,729,787	\$ 554,538	\$ 17,220	\$ 606,600	\$ 76,050	\$ 699,870			
Existing Natural Parks & Areas																									
E10	Brown's Ferry Park	25%	\$ 75,000				\$ 50,000		\$ 10,000		\$ 10,802,500	\$ 15,000,000		\$ 20,000	\$ 2,160,500	\$ 421,479	\$ 28,539,479	\$ 270,063		\$ 129,630	\$ 43,210	\$ 172,840			
E11	Hedges Creek Wetlands Protection District	-						\$ 10,000						\$ 20,000	\$ 1,162,400	\$ 20,820	\$ 1,213,220	\$ 145,300	\$ 43,590		\$ 29,060	\$ 72,650			
E12	Hervin Grove Natural Area							\$ -						\$ 20,000			\$ 20,000			\$ 290	\$ 290				
E13	Johnnie and William Koller Wetland Park	40%	\$ 25,000		\$ 2,451,200			\$ -	\$ 10,000					\$ 20,000			\$ 2,506,200		\$ 22,980		\$ 15,320	\$ 38,300			
E14	Little Woodrose Nature Park	-								\$ 818,750				\$ 20,000	\$ 327,500	\$ 209,369	\$ 1,375,619	\$ 40,938	\$ 13,100		\$ 6,550	\$ 19,650			
E15	Saarinens Wayside Park	-												\$ 20,000			\$ 20,000		\$ 120		\$ 60	\$ 180			
E16	Sequoia Ridge Natural Area	-												\$ 20,000	\$ 26,000		\$ 46,000		\$ 975		\$ 650	\$ 1,625			
E17	Sweek Ponds Natural Area	-						\$ 10,000	\$ 468,000		\$ 500,000			\$ 20,000	\$ 187,200	\$ 76,584	\$ 1,261,784			\$ 11,700	\$ 4,680	\$ 16,380			
E18	Sweek Woods Natural Area	-												\$ 20,000			\$ 20,000		\$ 7,545		\$ 5,030	\$ 12,575			
E19	Victoria Woods Natural Area	-												\$ 20,000	\$ 88,800	\$ 119,750	\$ 228,550		\$ 3,330		\$ 2,220	\$ 5,550			
	Subtotal Existing Natural Parks & Natural Areas		\$ 100,000	\$ -	\$ 2,451,200	\$ -	\$ 50,000	\$ -	\$ 40,000	\$ 1,286,750	\$ 10,802,500	\$ 15,500,000	\$ -	\$ 200,000	\$ 3,952,400	\$ 848,002	\$ 35,230,852	\$ 456,300	\$ 91,640	\$ 141,330	\$ 107,070	\$ 340,040			
Existing Greenways																									
E20	Chieftain/Dakota Greenway	50%			\$ 921,000					\$ 460,500				\$ 20,000		\$ 119,478	\$ 1,520,978	\$ 23,025	\$ 18,420		\$ 6,140	\$ 24,560			
E21	Hedges Creek Greenway	50%			\$ 1,749,000									\$ 20,000		\$ 29,218	\$ 1,798,218	\$ 43,725	\$ 34,980		\$ 11,660	\$ 46,640			
E22	Helenius Greenway	100%			\$ 129,000									\$ 20,000			\$ 149,000	\$ 1,613	\$ 1,290		\$ 430	\$ 1,720			
E23	Hi-West Estates Greenway									\$ 119,250				\$ 20,000		\$ 51,088	\$ 190,338	\$ 5,963	\$ 4,770		\$ 1,590	\$ 6,360			
E24	Indian Meadows Greenway	10%			\$ 114,600					\$ 286,500				\$ 20,000		\$ 123,949	\$ 545,049	\$ 14,325	\$ 11,460		\$ 3,820	\$ 15,280			
E25	Nyberg Creek Greenway	75%			\$ 1,300,500			\$ -	\$ 10,000					\$ 20,000		\$ 51,156	\$ 1,381,656	\$ 21,675	\$ 17,340		\$ 5,780	\$ 23,120			
E26	Nyberg Creek (South) Greenway	100%			\$ 690,000			\$ -						\$ 20,000			\$ 710,000	\$ 8,625	\$ 6,900		\$ 2,300	\$ 9,200			
E27	Saum Creek Greenway	25%			\$ 4,066,500			\$ -	\$ 10,000					\$ 20,000		\$ 279,936	\$ 4,376,436	\$ 203,325	\$ 162,660		\$ 54,220	\$ 216,880			
E28	Shaniko Greenway													\$ 20,000		\$ 28,732	\$ 48,732	\$ 12,375	\$ 9,900		\$ 3,300	\$ 13,200			
E29	Tualatin River Greenway	50%			\$ 4,558,500		\$ 100,000	\$ -	\$ 10,000					\$ 20,000		\$ 795,271	\$ 5,483,771	\$ 113,963	\$ 91,170		\$ 30,390	\$ 121,560			
	Subtotal Existing Greenways		\$ -	\$ -	\$ 13,529,100	\$ -	\$ 100,000	\$ -	\$ 30,000	\$ 866,250	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 1,478,830	\$ 16,204,180	\$ 448,613	\$ 358,890	\$ -	\$ 119,630	\$ 478,520			
Existing School Joint-Use Facilities																									
E30	TuHS Leonard Pohl Field ²	-										\$ 400,000				\$ 163,024	\$ 563,024			\$ 13,700		\$ 13,700			
E31	TuHS-Byrom Elementary Cross Country Running Trail	-														\$ 42,865	\$ 42,865					\$ -			
	Subtotal Existing Joint-Use Facilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 205,889	\$ 605,889	\$ -	\$ -	\$ 13,700	\$ -	\$ 13,700		

Project Identification #	Site Name	Percentage of Site to Be Developed ¹	Capital Projects																O&M					
			Build				Enhance							Steward					Maintain					
			Master Plan/Feasibility Study	Parkland Acquisition or Easements	Site Development	Major Facility Construction	Added Recreational Element (s)	Added Trail	Added Art	Minor Renovation	Major Renovation	Special Use Building Renovation	Enhancement Through Partnership	Natural Resource Restoration	Deferred Maintenance	Accessibility Improvements (See ADA Transition Plan)	Total Capital Cost	Capital Reinvestment and Replacement	Standard Maintenance	Enhanced Maintenance	Natural Resource Maintenance			
Existing Shared Use Paths																								
E32	65th Avenue Shared Use Path	-															\$ -	\$ 1,763	\$ 1,410				\$ 1,410	
E33	Boones Ferry Road Shared Use Path (Byrom Elementary to Arapaho Road)	-															\$ -	\$ 1,538	\$ 1,230				\$ 1,230	
E34	Byrom Elementary Shared Use Path (Martinazzi Ave. to Boones Ferry Rd.)	-															\$ -	\$ 3,000	\$ 2,400				\$ 2,400	
E35	Cherokee Street Shared Use Path (108th Ave to Rail Road ROW)	-															\$ -	\$ 338	\$ 270				\$ 270	
E36	I-5 Shared Use Path (Warm Springs St. to Sagert St.)	100%			\$ 462,000			\$ -									\$ 462,000		\$ 4,620				\$ 4,620	
E37	Ice Age Tonquin Trail	75%	\$ 25,000		\$ 688,500			\$ -	\$ 10,000								\$ 723,500	\$ 11,475	\$ 9,180				\$ 9,180	
	Subtotal Existing Shared Use Paths		\$ 25,000	\$ -	\$ 1,150,500	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,185,500	\$ 18,113	\$ 19,110	\$ -	\$ -		\$ 19,110	
	TOTAL EXISTING PARKLAND		\$375,000	\$0	\$24,417,550	\$0	\$250,000	\$0	\$130,000	\$2,956,750	\$31,216,500	\$30,500,000	\$1,425,000	\$460,000	\$5,902,600	\$5,322,808	\$102,956,208	\$1,477,563	\$486,860	\$761,630	\$302,750		\$1,551,240	
Proposed Parks and Facilities																								
P1	Jurgens Park addition	100%	\$ 75,000	\$ 1,287,500	\$ 2,575,000			\$ -	\$ 10,000								\$ 3,947,500	\$ 32,188		\$ 38,625			\$ 38,625	
P2	Tualatin Community Park addition	100%	\$ 75,000	\$ 750,000	\$ 1,500,000			\$ -	\$ 10,000								\$ 2,335,000	\$ 18,750		\$ 22,500			\$ 22,500	
P3	Basalt Creek park	100%	\$ 100,000	\$ 5,000,000	\$ 12,000,000			\$ -	\$ 10,000								\$ 17,110,000	\$ 150,000		\$ 150,000			\$ 150,000	
P4	East Tualatin / Bridgeport Elementary partnership	100%											\$ 200,000				\$ 200,000		\$ 5,000				\$ 5,000	
P5	Pony Ridge/ Heritage Pines partnership	100%						\$ -	\$ 10,000				\$ 200,000				\$ 210,000		\$ 5,000				\$ 5,000	
P6	Central Tualatin sports park	100%	\$ 75,000	\$ 2,250,000	\$ 4,500,000			\$ -	\$ 10,000								\$ 6,835,000	\$ 56,250		\$ 67,500			\$ 67,500	
P7	Community recreation center	100%	\$ 75,000	\$ 1,250,000	\$ 2,500,000	\$ 30,000,000		\$ -	\$ 10,000								\$ 33,835,000	\$ 31,250		\$ 37,500			\$ 37,500	
P8	Additional park opportunities	100%	\$ 75,000	\$ 2,950,000	\$ 5,900,000												\$ 8,925,000	\$ 73,750	\$ 70,800				\$ 70,800	
P9	Tournament sports complex	100%	\$ 75,000	\$ 2,500,000	\$ 5,000,000	\$ 5,000,000			\$ 10,000								\$ 12,585,000	\$ 62,500		\$ 75,000			\$ 75,000	
	Subtotal Proposed Parks and Facilities		\$ 550,000	\$ 15,987,500	\$ 33,975,000	\$ 35,000,000	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 85,982,500	\$ 424,688	\$ 80,800	\$ 391,125	\$ -	\$ -	\$ 471,925	
Proposed Natural Parks & Areas																								
P10	New natural park and areas	100%	\$ 25,000	\$ 2,540,000	\$ 5,080,000			\$ -	\$ 10,000								\$ 7,655,000	\$ 63,500		\$ 31,750			\$ 31,750	
	Subtotal Proposed Natural Parks & Areas		\$ 25,000	\$ 2,540,000	\$ 5,080,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,655,000	\$ 63,500	\$ -	\$ 31,750	\$ -	\$ -	\$ 31,750	
Proposed Greenways and Shared Use Paths																								
P11	New greenways and shared use paths	100%	\$ 25,000	\$ 3,775,000	\$ 4,530,000	\$ 5,000,000		\$ -	\$ 10,000								\$ 13,340,000	\$ 56,625	\$ 45,300		\$ 15,100		\$ 60,400	
P12	Westside Trail bridge	100%	\$ 25,000	\$ 250,000	\$ 300,000			\$ -					\$ 5,000,000				\$ 5,575,000	\$ 3,750	\$ 3,000				\$ 3,000	
	Subtotal Proposed Greenways and Shared Use Paths		\$ 50,000	\$ 4,025,000	\$ 4,830,000	\$ 5,000,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 18,915,000	\$ 60,375	\$ 48,300	\$ -	\$ 15,100		\$ 63,400	
	TOTAL PROPOSED PARKLAND		\$ 625,000	\$ 22,552,500	\$ 43,885,000	\$ 40,000,000	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 5,400,000	\$ -	\$ -	\$ -	\$ 112,552,500	\$ 548,563	\$ 129,100	\$ 422,875	\$ 15,100		\$ 567,075	
Proposed Additional Planning																								
P13	Community (Urban) Forestry Plan		\$ 100,000														\$ 100,000						\$ -	
P14	Comprehensive Fee Analysis and Plan		\$ 100,000														\$ 100,000						\$ -	
P15	Resource Management Plan		\$ 100,000														\$ 100,000						\$ -	
P16	Marketing and Outreach Plan		\$ 100,000														\$ 100,000						\$ -	
	TOTAL ADDITIONAL PLANNING		\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL EXISTING PARKLAND, PROPOSED PARKLAND & ADDITIONAL PLANNING		\$ 1,400,000	\$ 22,552,500	\$ 68,302,550	\$ 40,000,000	\$ 250,000	\$ -	\$ 220,000	\$ 2,956,750	\$ 31,216,500	\$ 30,500,000	\$ 6,825,000	\$ 460,000	\$ 5,902,600	\$ 5,322,808	\$ 215,908,708	\$ 2,026,125	\$ 615,960	\$ 1,184,505	\$ 317,850		\$ 2,118,315	

Notes:
All costs reflect general planning-level cost estimates based on 2018 dollars, not accounting for inflation. See the Cost Matrix Overview and Assumptions for definitions of each cost category.
1. This number reflects the percentage of the site that will be developed when development projects proceed. For new sites, it is assumed that 100% of the site
2. The ADA cost for Leonard Pohl Field also includes part of the cost estimate for ADA improvements to the TuHS portion of the cross-country trail. For details, see the ADA Barrier Analysis cost estimates.
Key:
Project Identification Number: E = Existing Site; P = Proposed Site
Park Type: CP- Community Park, LNP- Large Neighborhood Park, SNP- Small Neighborhood Park, SU- Special Use, SUP- Shared Use Path, NP- Natural Park, JU- Joint Use, G- Greenway, NA-Natural Area