

DRAFT LIST - NOT OFFICIAL

Project	Total Projected Project Cost	TIF Allocation (Example)	Description	Source	Funding Sources
Tonquin Loop Sewer	\$ 657,000.00	\$ 657,000.00	Most of the sanitary sewer in the Basalt Creek Planning Area will be an 8-inch gravity system installed by developers. The construction timeline of this pipe depends on both the construction of Basalt Creek area pump station #4 and development progress in the western portion of the planning area. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.	Sewer Master Plan	Tualatin/Developer
Basalt Creek Gravity Sewer	\$ 7,676,000.00	\$ 3,838,000.00	The Basalt Creek Conceptual Plan includes approximately 34,250 feet of 8-inch gravity pipe within the planning area. These projects will be funded by developers, and scheduling will be coordinated with the City and CWS. It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years.	Sewer Master Plan	Developer
Basalt Creek Pump Stations and Force Mains	\$ 4,160,000.00	\$ -	The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area, and will also be responsible for construction costs	Sewer Master Plan	CWS
Basalt Creek Park	\$ 19,900,000.00	\$ -	Evaluate land opportunities to support recreation needs and protect natural resources for a new neighborhood park in south Tualatin to serve residents and employees. Acquire land and develop park and recreation facilities in future years. This project fulfills four of the Council 2030 Vision initiatives: Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible.	Park and Recreation Master Plan	Tualatin
SW Tualatin Gravity Sewer	\$ 836,000.00	\$ 418,000.00	A section of the Tualatin Reservoir Trunk is currently almost at capacity and will receive flows from developments in the western and central areas of the Basalt Creek Planning Area. This sewer runs along the north side of the Tualatin Reservoir near SW 108 th Avenue and SW Industrial Way. Due to capacity limitations and shallow manholes, SSOs are likely unless the sewer diameter is increased from 15 inches to 24 inches before these areas are developed. Estimated remaining capacity in this sewer is between 50 and 100 EDUs. This project spans from SSL-01214 to SSL-01625 in the GIS database. Because this project is entirely driven by new development, it is eligible for SDC reimbursement. All but roughly 370 feet of this sewer is already 15-inch diameter, so the cost of this project will be mostly funded by CWS. The City will pay a portion of the upgrade cost for the 370 feet of 10-inch pipe. This project includes a section of pipe that crosses under a railroad.	Sewer Master Plan	Developer
124th/Future Blake Street Signal	\$ 656,000.00	\$ 656,000.00	Design and construct a new traffic signal at the new intersection of the recently-constructed 124th Ave with the future extension of Blake St along with or after the future Blake St construction.	Tualatin Moving Forward	Tualatin
Tonquin Trail	\$ 7,100,000.00	\$ 2,343,000.00		Parks and Recreation Master Plan	Regional
Property Mitigation	\$ 3,000,000.00	\$ 1,500,000.00	Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.	CoStar	Tualatin
Blake Street Extension	\$ 1,500,000.00	\$ 1,500,000.00		Southwest Industrial Concept Plan	Tualatin
Small Business Grants	\$ 1,000,000.00	\$ 1,000,000.00	Provide small industrial and office space owners and businesses façade grants to update, modernize existing façade infrastructure.		Tualatin
Water System Upsizing	\$ 12,000,000.00	\$ 12,000,000.00	Upgrading water system to provide and encourage commercial and residential development, including affordable housing projects.	Murray Smith Technical Memorandum	Tualatin
Administration	\$ 6,900,000.00	\$ 6,900,000.00	30 year administrative cost for district operation. This includes two salaried individuals, annual audit costs, and general administrative functions.		Tualatin
Total Proposed Project Costs	\$ 65,385,000.00	\$ 30,812,000.00			