



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Ross Hoover, Parks and Recreation Director  
Rich Mueller, Parks Planning and Development Manager

**DATE:** April 24, 2023

---

**SUBJECT:**  
Riverfront Park Property Acquisition Due Diligence Presentation and Findings

### **EXECUTIVE SUMMARY:**

City Council adopted the Parks and Recreation Master Plan in 2019 that identifies the need to expand Tualatin Community Park trails, natural areas, and parkland along the Tualatin River. This planning process involved extensive public outreach and community engagement. The master plan identified the need to preserve natural areas, enhance riverfront access and provide active recreation to serve residential and employment.

The property that Council authorized for purchase is immediately adjacent to Tualatin Community Park. The property adjoins the Tualatin River and Hedges Creek with the ability for water access. The due diligence for this property acquisition included a water access assessment, site development study, environmental assessment, bridge inspection, and property encroachment survey. Staff will present the results, information and findings of this due diligence.

### **FINANCIAL IMPLICATIONS:**

The property value for the Purchase and Sale Agreement was determined by a certified MAI property appraisal. The City and property owners have signed a Purchase and Sale Agreement for the appraised market value of \$1,400,000, with the City paying defined closing costs listed in the agreement. Funds for the property acquisition are included in the Park Bond Budget.

---

### **ATTACHMENTS:**

Presentation  
Site Assessment Report