



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:** August 22, 2022

---

**SUBJECT:**

Consideration of **Resolution No. 5641-22** Authorizing the City Manager to Execute a Deed Acquiring Property for Basalt Creek Parkland

**RECOMMENDATION:**

Staff recommends that the Council approve of Resolution 5641-22 for the purchase of the Alvstad Property at 23515 SW Boones Ferry Road (Tax Lot 2S135CD00100).

**EXECUTIVE SUMMARY:**

City Council adopted the Parks and Recreation Master Plan in 2019, and accepted the Basalt Creek Parks and Recreation Plan in January 2022. These plans identify the need for parks, trails, and natural areas in Basalt Creek. Both planning processes involved extensive public outreach and community engagement. The Basalt Creek Parks and Recreation Plan demonstrates the need to preserve natural areas and provide active recreation to serve community members. The property recommended for consideration is located immediately across from the majority of residential development activity, including an affordable housing complex. This property has a connection to the creek natural area, as well as space for active recreation near SW Boones Ferry Road. City Council approved the Purchase and Sale Agreement with the sellers on March 28, 2022.

**FINANCIAL IMPLICATIONS:**

The City's offering price was based on an appraisal performed by Real Estate Services Group, Inc. The property is approximately 7.69 acres with a residence and outbuildings. The property acquisition cost is based on the appraised value agreed upon for a sale price of \$2,060,000, plus closing costs. Metro has committed to provide Local Share Allocation funds from the 2019 Parks and Nature Bond in the amount of \$1,581,005 with City Park System Development Charges (SDC) funds paying the balance of purchase costs. Future funding for site planning and park development will be required with sources not determined at this time.

---

**ATTACHMENTS:**

Resolution No. 5641-22  
Purchase and Sale Agreement