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**WILLIAM WALKER / CEDAR HILLS SALE OF EXCESS PROPERTY**

**POLICY ISSUE / SITUATION:**

Board Policy DN requires School Board approval to declare property surplus prior to sale or disposal. Staff has negotiated an Intergovernmental Agreement (IGA) with the Tualatin Hills Park & Recreation District (THPRD) for the sale of about 1.6 acres of unused property at the William Walker Elementary School site that adjoins Cedar Hills Park. The IGA also requires that THPRD develop new sports and play fields on the Park and provides for shared use of the fields and parking facilities.

**BACKGROUND INFORMATION:**

The William Walker Elementary School site has unused acreage that adjoins THPRD's property and is configured in a way that makes it impractical to use by the School District. THPRD has developed a concept for redevelopment of Cedar Hills Park, but has insufficient park property to execute the plan without incorporating the unused BSD acreage. Conversely, the school has very limited usable playfield space for physical education and recess. It also suffers from inadequate parking during evening programs. Exhibit A depicts the proposed partition and property sale.

The William Walker school building is among BSD's oldest and least modernized. Although no plans presently exist to expand or replace the building, staff nonetheless conducted a study of the site to determine if sale of this property to THPRD would compromise BSD's ability to do so in the future. A study completed by MacKay & Sposito and Dull Olson Weekes Architects (*William Walker Elementary School Site Study, January 2011*) demonstrated several options existed to modernize, expand, or replace the building to reach the BSD K-5 enrollment target of 750 students.

The THPRD park improvements, together with the shared use agreement, will be of significant benefit to BSD by allowing much more field use for school physical education classes and recess, plus will provide expanded parking for shared use. The community will also benefit from THPRD programs that will be conducted at the Park. Planned THPRD park improvements include: double multi-sport synthetic turf field (lighted), natural turf baseball field, splash pad, restrooms, picnic area, community garden, a play structure on school property, and parking. Except for the play structure, these improvements will be on THPRD park property.

The BSD excess property totals about 1.6 acres and has been appraised with a market value of \$346,000. Both BSD and THPRD staffs believe this is a fair price for the property.

**RECOMMENDATION:**

Staff recommends that the Board approve the proposed sale of approximately 1.6 acres of excess property at the William Walker Elementary School site for the amount of \$346,000.

(13-275) BE IT HEREBY RESOLVED that the Beaverton School District Board of Directors authorizes the Superintendent, or designee, to execute an Intergovernmental Agreement with Tualatin Hills Park & Recreation District for the purposes of selling excess property at William Walker Elementary School, and further, authorizes execution of appropriate documents related to the property sale.

Exhibit A

Proposed Partition and Property Sale at  
William Walker Elementary School

