

# Agenda



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Meeting:** Natural Areas and Capital Program Performance Oversight Committee

**Date:** Tuesday, September 24, 2019

**Time:** 9 to 10 a.m. (meeting)  
10 a.m. to 2 p.m. (tour)

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9 a.m. **Committee meeting** (Metro, Room 301)

- Welcome
- Annual report
- Committee's role

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10 a.m. **Break**

10:15 a.m. **Travel to Killin Wetlands Nature Park**

- 46280 NW Cedar Canyon Rd., Banks

11:15 a.m. **Tour Killin Wetlands**

12:15 p.m. **Lunch/social time onsite**

- [Box lunches](#) provided

1 p.m. **Travel back to MRC**

2 p.m. **Arrive at Metro Regional Center**

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

## **Natural Areas and Capital Program Performance Oversight Committee**

**Tuesday, Sept. 24, 2019 | 9 to 10 a.m.**

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### **Attendees**

Mark Aasland, Caylin Barter, Drake Butsch, Jon Horne (by phone), Fritz Paulus

### **Absent**

Dean Alterman, Kelsey Cardwell, Rick Mishaga, Chair Peter Mohr, Shannon Shoul, Lindsay Smith

### **Metro**

Councilor Sam Chase, Jon Blasher, Marybeth Haliski, Dan Moeller, Cinnamon Williams

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### **Welcome and introductions**

Dan Moeller welcomed committee members in Chair Peter Mohr's absence, and thanked them for attending the meeting.

### **Program updates**

The program dashboard and financial report, along with recent closing memos, were distributed prior to the meeting. Dan briefly reviewed the recent acquisitions (closing memos attached). Cinnamon provided a financial update and noted that administrative costs are at 9.15%. Most of the remaining bond funds are committed to pending acquisitions, capital construction, the Willamette Falls project and capital grant reimbursements. She added that Metro has a contingency plan in place if the bond measure does not pass in November.

### **Annual report**

Dan asked for support writing and presenting the Committee's annual report to the Metro Council. Metro will develop a draft for the Committee's review; Fritz Paulus and Mark Aasland offered to present the report to Council if Chair Peter Mohr is not available. Councilor Chase suggested presenting the report in the context of the proposed bond, whether or not it passes.

### **Parks and Nature proposed bond measure**

Jon Blasher briefly spoke about the proposed bond measure (fact sheet attached). A broader presentation relating how the measure was shaped and next steps will be prepared for the next Committee meeting.

### **Committee retrospective**

Dan asked the committee for help creating a retrospective looking back at the Committee's oversight of the 2006 bond for the past 13 years, and to help determine the role of the Committee going forward. What worked, what didn't and what is needed next? It was decided that Metro will

create an online survey to share with present and past Committee members, and current members will follow up with past participants by phone or email.

## **Adjournment**

The meeting adjourned at 10 a.m.

Mark Aasland, Caylin Barter and Fritz Paulus joined Metro staff for a tour and lunch at Killin Wetlands Nature Area.

**Minutes recorded by Marybeth Haliski.**



Summary of Resources, Requirements and Changes in Fund Balance  
(Unaudited)

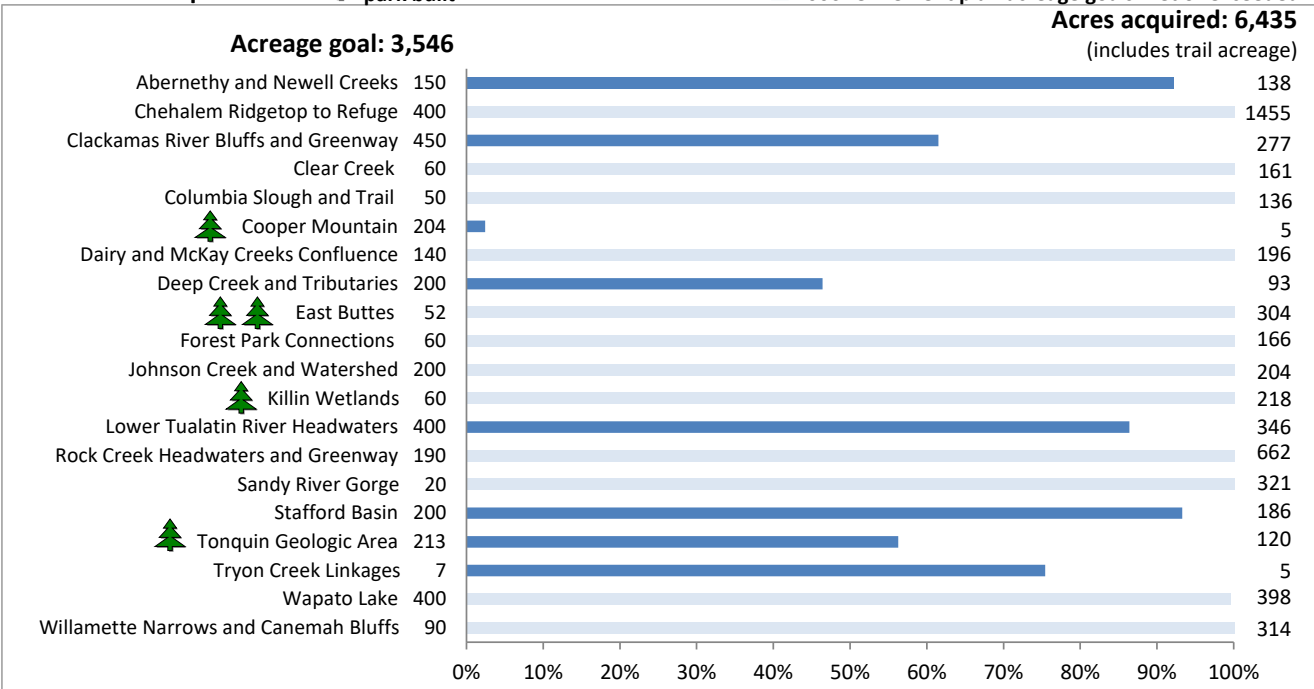
	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	2nd close FY19	Program Total
<b>Beginning Fund Balance</b>	-	122,299,840	93,979,814	77,117,027	56,792,607	36,469,224	98,783,002	78,247,452	65,755,472	52,348,611	36,934,540	16,426,032	33,689,770	
<b>Resources</b>														
Bond Proceeds	130,678,369	-	-	-	-	90,015,894	-	-	-	-	-	30,688,409	-	251,382,672
Interest Earnings	1,301,230	5,600,503	2,538,906	940,859	322,830	139,417	180,451	551,006	404,005	325,517	203,942	244,209	690,548	13,443,422
Other Resources	10,000	27,380	5,322,056	385,730	414,009	964,004	882,461	3,038,628	2,679	590,211	2,143,949	319,643	464,508	14,565,257
<b>Subtotal Resources</b>	<b>131,989,599</b>	<b>5,627,883</b>	<b>7,860,962</b>	<b>1,326,589</b>	<b>736,839</b>	<b>91,119,314</b>	<b>1,062,911</b>	<b>3,589,634</b>	<b>406,684</b>	<b>915,728</b>	<b>2,347,891</b>	<b>31,252,261</b>	<b>1,155,056</b>	<b>279,391,352</b>
<b>Requirements</b>														
<b>Land Acquisition</b>														
Staff Costs	117,956	206,692	425,072	465,329	512,240	658,515	514,455	625,344	617,960	682,467	725,138	387,580	328,147	6,266,894
Materials & Services	6,786	2,599	334,980	328,153	8,506	3,907	31,450	4,037	10,452	6,016	6,627	187,579	4,255	935,347
Land Costs	7,596,372	25,224,753	14,517,160	10,282,293	8,416,742	14,616,212	7,802,932	5,500,237	6,429,224	3,148,085	5,363,484	3,403,597	4,026,517	116,327,607
<b>Due Diligence</b>														
Staff Costs	-	412,029	492,589	455,774	430,237	464,571	438,935	498,527	529,928	603,792	591,650	632,220	599,613	6,149,865
Materials & Services	96,539	199,756	183,474	299,244	315,358	412,112	699,814	246,354	199,088	137,362	180,056	181,435	304,605	3,455,197
<b>Stabilization</b>														
Staff Costs	19,578	116,534	190,606	290,234	388,887	430,992	441,095	431,361	507,678	512,779	408,044	333,351	240,827	4,311,967
Materials & Services	294	177,441	345,330	284,874	643,569	681,557	1,251,803	1,344,431	1,559,795	2,415,241	2,324,318	1,143,818	1,185,991	13,358,462
<b>Local Share</b>														
Staff Costs	-	36,269	43,872	47,458	49,759	56,434	57,341	59,700	62,704	65,137	65,790	68,225	71,155	683,845
Materials & Services	-	25	188	3,500	-	-	1,488	-	-	-	-	-	-	5,201
Payments to Jurisdictions	400,000	4,798,366	4,316,165	5,399,109	6,312,927	8,563,477	6,230,760	3,629,160	911,948	640,322	1,371,651	599,350	(236,593)	42,936,642
<b>Capital Grants</b>														
Staff Costs	-	63,831	89,352	125,466	91,744	111,876	94,896	92,017	96,385	118,485	137,734	151,290	157,697	1,330,774
Materials & Services	-	1,400	1,363	811	114	180	25	-	2,923	-	1,133	225	40	8,215
Grant Payments	-	-	49,750	534,899	1,287,039	195,282	1,510,360	747,233	744,792	922,969	2,086,173	3,140,934	580,255	11,799,685
<b>Capital Construction</b>														
Staff Costs	-	84,071	113,921	115,064	100,643	115,884	142,649	128,057	48,379	257,693	393,014	439,316	589,027	2,527,718
Capital	455,072	1,513,347	2,503,147	1,841,075	917,019	(9,098)	301,099	808,810	48,233	4,658,279	6,914,798	1,286,082	1,716,088	22,953,951
<b>Administration</b>														
Bond Issuance Costs	295,889	-	-	-	-	325,046	43	-	-	-	-	-	-	620,978
Refinement														
Staff Costs	1,477	5,426	-	-	-	-	-	-	-	-	-	-	-	6,903
Materials & Services	382,030	85,882	-	-	-	-	-	-	-	-	-	-	-	467,912
Direct Admin Costs														
Staff Costs	230,815	527,644	490,722	750,704	868,127	677,019	694,589	739,338	524,683	610,092	573,689	581,736	687,861	7,957,017
Materials & Services	25,980	152,422	51,490	56,082	263,857	890,303	533,379	399,297	455,907	235,698	193,823	142,453	159,118	3,559,809
Indirect Admin Costs*	60,971	339,422	574,569	370,939	453,567	611,267	851,346	827,713	1,063,468	1,315,383	1,519,276	1,309,333	1,567,043	10,864,297
<b>Other Requirements</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Requirements</b>	<b>9,689,759</b>	<b>33,947,909</b>	<b>24,723,748</b>	<b>21,651,009</b>	<b>21,060,337</b>	<b>28,805,536</b>	<b>21,598,461</b>	<b>16,081,614</b>	<b>13,813,545</b>	<b>16,329,799</b>	<b>22,856,399</b>	<b>13,988,523</b>	<b>11,981,646</b>	<b>256,528,287</b>
Ending Fund Balance	122,299,840	93,979,814	77,117,027	56,792,607	36,469,109	98,783,002	78,247,452	65,755,472	52,348,611	36,934,540	16,426,032	33,689,770	22,863,180	22,863,180
	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>Total</b>
<b>Administration as % of Total Expenditures</b>	10.29%	3.27%	4.52%	5.44%	7.53%	8.69%	9.63%	12.23%	14.80%	13.23%	10.01%	14.54%	20.15%	9.15%

\* Indirect Administrative Expenses are those charged through internal allocation, and include services such as Human Resources, risk management, payroll, building rents, etc.

Note: Due Diligence staff costs have been removed from "Indirect Admin Costs" and the FTE for these positions is shown as a direct expense.

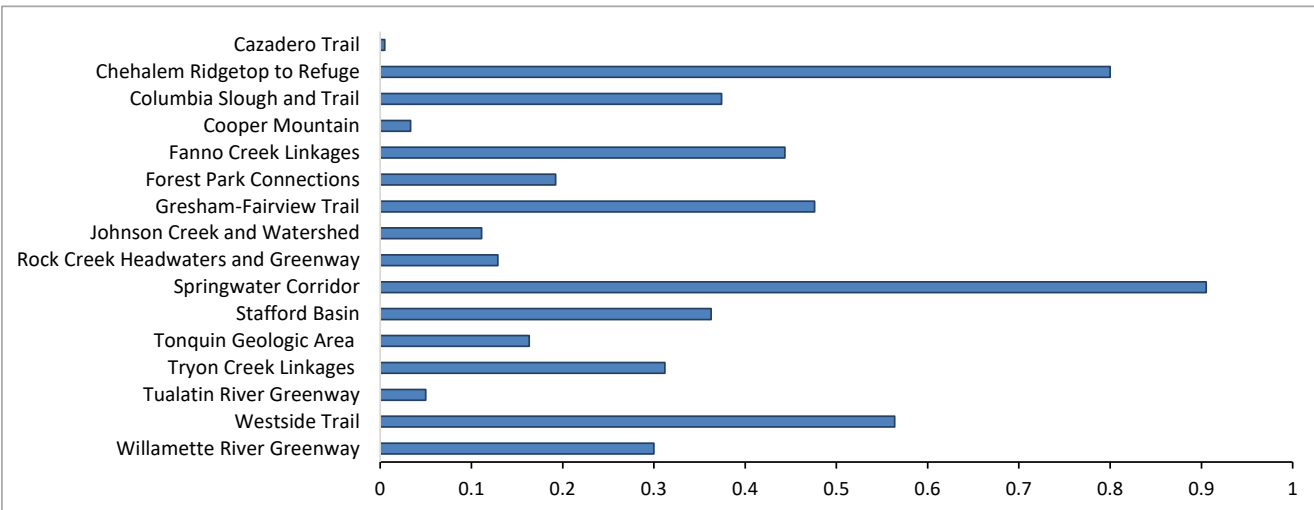
**Natural area acquisition**  **park built**

 percent of 2006 refinement plan acreage goals met  
 2006 refinement plan acreage goals met or exceeded



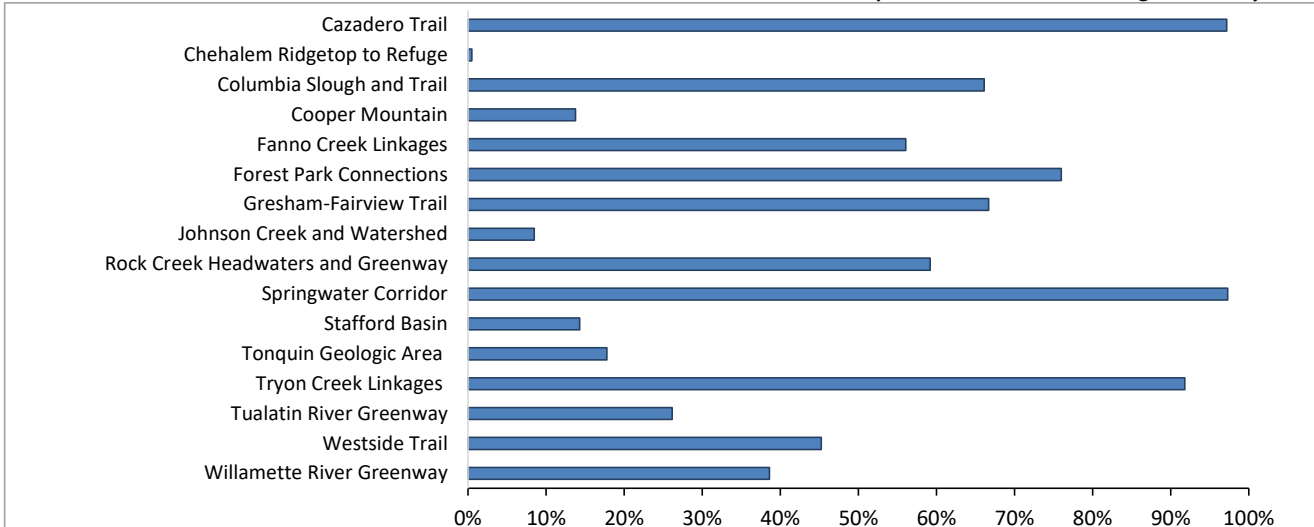
**Trail acquisition progress**

 percent of 2006 refinement plan trail goals met

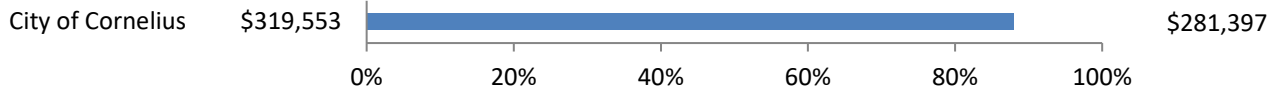


**Trail completion status**

 percent of ultimate trail length currently built

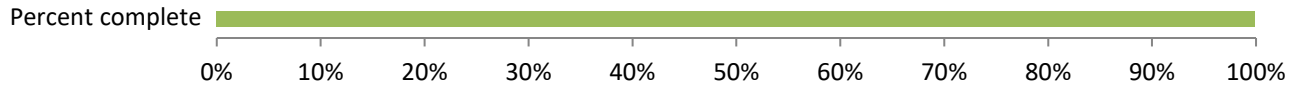


**Local share\*** ■ percent of local share allocation spent  
**Total local share funds spent to date: \$43,959,505**

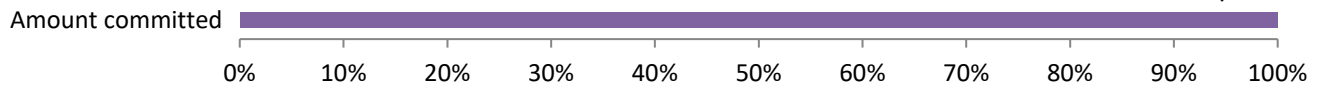


\* Chart shows only those jurisdictions that have not expended 100% of their local share funds to date.

**Local share** **125 acquisitions**   **18 trails enhanced**   **51 parks improved**  
**\$44M**



**Nature in Neighborhoods capital grants** **47 projects awarded**  
**\$15M**



<b>Bond capital projects</b>	<b>Scope</b>	<b>Schedule</b>	<b>Budget</b>	<b>Project budget</b>	<b>Spent to date</b>	<b>Remaining budget</b>
Chehalem Ridge Natural Area	■	■	■	\$2,900,000	\$151,172	\$2,748,828
Columbia Blvd. Bridge	■	■	■	\$1,900,000	\$51,354	\$1,848,646
Fanno Creek Trail		project complete		\$800,000	\$800,000	\$0
Farmington Paddle Launch		project complete		\$888,500	\$860,281	\$28,219
Gabbert Butte Natural Area	■	■	■	\$1,800,500	\$84,081	\$1,716,419
Marine Drive Trail	■	■	■	\$2,500,000	\$0	\$2,500,000
River Island Natural Area		project complete		\$5,703,000	\$5,566,143	\$0
Willamette Falls Riverwalk	■	■	■	\$4,322,000	\$3,116,000	\$1,206,000
				<b>\$20,814,000</b>	<b>\$10,629,031</b>	<b>\$10,048,112</b>

■ on-track   ■ caution   ■ off-track

**Notes**

- Columbia Blvd. Bridge - we have seen little to no activity from ODOT over the past four months
- Marine Drive Trail - project delayed due to staff capacity
- River Island Natural Area - remaining balance has been reallocated for site maintenance

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Date:** April 16, 2019  
**To:** Lynn Peterson, Council President  
**From:** Dan Moeller, Conservation Program Director  
**Re:** Parks and Nature land acquisition

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<b>Target area:</b> Clackamas River Bluffs & Greenway	<b>Date of closing:</b> April 15, 2019
<b>File number:</b> 18.055	<b>Purchase price:</b> \$399,999
<b>Seller:</b> Gretchen D. O'Brien	<b>City:</b> Unincorporated Clackamas County
<b>Ownership type:</b> Fee simple	<b>Partner:</b> none
<b>Acreage:</b> 17.02 acres <b>Tier:</b> I	<b>Stream frontage:</b> 2,135 feet (both sides)
<b>Target area acreage total:</b> 274.69 acres	<b>Target area acreage goal:</b> 450

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*The acquisition meets the refinement goals for this target area in the following ways:*

**Refinement Plan goal:** This property meets the refinement plan goal by protecting sensitive riparian areas, wetlands and side channels along the Clackamas River for fish and wildlife habitat protection, enhancement and restoration. Protecting water quality and improving fish and wildlife habitat through land acquisition is an explicit goal for this target area.

**Tier I objectives:** This acquisition protects undeveloped floodplain land along the lower Clackamas River with intact forests and wetlands for improving fish habitat and maintaining water quality.

**Partnership opportunities:** PGE has previously partnered with Metro to provide habitat enhancement and restoration project funding for the Richardson Creek Natural Area through its Clackamas Fund. This property will be added to Richardson Creek Natural Area and may provide more opportunities to partner with PGE.

*This acquisition is important to the region because it meets the criteria established in the bond measure voters approved in November 2006:*

**Water quality:** Acquiring this property protects approximately 2,135 feet of stream frontage on both sides of several perennial unnamed tributary streams that flow into Richardson Creek. The tributaries originate from springs on the Clackamas River Bluffs.

**Habitat value:** The property contains a diverse matrix of habitat types which collectively provide excellent habitat for native fish and wildlife. Riparian forest areas are dominated by black cottonwood, Oregon ash, western redcedar, red alder and bigleaf maple, with Oregon grape, western sword fern, trailing blackberry and Pacific ninebark prevalent in the understory. Mixed upland forests are comprised predominantly of Douglas-fir, grand fir and bigleaf maple with western hazelnut, oceanspray and salal in the understory. A large forested wetland is dominated by black cottonwood and Oregon ash, with small pockets of slough sedge present in the understory. The open meadow area dominated by annual pasture grasses and ringed by Armenian blackberry will be removed as part of stabilization.

**Rarity (habitat of concern):** This acquisition protects rare riparian forest and forested wetlands which provide habitat for a range of native species.

**Parcel size:** This 17-acre acquisition increases the size of the Richardson Creek Natural Area to almost 100 acres.

**Restoration potential:** The property will be managed as part of the Richardson Creek Natural Area, and some areas of the acquired property are in relatively good condition. Restoration work will focus on the removal of invasive species such as blackberry, English holly, English ivy and Scotch broom as well as replanting native understory species. In the longer term, staff will assess modifications to an artificial pond that was created in order to provide a year-round water source for the nursery that operated on the site historically.

**Wildlife habitat connectivity:** This property helps create a meaningful east-west wildlife habitat corridor between the large protected area atop Clackamas River Bluff and the Richardson Creek Natural Area and Clackamas River.

**Scenic resources:** This property adds to the scenic character of this stretch of Highway 224 along the Clackamas River. This acquisition helps maintain and protect the visual and scenic continuity of the Richardson Creek Natural Area.

**Public access potential:** Formal, developed public access to the Richardson Creek Natural Area or this property is not envisioned at this time due to ongoing restoration activity, an active farm lease and access constraints associated with Highway 224.

*Parks and Nature program staff have identified the following stabilization actions as necessary for this property:*

**Stabilization activities anticipated:** Portions of the property have been utilized over many years for the production of nursery plants, and in some areas nursery plant stock and old nursery infrastructure need to be removed. This work will be done by the seller over the next year. Fence removal along the southern edge of the property is also anticipated. Invasive plant control and planting native plants will improve the ecological value of the land, and in the longer term, modifications to a small artificial pond will restore water flows into the stream.

Please call me if you have any questions regarding this purchase.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Martha Bennett, Chief Operating Officer  
Andrew Scott, Deputy Chief Operating Officer  
Nathan Sykes, Acting Metro Attorney  
Jon Blasher, Director, Parks and Nature



# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Date:** May 13, 2019  
**To:** Lynn Peterson, Council President  
**From:** Dan Moeller, Conservation Program Director  
**Re:** Parks and Nature land acquisition

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<b>Target Area:</b> Tryon Creek Linkages	<b>Date of Closing:</b> April 25, 2019
<b>File Number:</b> 14.019	<b>Purchase Price:</b> \$60,000 (Metro contributed \$30,000)
<b>Seller:</b> George and Daria Gray	<b>City:</b> Portland
<b>Ownership type:</b> Easements for vegetation management, slope, sewer and temporary construction	<b>Partner:</b> City of Portland Bureau of Environmental Services
<b>Acreage:</b> 0.33 <b>Tier:</b> I	<b>Stream frontage:</b> 80 feet (both sides)
<b>Target Area Acreage Total:</b> 5.28 acres	<b>Target Area Acreage Goal:</b> 7 acres

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*The acquisition meets the refinement goals for this target area in the following way:*

**Refinement Plan goal:** This acquisition meets the refinement plan goal of acquiring key land parcels to complete the connection between existing public lands and Tryon Creek State Natural Area.

**Tier I objectives:** This property meets the Tier I refinement plan goal of helping to close the remaining gaps in public ownership along the main stem of Tryon Creek to create a continuous corridor that links to the Tryon Creek State Natural Area. The vegetation management easement will enable partners to manage the Tryon Creek riparian corridor from SW Boones Ferry Road to the Tryon Creek State Natural Area.

**Partnership opportunities:** This acquisition supports the target area goal of pursuing partnership opportunities with the City of Portland's Bureau of Environmental Services (BES) and Oregon Parks and Recreation Department (OPRD) to leverage regional investment in the Tryon Creek Linkages Target Area. BES contributed half of the purchase price and is the holder of these easements, and in the future OPRD may manage this property as part of the larger Tryon Creek State Natural Area.

*This acquisition is important to the region because it meets the criteria established in the bond measure voters approved in November 2006:*

**Water quality:** This acquisition conserves approximately 80 feet of creek frontage along both sides of Tryon Creek.

**Habitat value:** Though small, the property provides habitat for native fish and wildlife.

**Rarity (habitat of concern):** This acquisition includes riparian forest and a small wetland with a mix of native tree and shrub species. Tryon Creek supports native resident fish such as cutthroat trout and brook lamprey and is one of the few urban streams in the Portland region that has documented use by native steelhead, though downstream fish passage barriers dramatically limit productivity for steelhead and other native anadromous fish species.

**Parcel size:** The 0.33-acre vegetation management easement area closes a significant gap in public ownership and connects properties owned by Metro, OPRD and BES to the 658-acre Tryon Creek State Natural Area, managed by OPRD.

**Restoration potential:** The removal of invasive weed species will improve habitat conditions on the property.

**Wildlife habitat connectivity:** The property will help create continuous public ownership and a wildlife habitat corridor between Foley Balmer and Jensen Natural Areas and Marshall Park to the northwest and Tryon Creek State Natural Area to the southeast. Significantly, the acquisition will enable the replacement of the existing undersized culvert with a natural stream channel and bridge, enabling greatly enhanced native fish habitat connectivity.

**Scenic resources:** This property will further protect the scenic corridor along Tryon Creek.

**Public access potential:** This acquisition will help buffer adjacent residential land use from the Hillsdale to Lake Oswego Regional Trail, a six-mile hiking and walking route that connects several parks and neighborhoods throughout southwest Portland and Lake Oswego.

*Parks and Nature program staff have identified the following stabilization actions as necessary for this property:*

**Stabilization activities anticipated:** As described in a pending Intergovernmental Agreement, BES will lead stabilization efforts on this and other property acquired by BES and Metro in the immediate vicinity.

Please call me if you have any questions regarding this purchase.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Andrew Scott, Interim Chief Operating Officer  
Nathan Sykes, Acting Metro Attorney  
Jon Blasher, Director, Parks and Nature

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Date:** May 14, 2019  
**To:** Lynn Peterson, Council President  
**From:** Dan Moeller, Conservation Program Director  
**Re:** Parks and Nature access easement acquisition

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<b>Target area:</b> Clackamas River Bluffs & Greenway	<b>Date of closing:</b> April 26, 2019
<b>File number:</b> 18.062	<b>Purchase price:</b> \$10,000
<b>Seller:</b> Keith D. Tillstrom	<b>City:</b> Unincorporated Clackamas County
<b>Ownership type:</b> Access easement	<b>Partner:</b> none
<b>Acreage:</b> 0.59 acres	

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Metro acquired a 20-foot wide access easement from SE Curtis Road across private property owned by Keith Tillstrom to the northern portion of the 100-acre Hertrich property, acquired by Metro in 2018.

The non-exclusive easement over an existing paved road gives Metro staff and contractors access to the property for management purposes. By utilizing the existing road, Metro was able to avoid impacts to adjacent forested areas that would have resulted from the construction of a new road along the existing legal access to the Hertrich acquisition property.

Please call me if you have any questions regarding this purchase.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Andrew Scott, Interim Chief Operating Officer  
Nathan Sykes, Acting Metro Attorney  
Jon Blasher, Director, Parks and Nature

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Date:** June 28, 2019  
**To:** Lynn Peterson, Council President  
**From:** Dan Moeller, Conservation Program Director  
**Re:** Parks and Nature land acquisition

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<b>Target area:</b> Dairy & McKay Creeks Confluence	<b>Date of closing:</b> June 20, 2019
<b>File number:</b> 7.037	<b>Purchase price:</b> donation
<b>Seller:</b> Stone Bridge Homes NW, LLC	<b>City:</b> unincorporated Washington County
<b>Ownership type:</b> Fee simple	<b>Partner:</b> none
<b>Acreage:</b> 5.74 acres <b>Tier:</b> 1	<b>Stream frontage:</b> 1,380 feet (both sides)
<b>Target Area Acreage Total:</b> 196.44 acres	<b>Target area acreage goal:</b> 140 acres

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*The acquisition meets the refinement goals for this target area in the following way:*

**Refinement Plan goal:** The refinement plan goal of the Dairy & McKay Creeks Confluence Target Area is to protect riparian areas and associated wetlands near both of these creeks to contribute to improved water quality in these major tributaries of the Tualatin River. This acquisition protects important riparian and wetland habitat within the target area which will contribute to improved water quality in the Tualatin River. This acquisition contains 500 feet of both banks of Council Creek, a significant tributary of Dairy Creek.

**Tier I objectives:** This acquisition protects riparian areas and extends public lands along Council Creek. It also protects lowland areas along Council Creek upstream of its confluence with Dairy Creek, which contributes to improved water quality.

**Partnership opportunities:** Metro does not have a partner in ownership of this donation, but the City of Cornelius granted Metro an access easement through a new City-owned park to the eastern portion of the property.

*This acquisition is important to the region because it meets the criteria established in the bond measure voters approved in November 2006:*

**Water quality:** This acquisition conserves approximately 500 feet of Council Creek frontage and approximately 880 feet of a tributary stream to Council Creek. It also conserves emergent wetlands and scrub shrub wetlands along Council Creek and Jobes Ditch.

**Habitat value:** The floodplains of Council Creek and Jobes Ditch provide habitat to wildlife such as black tailed deer, coyote and bobcat, as well as migratory birds including Great blue herons and Western and Cackling Canada geese.

**Rarity (habitat of concern):** This acquisition includes emergent wetlands and floodplain which provide habitat for a range of native wildlife species.

**Parcel size:** With the acquisition of this 5.74-acre property, Metro's East Council Creek Natural Area expands to nearly 40 acres.

**Restoration potential:** This acquisition creates the opportunity for improved and connected floodplain function, including flood water storage and wildlife habitat.

**Wildlife habitat connectivity:** With this acquisition, Metro's East Council Creek Natural Area extends closer to Council Creek's confluence with Dairy Creek to the east.

**Scenic resources:** The property extends the scenic corridor along Council Creek and is visible from the existing neighborhood to the west and the new neighborhood being built to the east. In the long term, the property will be visible from the Council Creek Regional Trail, which is planned to be constructed along the railroad corridor immediately south of the property.

**Public access potential:** Due to the presence of wetlands and challenging topography leading down to the Council Creek floodplain, formal public access to the property in the future is unlikely.

*Parks and Nature program staff have identified the following stabilization actions as necessary for this property:*

**Stabilization activities anticipated:** The extent of non-native grass present will make establishment of native plants challenging. Stabilization activities may be focused on the narrow band of land outside of the floodplain where reed canarygrass is less of an issue. Establishing a more intact canopy of hardwoods and conifers with a native understory would benefit wildlife and water quality. Additionally, it may provide a more effective buffer from disturbances in the adjacent residential areas.

Please call me if you have any questions regarding this purchase.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Andrew Scott, Interim Chief Operating Officer  
Heidi Rahn, Interim Deputy Chief Operating Officer  
Nathan Sykes, Acting Metro Attorney  
Jon Blasher, Director, Parks and Nature

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Date:** August 27, 2019  
**To:** Lynn Peterson, Council President  
**From:** Dan Moeller, Conservation Program Director  
**Re:** Parks and Nature land acquisition

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<b>Target area:</b> Chehalem Ridgetop To Refuge	<b>Date of closing:</b> August 21, 2019
<b>File number:</b> 48.016	<b>Purchase price:</b> \$215,000
<b>Seller:</b> Joseph M. Sohler	<b>City:</b> unincorporated Washington County
<b>Ownership type:</b> Fee simple	<b>Partner:</b> none
<b>Acreage:</b> 7.24 acres <b>Tier:</b> II	<b>Stream frontage:</b> 900 feet (both sides)
<b>Target Area Acreage Total:</b> 1,455.47acres	<b>Target area acreage goal:</b> 400

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*The acquisition meets the refinement goals for this target area in the following way:*

**Refinement Plan goal:** This property supports the Refinement Plan goal of protecting large tracts to protect water quality, wildlife habitat and corridors. It is situated between Metro's future 1,230-acre Chehalem Ridge Nature Park to the south and its 547-acre Fern Hill Forest/Penstemon Prairie complex to the north.

**Tier I objectives:** This acquisition supports the Tier I objective of protecting upper elevation forestlands to enhance water quality and wildlife habitat and to provide potential public access opportunities.

**Tier II objectives:** This acquisition supports the Tier II objectives of acquiring and protecting lands along creeks and streams on the western slope of Chehalem Ridge and provides potential trail connections between Chehalem Ridge and the Wapato Lake Target Area.

**Partnership opportunities:** This acquisition did not involve a partner. However, as Metro continues to acquire property in this target area, form connections to existing natural areas and develop public access, additional partnership opportunities will be pursued.

*This acquisition is important to the region because it meets the criteria established in the bond measure voters approved in November 2006:*

**Water quality:** This acquisition protects seven acres of forested uplands that drain into two unnamed perennial tributaries to Harris Creek, a Tualatin River tributary, and their associated riparian areas. Protecting perennial tributaries to the Tualatin River is critical for improving water quality. The property contains at least one significant natural spring.

**Habitat value:** Acquisition of this property protects an intact upland forest that is in excellent condition.

**Rarity (habitat of concern):** This acquisition protects upland forest, a natural spring and several small spring-fed wetlands.

**Parcel size:** At seven acres, the property is relatively small, but it adds to a contiguous, protected area totaling nearly 1,260 acres.

**Restoration potential:** The property is currently in excellent condition but will benefit from the removal of small patches of English holly.

**Wildlife habitat connectivity:** This property will help further extend the wildlife corridor from Chehalem Ridge Natural Area to Fern Hill Forest, Penstemon Prairie and the Tualatin River floodplain. Wildlife is currently using the site, including numerous species of resident and migratory songbirds, coyote and black-tailed deer.

**Scenic resources:** Acquisition of this property ensures that a sizable portion of the western flank of Chehalem Ridge will remain undeveloped, thus enhancing the viewshed for the surrounding area.

**Public access potential:** Currently, this acquisition does not provide public access opportunities. This parcel may be used for a trail connection in the future if additional property needed to connect Chehalem Ridge Nature Park to Fern Hill Forest.

*Parks and Nature program staff have identified the following stabilization actions as necessary for this property:*

**Stabilization activities anticipated:** The property's boundaries will be surveyed after closing and at least one unauthorized use encroachment from a neighboring property will be addressed. English holly will be removed from the understory.

Please call me if you have any questions regarding this purchase.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Andrew Scott, Interim Chief Operating Officer  
Heidi Rahn, Interim Deputy Chief Operating Officer  
Carrie MacLaren, Metro Attorney  
Jon Blasher, Director, Parks and Nature



# Memo

Date: June 21, 2019  
To: Lynn Peterson, Council President  
From: Dan Moeller, Conservation Program Director  
Subject: Parks and Nature trail easement acquisition

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**Target area:** Tonquin Geologic Area  
**File number:** 08.046  
**Seller:** Merlo Station, LLC  
**Ownership type:** Trail easement  
**Acreage:** 0.83 acres  
**Tier:** 1

**Date of closing:** June 19, 2019  
**Purchase price:** donation  
**City:** Tualatin  
**Partner:** City of Tualatin  
**Linear feet of trail:** 340 feet  
**Total trail acquired in target area:** 3 miles +/-

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*The acquisition meets the criteria established in the 2006 voter-approved bond measure and the refinement plan goals for this target area in the following ways:*

**Connectivity:** The acquisition of this trail easement secures land needed to construct the Hedges Creek section of the Ice Age Tonquin Trail. Additional trail easement acquisitions will be required before significant trail length can be constructed.

**Access to nature:** Securing this trail segment ensures that the City of Tualatin will be able to construct this segment of the Ice Age Tonquin Trail, connecting local residents through the Hedges Creek wetlands and Hedges Creek Preserve, Pascuzzi Pond, Sweek Pond Natural Area, Tualatin Community Park and to the Tualatin River Greenway. The Hedges Creek Trail corridor will be over two miles in length.

**Scenic value:** The easement provides high scenic value, as it travels through a diverse wetland complex backing up to multiple commercial and residential properties west of downtown Tualatin.

**Trail usability timeframe:** The trail usability timeframe for this trail easement and this segment of the Ice Age Tonquin Trail is uncertain at this time.

**Trail gap completion progress:** The acquisition of this easement secures an important trail corridor property through the Hedges Creek Trail corridor. Additional trail easement acquisitions will be required in order to link the entire Hedges Creek Trail corridor to the Tualatin River Greenway.

**Land use:** This section of trail will move through an area characterized by a mix of multi-family residential and commercial and light industrial lands. The Hedges Creek Trail will help link these land uses over a 2+ mile corridor to the Tualatin River Greenway.

**Transportation:** Once the Hedges Creek section of the Ice Age Tonquin Trail is constructed, over two new miles of trail will provide a compelling alternative transportation option for citizens and workers within a high use area of the City of Tualatin.



**Wildlife habitat quality:** This property is part of an extensive network of high quality open water, emergent, and scrub shrub wetlands that provide for the habitat needs of multiple species of fish and wildlife.

**Partnership:** The City of Tualatin is taking ownership of this easement, and will be responsible for construction and maintenance of the future trail.

Please call me if you have any questions regarding this trail acquisition.

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Brian Evans, Metro Auditor  
Andrew Scott, Interim Chief Operating Officer  
Heidi Rahn, Interim Deputy Chief Operating Officer  
Nathan Sykes, Acting Metro Attorney  
Jon Blasher, Director, Parks and Nature