



METRO

## Natural Areas Program Performance Oversight Committee

Tuesday, February 5, 2008  
7:30 am – 10:00 am

Council Chambers  
*[note room change]*

### MEETING AGENDA

Welcome (arrival, coffee etc.)	7:30 – 7:40
Natural Areas Program updates <ul style="list-style-type: none"><li>• Communication plan</li></ul>	7:40 – 8:00
Natural area sub-group updates and review of closing documents	8:00 – 9:00
Break	9:00 – 9:10
Andy Cotugno – 2040 Growth Concept Plan	9:10 – 10:00
Adjourn	10:00

Coffee, pastries and fruit will be provided

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METRO

## Natural Areas Program Performance Oversight Committee

February 5, 2008  
7:30 – 10:00 am

### MINUTES

**Committee Members in attendance:** Linda Craig, Helena Huang, Peter Krainock (chair), Anil Krishnamurthy, Lori Luchak, Jacquenette McIntire, Segeni Mungai

**Committee Members excused:** Rocky Dixon, Dave Evans, Michele Frank, Don Jones, Jill Long, David Pollock, Sylvia Roll

**Metro Management:** David Bragdon, Kathleen Brennan-Hunter, Jim Desmond

**Metro Staff:** Carrie Belding, Paul Garrahan, Marybeth Haliski, Ashley Hohimer, Heather Kent, Jeff Tucker

#### Welcome

Committee Chair Peter Krainock welcomed the committee and thanked everyone for attending the meeting.

#### Program updates

Kathleen Brennan-Hunter introduced Ashley Hohimer, the new attorney assigned to the bond program. Kathleen also discussed the current recruitment for real estate negotiators, noting that John Berry, who was hired in August 2007, recently resigned due to family concerns and long-time negotiator William Eadie is on personal leave until mid-April. Fritz Paulus, a member of the 1995 bond staff, has been rehired and will begin work February 19. Kathleen hopes to hire a fourth negotiator from the current pool of applicants. Peter Krainock asked if there has been a loss of momentum with the staff changes, but Kathleen responded that John Berry had only been with Metro for four months and was still learning the program, and Fritz Paulus already knows the history of the program and many of the various target areas and will be able to “jump right in.”

Kathleen asked for feedback on the recently distributed quarterly report. The group responded that the report was very comprehensive and easy to read.

Jeff Tucker reviewed the program budget and acquisition by target area spreadsheets (attached). Linda Craig asked if the stream frontage totals related to a specific goal. Jeff responded that the stream frontage goals are not really measurable, because it is difficult to determine what is actually available and because Metro measures in *acres*. He noted that Metro is trying to provide both qualitative and quantitative information. Jeff agreed to a suggestion that the percentage of goals met be added to the acquisition form.

### **Communication Plan**

Heather Kent distributed a draft Natural Areas Program Communication Plan 2007-2009 (attached) for the committee's review. Discussion was held regarding direct mailings, web updates, program budget, performance measures, etc. The desire for national press coverage was also discussed, as well as a video currently in production about the Graham Oaks natural area. Heather noted that the Zoo's press releases are linked to video clips on the zoo's website, and she hoped to soon be offering similar opportunities. Peter Krainock pointed out several inaccuracies in the recent Oregonian article, "Good buys on green space?" by Eric Mortenson (December 17, 2007). Heather noted that this was the first natural areas story for this reporter, and expected future stories would be more accurate.

Extensive discussion was held regarding natural area signage opportunities. While recognizing the need to move forward on this project, Linda Craig stressed the importance of waiting until the program's performance measures were in place. Helena Huang suggested a focus group be formed to review the signage options in greater detail.

The committee agreed that a communications update should be provided at each meeting and Peter Krainock asked members to contact Heather (kenth@metro.dst.or.us) with suggestions and ideas for communication strategies. Peter also inquired if there were sufficient funds budgeted for the communication plan, stressing the importance of communications as noted in the Metro Auditor's report.

### **Review of closing documents**

Kathleen Brennan-Hunter reviewed three closing memos related to properties in the Johnson Creek target area (Hedges, Reeves and Telford, attached) and noted that another property was scheduled to close next week in the Chehalem Ridgetop target area. Jacquenette McIntire requested that maps showing the purchased property be sent with the closing memos.

Kathleen distributed a sample stabilization report (attached). Discussion followed about stabilization costs (approximately 4% of total 1995 bond expenses) and that maintenance can be paid with bond funds if included in the stabilization process. If improvements are made to any structures, the investment must be recouped within two years. Jeff Tucker agreed to add stabilization costs to the acquisition spreadsheet. He noted Metro has a 13 year projection on costs of property upkeep, and Jim Desmond promised a report on Metro's plans for long-term property maintenance at the next meeting. Linda Craig asked if Metro is spending *enough* money on stabilization. Jim answered that the science and stewardship team is very aggressive and he believes they are especially thorough in their projections.

Segeni Mungai asked for a list of acquired properties and pending acquisitions. Peter Krainock reminded the committee of the confidential nature of this information, and it was suggested the list show pending acquisitions by target area only, not by specific transaction. Kathleen Brennan-Hunter indicated a report of this nature is being created and will be distributed prior to the next committee meeting.

### **2040 Growth Concept Plan**

Metro Planning Director Andy Cotugno gave a presentation about Metro's 2040 Growth Concept plan and related performance measures. Peter Krainock inquired if the plan is static. Andy replied that the *concept* is static, but the variables are constantly changing. (Contact Marybeth Haliski at haliskim@metro.dst.or.us for a copy of the PowerPoint presentation.)

**Next Meeting.** The committee will reconvene in early May. Peter Krainock indicated the meeting will include discussions on parameters for the upcoming annual report, the appraisal issues raised in the Metro Auditor report and an update on the program's communication strategies.

**Adjournment.** The meeting adjourned at 10:10 am.

**2006 Natural Areas Bond Fund**

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

	FY07		FY08 YTD 12/31/07		Program Total
	Amount		FTE	Amount	Amount
Beginning Fund Balance	0			122,299,467	0
<b>Resources</b>					
Bond Proceeds	130,678,369			0	130,678,369
Interest Earnings	1,301,230			3,181,110	4,482,340
Other Resources	10,000			27,380	37,380
<b>Subtotal Resources</b>	<b>131,989,599</b>			<b>3,208,490</b>	<b>135,198,089</b>
<b>Requirements</b>					
<b>Land Acquisition</b>					
Staff Costs	117,956	4.50		119,084	237,040
Materials & Services	6,786			(3,666)	3,120
Land Costs	7,596,372			17,664,465	25,260,837
<b>Due Diligence</b>					
Materials & Services	96,539			111,745	208,284
<b>Stabilization</b>					
Staff Costs	19,578	3.40		49,846	69,424
Materials & Services	667			85,506	86,173
<b>Local Share</b>					
Staff Costs	0	0.63		15,689	15,689
Materials & Services	0			25	25
Payments to Jurisdictions	400,000			1,006,474	1,406,474
<b>Capital Grants</b>					
Staff Costs	0	0.87		22,113	22,113
Materials & Services	0			776	776
Grant Payments	0			0	0
<b>Capital Construction</b>					
Staff Costs	0	0.80		40,166	40,166
Capital	455,072			987,504	1,442,576
<b>Administration</b>					
Bond Issuance Costs	295,889			0	295,889
Refinement					
Staff Costs	1,477			5,426	6,903
Materials & Services	382,030			80,535	462,565
Direct Admin Costs					
Staff Costs	230,815	4.75		241,491	472,306
Materials & Services	25,980			68,504	94,484
Indirect Admin Costs*	60,971			464,938	525,909
<b>Other Requirements</b>	<b>0</b>			<b>0</b>	<b>0</b>
<b>Subtotal Requirements</b>	<b>9,690,132</b>	<b>14.95</b>		<b>20,960,621</b>	<b>30,650,752</b>
Ending Fund Balance	122,299,467			104,547,337	104,547,337
	<b>FY07</b>		<b>FY08 YTD</b>		<b>Total</b>
<b>Administration as % of Total Expenditures</b>	10.29%		4.11%		6.06%

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

**Amount Currently Remaining for Land Acquisition**

Ending Fund Balance as of December 31, 2007	104,547,337
Anticipated Bond Sale - FY10	<u>103,105,000</u>
	207,652,337
Local Share Remaining (\$44m total)	(42,593,526)
Grants Program (\$15m total)	(15,000,000)
Estimated Capital Remaining	<u>(4,484,467)</u>
<b>Remaining for Regional Land Acquisition</b>	<b>145,574,344</b>

Note: This amount will vary, based on administrative expenses and the amount of interest earnings over time.

# Acquisitions by Target Areas (Showing Total Stream Frontage)

File #	Seller	Date	Acres	City/Jurisdiction	County	Council District	Total Stream Frontage (ft)	% Metro Ownership	% Other Ownership	Mgmt. By	% in Tier 1
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<b>Target Area: Columbia Slough</b>											
Goal: 50 acres											
28.003	Mulhonnah C Tax Transfer	10/25/2007	2	Portland	Mulhonnah		0	100		Metro	100.00%
28.004	OR Parks Donation	12/10/2007	0	Portland	Mulhonnah	5	1450	75	25	Metro	0.00%
TA transactions: 2							TA acres: 2		TA frontage: 1,450		
Target Area: Dairy & McKay Creeks Confluence							Goal: 140 acres		Total % Tier 1 Acres 100.00%		

07.039	Wetter Trust	4/13/2007	93.3	Unincorporated	Washington	4	5280	100		Metro	100.00%
TA transactions: 1							TA acres: 93.3		TA frontage: 5,280		
Target Area: East Buttes							Goal: 52 acres		Total % Tier 1 Acres 100.00%		

02.125	Darby Ridge	6/6/2007	37.3	Gresham	Mulhonnah	1	0	75	25	Gresham	0.00%
02.135	Persimmon	7/20/2007	70	Gresham	Mulhonnah	1	0	100		Metro	100.00%
02.136	Persimmon	7/20/2007	8	Gresham	Mulhonnah	1	0	100		Metro	100.00%
TA transactions: 3							TA acres: 115.3		TA frontage: 0		
Target Area: Forest Park Connections							Goal: 60 acres		Total % Tier 1 Acres 67.65%		

06.058	Margolis	3/27/2007	57.5	Unincorporated	Mulhonnah	5	0	100		Metro	100.00%
TA transactions: 1							TA acres: 57.5		TA frontage: 0		
Target Area: Johnson Creek							Goal: 200 acres		Total % Tier 1 Acres 100.00%		

29.001	Wong/Gilberts Ridge	6/22/2007	10	Portland	Mulhonnah		0	100		Portland	100.00%
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File #	Seller	Date	Acres	City/Jurisdiction	County	Council District	Total Stream Frontage (ft)	% Metro Ownership	% Other Ownership	Mgmt. By	% in Tier 1
29,002	Spani/Seely	12/29/2006	1.02	Portland	Multnomah	6	150	100		Metro	100.00%
29,004	Telford	11/27/2007	20	Gresham	Multnomah	1	3600	100		Metro	100.00%
29,005	Allesina	7/31/2007	1.28	Gresham	Multnomah	1	766	100		Metro	100.00%
29,006	Clatsop Butes	7/13/2007	49	Portland	Multnomah	1	900	100		Portland	100.00%
29,007	Clatsop Butes 2	1/7/2008	1.54	Portland	Multnomah	1	0	100		Portland	100.00%
29,008	Reeves	11/30/2007	52.68	Portland	Multnomah		0	100		Portland	100.00%

TA transactions: 7 TA acres: 135.52 TA frontage: 5,416 Total % Tier 1 Acres 100.00%

Target Area: Local Share Goal: 0

53501	O'Malley	1/17/2008	0.79	Milwaukie	Clackamas	2	0	100		Milwaukie	100.00%
53687	THPRD Local Share	11/30/2007	0.71	Beaverton	Washington		0	100			100.00%
53792	Forest Grove Local Share	7/23/2007	3.94	Forest Grove	Washington	4	0	100			100.00%

TA transactions: 3 TA acres: 5.44 TA frontage: 0 Total % Tier 1 Acres 100.00%

Target Area: Lower Tualatin Headwater Goal: 400 acres

54,001	Burge Trust	5/2/2007	52.93	Unincorporated	Washington	3	9240	100		Metro	100.00%
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TA transactions: 1 TA acres: 52.93 TA frontage: 9,240 Total % Tier 1 Acres 100.00%

Target Area: Newell & Abernathy Goal: 150 acres

03,053	Evanson/TPL	8/13/2007	106.66	Unincorporated	Clackamas		0	100		Metro	100.00%
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TA transactions: 1 TA acres: 106.66 TA frontage: 0 Total % Tier 1 Acres 100.00%

Target Area: Tualatin River Greenway Goal: 0 acres

11,013	Kapraun	9/28/2007	0.41	Unincorporated	Clackamas	2	410	100		Metro	0.00%
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File #	Seller	Date	Acres	City/Jurisdiction	County	Council District	Total Stream Frontage (ft)	% Metro Ownership	% Other Ownership	Mgmt. By	% in Tier 1
11.030	Brown	4/30/2007	44.19	Hillsboro	Washington	3	0	100		Metro	100.00%

TA transactions: 2 TA acres: 44.6 TA frontage: 410 Total % Tier 1 Acres 99.08%

Total Regional Acquisitions 613.25 Total Stream Frontage: 21,796 Feet  
 Total Number of Acquisitions 21 4.13 Miles



# DRAFT

## Natural Areas Program

### Communications Plan 2007-2009

Prepared by: Heather Nelson Kent  
Jan. 22, 2008

#### **Purpose:**

To increase the visibility and provide greater accountability to the public regarding the Metro Council's Nature in Neighborhoods initiative through community outreach and communications activities about the Natural Areas Program.

#### **Overview:**

Voters overwhelmingly approved Metro's program for the protection of natural areas, clean rivers, streams and valuable fish and wildlife habitat in our urban areas. The Metro Council is seeking to fulfill its promise to voters and to exceed citizens' expectations.

To date, the Natural Areas Program has used the following communication tools:

- Earned media
- Direct mail (includes mailers, GreenScene, stories in Metro council newsletters)
- Email "blasts" -- email updates to email lists maintained by Metro
- Paid advertising (for refinement plan open houses)
- Outreach from partner organizations or other community newsletters

#### **Communication goals:**

- Focus attention on Metro and the Metro Council's Nature in Neighborhoods initiatives
- Provide citizens with increased transparency about the Natural Areas Program
- Reach a broad variety of audiences using a variety of communication tools
- Effectively generate positive earned media
- Work with partners and local jurisdictions to help leverage Metro's communication objectives by collaborating on outreach activities to their constituents.

#### **General Messages:**

- The Metro Council is a leader in natural resource protection in the region
- The Metro Council is setting a standard of stewardship of our region's fish and wildlife habitat and water quality
- Natural areas are a good public investment
- Natural areas significantly add to the region's water quality, wildlife habitat and livability
- Natural areas are valued by area citizens
- The Metro Council is a wise manager of the Natural Areas Program funds.

**Primary audiences:**

- Local government partners
- Civic and opinion leaders
- Landowners with valuable natural resources
- Environmental groups, watershed councils, etc.
- Business and development groups and associations

**Secondary audiences:**

- Metro-area residents
- State and national opinion leaders

**Strategies**

- Cultivate targeted community interest across a broad spectrum
- Support earned media communications with paid media and direct mail
- Use viral marketing techniques to spread the news of the program using Metro's website, email and partner's web 2.0 tools
- Install signs on properties that provide information to the public about the program and connect citizens to the land
- Produce or participate in tours and events that showcase the program's objectives and benefits.

## **Action Plan and Timeline**

### **Phase I – January – December 2007 (Complete)**

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#### **Activity: Regional Target Area refinement process**

*Goal: generate awareness and citizen participation*

See public involvement plan.

#### **Activity: Early acquisitions outreach**

*Goal: Generate news media coverage that first land acquisitions are important and necessary*

See detailed earned media plan and news coverage for land acquisitions.

### **Phase II – September 2007-Summer 2008**

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#### **Activity: Capital Grants Outreach**

*Goal: generate awareness and citizen participation (applications)*

See Capital Grants Program outreach plan and progress to date.

### **Phase III – 2008 Special Outreach Projects – January 2008-Winter 2008**

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#### **Activity: Natural Areas Program community outreach (winter-spring)**

Talk to priority organizations to gain support for promotional assistance via web site postings, e-mail to members, including information in publications and newsletters, etc.

See list of targeted organizations including cities, non-profits, civic and business organizations.

1. Meet with organizations and explore opportunities for cross promotion of Natural Area Program activities.
2. Develop joint communication strategies with partners.

#### **Activity: Natural Areas Program signs (winter-spring)**

Develop designs for signs to be posted at Metro's natural area sites – both those being acquired with current funds and those previously purchased.

Two sign types with similar messages:

1. "Drive by" signs (similar to the concept of "your watershed" signs) that can be posted at strategic points in highly visible locations but are not at easy access points.
2. "Entry point" signs (similar to the current "Natural Area Restoration in Progress, call Metro to volunteer" or "Where's Waldo" signs) to be posted at logical/known points of entry to Metro natural areas.

**Activity: Metro web 2.0 site development (winter-spring)**

1. Continue developing and updating existing pages on Metro's web site about activities related to the Natural Areas Program
2. Update and reorganize local share web pages
3. Develop new content for Metro website.

**Activity: Participate in redesign and new distribution plan for GreenScene (tentative launch, Fall 2008)**

1. Participate in Metro-wide effort to reposition and redesign GreenScene (winter-spring)
2. Work with Metro-wide team to design new distribution strategies for GreenScene (spring-summer)
3. Provide GreenScene editorial team with content about the Natural Areas Program (ongoing).

**Activity: Graham Oaks natural area restoration publicity and outreach**

1. Outreach to Wilsonville residents about restoration project (winter-spring)
2. Develop communication tools documenting restoration for future nature park grand opening events and promotions (video project with NFWF kick off winter 2008)
3. Develop and expand Metro web pages about rare habitat restoration projects/partnerships on Metro lands.

**Phase IV: 2008 General Outreach – January 2008-Winter 2008 (ongoing)**

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**Activity: Earned media for new regional acquisitions**

1. Implement media strategies for land acquisition news (see earned media plan for regional land acquisitions).
2. Work to develop longer, deeper stories about the program on a quarterly basis.
3. Work to secure stories about land management and restoration activities.

**Activity: Direct outreach for land acquisition and other program news to our audiences**

1. Send postcards about significant acquisitions sent to local or regional mailing lists
2. Email blasts and updates about significant milestones sent to local or regional email lists
3. Include program news in Metro Councilors monthly newsletters.

**Activity: Metro web 2.0 site development and viral marketing strategies**

1. Continue to develop, improve pages on Metro's web site that provide up to date information about activities related to the Natural Areas Program
2. Develop outreach strategies that drive the public to the website for program updates.

**Activity: Outreach/promotions for local share activities**

1. Develop new map, graphics and project tracking communication tools.
2. Work with local partners to publicize local share program activities and early success stories.

**Activity: Outreach/promotions for grant program activities**

1. Develop map, graphics and project tracking communication tools
2. Update grant program web pages
3. Work with local partners to publicize grant program activities and early success stories.

**Phase V: Open Cooper Mountain Nature Park -- Summer 2008-Summer 2009**

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**Activity: Opening of region's newest regional nature park involving community.**

Work plan activities TBD

**Phase VI: Program Reporting -- Summer 2008-Winter 2008**

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**Activity: Outreach and promotions of Oversight Committee Report**

Work plan activities TBD

**Activity: Outreach and promotions of Metro Audit results (as required by bond measure)**

Work plan activities TBD

**Phase VII: 2009 General Outreach – January 2009-December 2009 (and ongoing)**

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**Activity: Earned media for new regional acquisitions**

1. Implement media strategies for land acquisition news (see earned media plan for regional land acquisitions).
2. Work to develop longer, deeper stories about the program on a quarterly basis.
3. Work to secure stories about land management and restoration activities.

**Activity: Direct outreach for land acquisition and other program news**

1. Send postcards about significant acquisitions sent to local or regional mailing lists
2. Email blasts and updates about significant milestones sent to local or regional email lists
3. Include program news in Metro Councilors monthly newsletters

**Activity: Outreach/promotions for local share activities**

1. Continue working with local partners to publicize local share program activities and early success stories.

**Activity: Outreach/promotions for grant program activities**

1. Continue working with local partners to publicize grant program activities and early success stories.

**Phase VIII – 2009 Special Outreach Projects – January 2009-Winter 2009**

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TBD

**Phase IX: Program Reporting -- Summer 2009-Winter 2009 (ongoing)**

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**Activity: Outreach and promotions of Oversight Committee Report**

Work plan activities TBD

**Activity: Outreach and promotions of Metro Audit results (as required by bond measure)**

Work plan activities TBD



METRO

## MEMORANDUM

**DATE:** November 27, 2007  
**TO:** David Bragdon, Council President  
**FROM:** Kathleen Brennan-Hunter, Natural Areas Program Director  
**RE:** Natural Areas Program new land acquisition

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<b>Target area:</b> Johnson Creek and Watershed	<b>Date of Closing:</b> Nov. 27, 2007
<b>Seller:</b> Telford Estates	<b>Purchase Price:</b> \$1,200,000
<b>Location/Address:</b> Telford Road/SE 252 <sup>nd</sup> Avenue	<b>City/County:</b> Gresham, Multnomah County
<b>Ownership Type:</b> Fee Simple Purchase	<b>Partner:</b> City of Gresham (50%)
<b>Acreage:</b> 20 acres <b>Tier:</b> I	<b>Stream Frontage:</b> 2,020 feet
<b>Target Area Acreage Total:</b> 81.3 acres	<b>Target Area Acreage Goal:</b> 200

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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 protecting remaining intact, forested habitat areas adjacent to the main stem of Johnson Creek and connecting existing public holdings.

### ***Tier I Objectives***

This acquisition meets the Tier I Objective of protecting lands along the main stem of Johnson Creek from Gresham to Boring for water quality benefits.

### ***Tier II Objectives***

This acquisition meets the Tier II Objective of securing remaining gaps along the main stem of Johnson Creek and the Springwater Corridor Trial from Powell Butte eastward to Gresham.

### ***Partnership Objectives***

This acquisition meets the Partnership Objectives for this target area through a joint purchase (50/50) with the City of Gresham to leverage the regional investment in the Johnson Creek and Watershed target area.

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

### ***Water quality***

Patches of dense forest canopy straddle both sides of Johnson Creek, providing important shade to cool water temperatures for native fish. The property provides room for the stream to move in high water and to be used for flood storage, protecting property downstream.

### ***Habitat value***

The property is home to a variety of native plants and trees including Western red cedar, black cottonwood and Oregon ash. It also provides important songbird and wildlife habitat.

***Rarity (habitat of concern)***

Intact acreage including frontage on both sides of the stream is relatively rare in the Johnson Creek and Watershed target area, especially within the city limits.

***Parcel size***

For the Johnson Creek and Watershed target area, 20 acres is a large parcel. Johnson Creek is one of the most heavily urbanized streams in the Metro area. This property also connects, via the creek and the Springwater Corridor Trail, to hundreds of acres of other protected natural area properties.

***Restoration potential***

The property has good restoration potential for reforestation and for the establishment of a diverse riparian habitat.

***Connectivity***

The property is in proximity to other publicly owned lands along the main stem of Johnson Creek, and is directly connected to the Springwater Corridor Trail.

***Scenic resources***

Trail users are provided views of this property.

***Public access potential***

Property is adjacent to the Springwater Corridor Trail.

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

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Suzanne Flynn, Metro Auditor  
Michael Jordan, Chief Operating Officer  
Dan Cooper, Metro Attorney  
Jim Desmond, Director, Regional Parks and Greenspaces





METRO

## MEMORANDUM

**DATE:** November 30, 2007  
**TO:** David Bragdon, Council President  
**FROM:** Kathleen Brennan-Hunter, Natural Areas Program Director  
**RE:** Natural Areas Program new land acquisition

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<b>Target area:</b> Johnson Creek and Watershed	<b>Date of Closing:</b> Nov. 30, 2007
<b>Seller:</b> J.C. Reeves	<b>Purchase Price:</b> \$5,850,000
<b>Location/Address:</b> SE 145 <sup>th</sup> Court, Clatsop Butte	<b>City:</b> Portland
<b>Ownership Type:</b> Fee Simple Purchase	<b>Partner:</b> Portland, management only
<b>Acreage:</b> 52.68 acres <b>Tier:</b> I	<b>Stream Frontage:</b> n/a
<b>Target Area Acreage Total:</b> 133.9	<b>Target Area Acreage Goal:</b> 200

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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 tracts within the remaining upland habitat areas adjacent to the main stem, along major tributary creeks, and within the Johnson Creek floodplain to protect water quality and connect existing public holdings.

### ***Tier I Objectives***

This acquisition meets the Tier I Objective of securing the upland forest habitat and tributary streams in the Clatsop Butte area immediately south of Johnson Creek, east of I-205, and west of SE 162nd Ave.

### ***Partnership Objectives***

This acquisition meets the Partnership Objectives for this target area through a partnership with the City of Portland's Bureau of Parks to manage the property acquired by Metro.

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

### ***Water quality***

Preserving this intact, forested butte top land provides important water quality benefits to Johnson Creek by protecting headwaters and tributary streams that drain into the watershed.

### ***Habitat value***

The property is home to a variety of native plants including cedar, maple, Douglas fir, red alder, Oregon grape, huckleberry, elderberry and sword fern. The area also supports a variety of wildlife including deer, fox, coyote, flicker, pileated woodpecker and other local and migratory birds.

***Rarity (habitat of concern)***

Contiguous acreage of this size within the boundaries of the City of Portland is extremely rare. This property, combined with other Metro and City of Portland holdings, brings the total of this protected coniferous forest habitat to more than 100 acres.

***Parcel size***

See above.

***Restoration potential***

The property is in fairly good condition with an intact coniferous forest dominated by Western red cedar and a diverse native understory. As with most natural areas within the urban area, keeping the site free of invasive species is the primary restoration and maintenance goal for this site.

***Connectivity***

The property is adjacent to another 49-acre parcel Metro acquired in July 2007. On both sides of Metro's acquisitions are other publicly owned lands managed by the City of Portland Parks and Recreation Department including Eastridge Park on the north side of Clatsop Butte and Bundy Park on the southern side. Additionally, the property is in close proximity to other protected areas that are part of both the Johnson Creek and Watershed and the East Buttes target areas.

***Scenic resources***

The earlier acquisition of 49-acres by Metro at Clatsop Butte protected part of the butte top and some north facing slopes. This acquisition protects additional north facing slopes and preserves the butte's scenic resources from the impacts of logging and residential development.

***Public access potential***

The site is adjacent to two City of Portland-owned parks at the north and south edges of Metro's acquired property. Either or both parks could provide potential future access to the natural area.

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

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Suzanne Flynn, Metro Auditor  
Michael Jordan, Chief Operating Officer  
Dan Cooper, Metro Attorney  
Jim Desmond, Director, Regional Parks and Greenspaces



METRO

## MEMORANDUM

**DATE:** January 7, 2008  
**TO:** David Bragdon, Council President  
**FROM:** Kathleen Brennan-Hunter, Natural Areas Program Director  
**RE:** Natural Areas Program new land acquisition

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<b>Target area:</b> Johnson Creek and Watershed	<b>Date of Closing:</b> Jan. 7, 2008
<b>Seller:</b> Hedges Creek Management #1, LLC	<b>Purchase Price:</b> \$260,000
<b>Location/Address:</b> 7007 Barbara Welch Road, Clatsop Butte	<b>City:</b> Portland
<b>Ownership Type:</b> Fee Simple Purchase	<b>Partner:</b> Portland, management only
<b>Acreage:</b> 1.54 acres <b>Tier:</b> I	<b>Stream Frontage:</b> n/a
<b>Target Area Acreage Total:</b> 135.5	<b>Target Area Acreage Goal:</b> 200

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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 tracts within the remaining upland habitat areas adjacent to the main stem, along major tributary creeks, and within the Johnson Creek floodplain to protect water quality and connect existing public holdings.

### ***Tier I Objectives***

This acquisition meets the Tier I objective of securing the upland forest habitat and tributary streams in the Clatsop Butte area immediately south of Johnson Creek, east of I-205, and west of SE 162<sup>nd</sup> Ave.

### ***Partnership Objectives***

This acquisition meets the partnership objectives for this target area through a partnership with the City of Portland's Bureau of Parks to manage the property acquired by Metro.

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

### ***Water quality***

Preserving this small parcel, which includes a small creek drainage, provides important water quality benefits to Johnson Creek by further protecting headwaters and tributary streams that drain into the creek.

***Habitat value***

The property is contiguous with 110 acres already protected through Metro's Natural Areas Program at Clatsop Buttes. The area is home to a variety of native plants including cedar, maple, Douglas fir, red alder, Oregon grape, huckleberry, elderberry and sword fern. The area also supports a variety of wildlife including deer, fox, coyote, flicker, pileated woodpecker and other local and migratory birds.

***Rarity (habitat of concern)***

This property, combined with other Metro and City of Portland holdings, brings the total of this protected coniferous forest habitat to more than 110 acres. Contiguous acreage of this size within the boundaries of the City of Portland is extremely rare.

***Parcel size***

See above.

***Restoration potential***

The property previously had a home that has recently been removed and the site graded and replanted. With the exception of this area, the site is in fairly good condition with an intact coniferous forest dominated by Western red cedar and a diverse native understory. As with most natural areas within the urban area, keeping the site free of invasive species is the primary restoration and maintenance goal for this site.

***Connectivity***

The property is contiguous with more than 110 acres of protected natural area at Clatsop Buttes and two City of Portland parks. Additionally, the property is in close proximity to other protected areas that are part of both the Johnson Creek and Watershed and the East Buttes target areas, including the Springwater Corridor Trail and Powell Butte Nature Park.

***Scenic resources***

This acquisition protects the sloped hillside along Barbara Welch Road from future development, preserving the neighborhood's scenic resources.

***Public access potential***

The property is connected to the entire 110+ acre natural area with two City of Portland-owned parks located at either end of Metro's 2007 purchases (Eastridge Park on the north and Bundy Park on the south). Either or both parks could provide potential future access to the natural area.

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

cc: Natural Areas Program Performance Oversight Committee  
Metro Council  
Suzanne Flynn, Metro Auditor  
Michael Jordan, Chief Operating Officer  
Dan Cooper, Metro Attorney  
Jim Desmond, Director, Regional Parks and Greenspaces

**Natural Areas Acquisition  
Stabilization Report**

**Target Area: East Buttes  
Property: Darby Ridge**

**Prepared by: Kathryn T. Holleran**

**Date: January 9, 2008**

## **Stabilization Report Darby Ridge, East Buttes Target Area**

### **1. Site identification**

- ❑ File #: 02.125
- ❑ Legal: Tax parcel 100, T1S, R3E, Section 21A, WM
- ❑ Address: West end of paved surface of SW Gabbert Road, see attached directions.
- ❑ Area: 37.3 acres
- ❑ Elevation: 750-990 feet
- ❑ Closing date: 6/6/07, Fee # 2007-101249

- 2. General site description:** This site includes the top and southern flank of Gabbert Hill. It is adjacent to a larger Metro property to the west and City of Gresham property to the south and northeast. It is primarily a forested site dominated by big-leaf maple, Douglas fir and red alder. The forest understory is composed of a suite of native species characteristics of this elevation and aspect, including Indian-plum, vine maple, snowberry and sword fern. Most of the area south of Gabbert Road was logged prior to 1939, but some of the large Douglas-fir pre-date this event. Although patchy and scattered, the conifer component appears vigorous, with no evidence of insects or disease concerns. Although there are scattered western red-cedar and hemlocks in the understory, there is little advanced reproduction of the conifer component.

There are two non-forested openings, less than eight acres total. Based on historical photos, the open areas appear to have been pastureland but are currently dominated by invasive plants, primarily English hawthorn and blackberry.

In general, this property is in good condition with minimal action needed to maintain the forest in good condition. The open areas require significant treatments to prepare for and complete reforestation.

- 3. Former owner:** Wellner Morey-Gresham I, LLC

- 4. Environmental review:** Hahn and Associates, Inc. completed a Phase I Environmental Site Assessment in May of 2007. No recognized environmental conditions were found. Non-REC recommendation was to sample the soil for pesticide residues prior to any development.

Although not a recognized environmental conditions, one uncovered cistern was identified, see attached map for location. Another cistern was located in a previous Phase I assessment conducted in 2005 but not located in 2007. The known cistern will be securely covered or filled as part of stabilization activities.

5. **Survey:** None completed for this purchase
6. **Zoning:** LDR-single family residence
7. **Encroachments:** Property owners along the southwestern boundary have been depositing yard debris along this boundary. In addition, one property owner has constructed a shallow ditch lined with plastic to drain water off the property owners yard. See aerial photo for location. I recommend we work informally with these neighbors to inform them of the change in ownership and management emphasis, provide information on alternate debris disposal options and remove the drainage ditch.
8. **Utilities:** None
9. **Assessments:** None
10. **Water issues:** None
11. **Access:** The site is accessed from SW Gabbert Road, which is paved until the junction with our boundary on the east edge of the property. From this point, it is a gravel-surface road bisects the property and accesses a water tower on the north edge of the property as well as private property to the north. SW Gabbert Road is gated at our eastern property boundary. There is a City of Gresham lock on the gate however, Metro will add a Metro lock to the gate.
12. **Signs:** Mark boundary of Metro property.
13. **Easements:** There are two easements benefiting the City of Gresham for ingress and egress and construction and maintenance of water lines, see attached easements and map. City of Gresham is responsible for maintenance of Gabbert Road.
14. **Houses and Associated Structures:** None
15. **Natural Resources**  
Erosion control: None needed

Invasive and noxious plant control: The two open areas are dominated by invasive hawthorn and blackberry. There is a moderate level of holly and a low level of English ivy scattered throughout the forest stand. Work to control the invasive plants in the open areas began this fall with the shearing and stump spraying of the hawthorn and cutting of the blackberry. A second cutting and follow-up spray will occur in the summer-

fall of 2008. The holly and ivy will be cut and treated with herbicide this winter.

Reforestation: Approximately 7 acres currently occupied by invasive plants will be reforested with Douglas-fir, western red-cedar and western hemlock.

Evidence of current use: Some neighbors along the southeastern boundary have deposited yard debris and garbage. The contractor removed a limited amount when the hawthorn was cut and piled this fall. The remaining garbage will be removed prior to reforestation activities as will the shallow drainage ditch (approximately 1' x 15 ') constructed by a neighbor. There are at least two tree houses in the forest, one that appears relatively new. We will post natural area and "Restoration in Progress" signs at the entrance point and along the southeastern boundary.

Performance Measures	Acres
Acres of riparian forest protected	2
Acres of wetland/floodplain protected	0
Acres of wildlife habitat corridors/linkages to protected habitat	37
Acres containing rare habitat	30
Acres of reforestation	7



### Stabilization Needs-Darby Ridge Property

Issue	Action	Timeline	Funding
Deposition of yard debris and garbage.	<ol style="list-style-type: none"> <li>1. Post boundary, and other informational signs. Meet neighbors, suggest other options for yard debris removal</li> <li>2. Remove garbage</li> </ol>	Winter 2008	Bond
Shallow drainage ditch	<ol style="list-style-type: none"> <li>1. Remove</li> </ol>	Winter 2008	Bond
Invasive plants	<ol style="list-style-type: none"> <li>1. Shear and stump spray hawthorn, cut blackberry</li> <li>2. Follow-up cut and spray of hawthorn, blackberry</li> <li>3. Cut and spray holly and ivy</li> </ol>	<ol style="list-style-type: none"> <li>1. Fall 2007-done</li> <li>2. Summer, fall 2008</li> <li>3. Winter 2008</li> </ol>	Bond
Reforestation	<ol style="list-style-type: none"> <li>1. Burn or dispose of hawthorn pile</li> <li>2. Plant PSME, THPL, TSHE (7 acres)</li> <li>3. Spot spray to control grass around seedlings</li> <li>4. Conduct survival survey</li> </ol>	<ol style="list-style-type: none"> <li>1. Summer-fall 2008</li> <li>2. Winter 2009.</li> <li>3. After planting Spring 2010</li> </ol>	Bond
Convey management to the City of Gresham	Implement IGA between Metro and the City of Gresham.	TBD	Bond

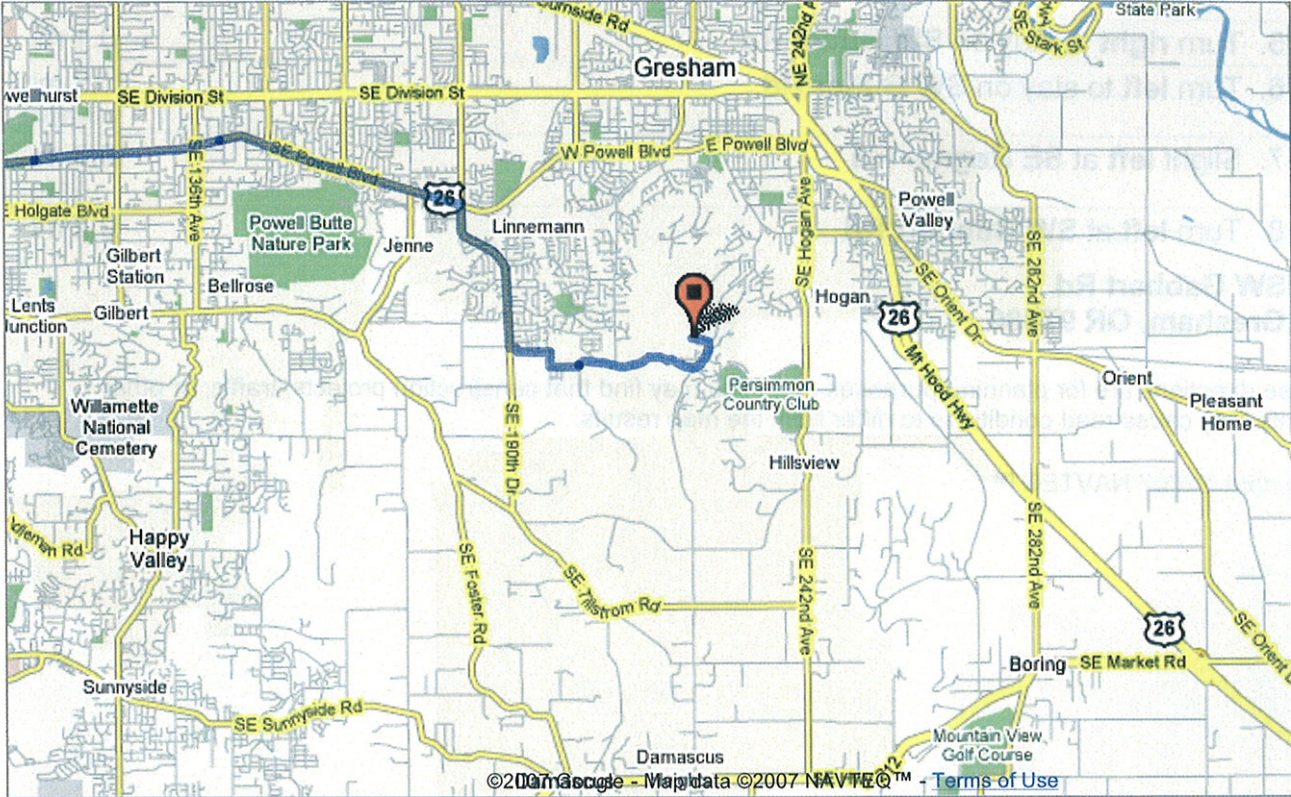
### Long-Term Management Recommendations-Darby Ridge Property

Issue	Action	Timeline	Funding
Boundary	Monitor for incursions	Annually	Gresham
Invasive and noxious weed control	<ol style="list-style-type: none"> <li>1. Monitor and re-treat invasive plants. Work collaboratively with neighbors to control invasive plants along property line</li> </ol>	<ol style="list-style-type: none"> <li>1. Summer 2009</li> <li>2. Ongoing</li> </ol>	Gresham
Reforestation	Monitor and maintain free of overtopping vegetation.	Until free-to-grow (5+ yrs)	Gresham
Long term site management	Collaborate with Gresham, if requested, in development of long-term management plan	TBD	Gresham

Attachment



Start **600 NE Grand Ave**  
 Portland, OR 97232  
 End **SW Gabbert Rd**  
 Gresham, OR 97080  
 Travel **16.5 mi – about 35 mins**



**600 NE Grand Ave**  
**Portland, OR 97232**

Drive: 16.5 mi – about 35 mins

- |  |                   |
|--|-------------------|
| 1. Head north on NE Grand Ave toward NE Irving St                              | 249 ft            |
| ← 2. Turn left at NE Irving St   | 256 ft            |
| ← 3. Turn left at NE Martin Luther King Jr Blvd                                | 0.2 mi<br>1 min   |
| ← 4. Turn left at NE Everett St  | 259 ft            |
| ← 5. Turn left to merge onto I-84 E/US-30 E toward The Dalles/Portland Airport | 4.9 mi<br>6 mins  |
| 6. Take exit 6 to merge onto I-205 S/Veterans Mem Hwy                          | 1.6 mi<br>2 mins  |
| 7. Take exit 19 for Powell Blvd./US-26 W                                       | 0.9 mi<br>1 min   |
| 8. Merge onto SE Powell Blvd/US-26   | 0.2 mi            |
| ← 9. Turn left at SE 90th Pl   | 292 ft<br>1 min   |
| 10. Make a U-turn  | 292 ft            |
| → 11. Turn right at SE Powell Blvd   | 4.7 mi<br>13 mins |

- ➔ 12. Turn **right** at **SW Highland Dr** 0.7 mi  
2 mins

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- ➔ 13. Slight **right** at **SW Pleasant View Dr** 0.7 mi  
1 min

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- ← 14. Turn **left** at **SW Butler Rd** 0.4 mi  
2 mins

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- ➔ 15. Turn **right** to stay on **SW Butler Rd** 0.1 mi

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- ← 16. Turn **left** to stay on **SW Butler Rd** 1.3 mi  
3 mins

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- ← 17. Slight **left** at **SE Regner Rd** 0.3 mi  
1 min

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- ← 18. Turn **left** at **SW Gabbert Rd** 0.2 mi

 **SW Gabbert Rd**  
**Gresham, OR 97080**

These directions are for planning purposes only. You may find that construction projects, traffic, or other events may cause road conditions to differ from the map results.

Map data ©2007 NAVTEQ™

# GABBERT HILL (DARBY RIDGE)



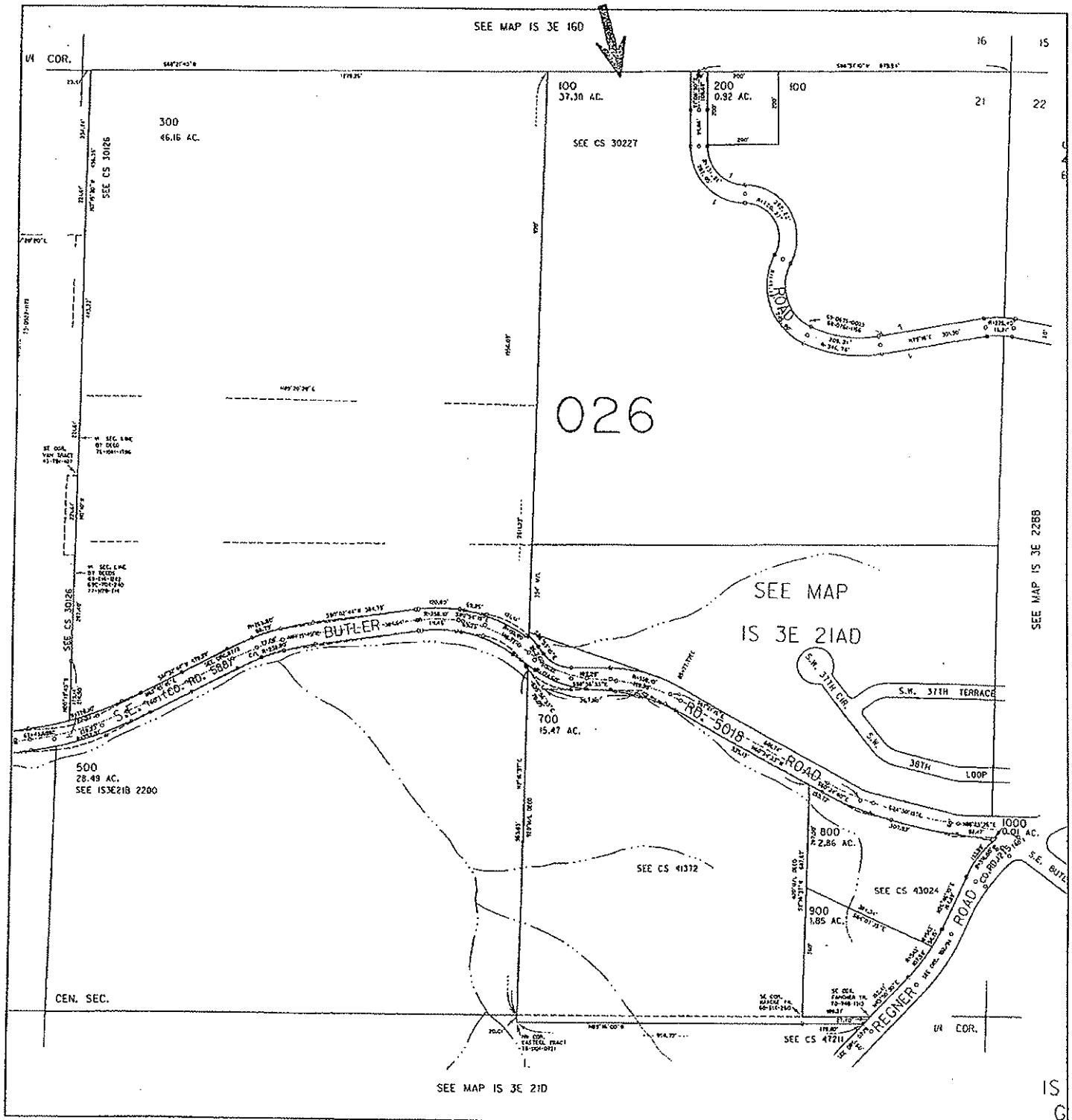


# Fidelity National Title Company of Oregon

## Map # 1S3E21A 100



The drawing below is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



EASEMENT FOR CONSTRUCTION OF WATER LINE

THIS INDENTURE made this 6th day of September, 1969, between

DONALD R. GIBBERT and JEANETTE M. GIBBERT, husband and wife

Hereinafter called Grantor, and the CITY OF GRESHAM, a municipal corporation, hereinafter called Grantee:

WITNESSETH:

That the said Grantor, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant and convey unto the City of Gresham, a municipal corporation, for the construction, operation maintenance and repair of water line. The line will cross the property of the Grantor on a strip that is described herein with free ingress and egress to the City of Gresham for the purpose of construction, operation, maintenance and repair. Property of the Grantor, situated in the County of Multnomah, State of Oregon, is described as follows:

Parcel for Street

A strip of land 50.00 feet in width, being 25.00 feet on each side of, parallel with and adjacent to the following described centerline.

Beginning at a point that is South 88° 51' 10" West 904.54 feet and South 1° 08' 50" East 125.00 feet from the Northeast corner of Section 21, Township 1 South, Range 3 East of the Willamette Meridian and running thence South 88° 51' 10" West 395.00 feet more or less to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 21 and the end of this described centerline.

All being in the County of Multnomah, State of Oregon.

TO HAVE AND TO HOLD the said easement and right of way, unto the said City of Gresham, a municipal corporation, its successors and assigns forever And said grantor does hereby covenant to and with the grantee that he is the owner in fee simple of said lands, premises, easement and right of way, and that it is free from all encumbrances, and that they will warrant and defend said easement and right of way from all lawful claims whatsoever.

IN WITNESS WHEREOF, THE Grantor has hereunto set their hand and seal this 6th day of September, 1969.

Donald R. Gibbert (Seal)

Jeanette M. Gibbert (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF OREGON )  
                  ) ss  
COUNTY OF MULTNOMAH)

BOOK 711 PAGE 552

BE IT REMEMBERED, that on this 8th day of September, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald R. Gabbart & Jeannette M. Gabbart known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



Leonard A. Snyder  
Notary Public for Oregon

My Commission Expires: Jan. 21, 1979





25' on each side of  
centerline

Title: Darby Ridge Exception 9 Book 711 Page 551 1:250 scale		Date: 05-22-2007
Scale: 1 inch = 250 feet	File: DR_exept9_B711p551-250.des	
Tract 1: 0.000 Acres: 0 Sq Feet: Closure = n83.2131e 1305.54 Feet: Precision = 1/ 1: Perimeter = 1425 Feet		
001=s88.5110w 904.54	003=s88.5110w 395	
002=s1.0850e 125		

EASEMENT FOR CONSTRUCTION OF WATER LINE

THIS INDENTURE made this 17th day of April, 1969, between

DONALD R. GABBERT & JEANETTE M. GABBERT, husband and wife

hereinafter called Grantor, and the CITY OF GRESHAM, a municipal corporation, hereinafter called Grantee:

WITNESSETH:

That the said Grantor, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant and convey unto the City of Gresham, a municipal corporation, for the construction, operation, maintenance and repair of water line. The line will cross the property of the Grantor on a strip that is described herein with free ingress and egress to the City of Gresham for the purpose of construction, operation, maintenance and repair. Property of the Grantor, situated in the County of Multnomah, State of Oregon, is described as follows:

TRACT II - Street

Beginning at a point South 88° 51' 10" West 854.54 feet from the Northeast corner of Section 21, Township 1 South, Range 3 East of the Willamette Meridian, said point being on the North line of said Section 21; and running thence South 1° 08' 50" East 105.68 feet; thence South 88° 51' 10" West 50.00 feet; thence Northwesterly, around a 6.00 foot radius curve to the left (the long chord of which bears North 43° 05' 50" West 8.02 feet) an arc distance of 8.78 feet; thence Northerly, around a 50.00 foot radius curve to the right (the long chord of which bears North 1° 54' 40" East 99.87 feet) an arc distance of 151.74 feet to a point on the North line of said Section 21; thence North 88° 51' 10" East, along the said North line, 50.00 feet to the point of beginning.

All being in the County of Multnomah, State of Oregon.

TO HAVE AND TO HOLD the said easement and right of way, unto the said City of Gresham, a municipal corporation, its successors and assigns forever. And said Grantor does hereby covenant to and with the Grantee that he is the owner in fee simple of said lands, premises, easement and right of way, and that it is free from all encumbrances, and that he will warrant and defend said easement and right of way from all lawful claims whatsoever.

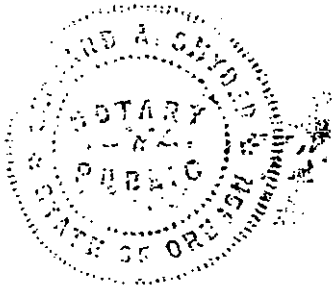
IN WITNESS WHEREOF, the Grantor has hereunto set THEIR hand and seal this 17TH day of APRIL, 1969.

Donald R. Gabbert (SEAL)

Jeanette M. Gabbert (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)



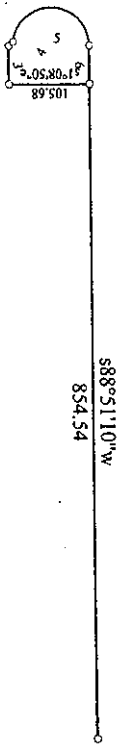
STATE OF OREGON )  
(ss  
COUNTY OF MULTNOMAH )

BE IT REMEMBERED, that on this 17th day of APRIL 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DONALD R. GABBERT - JEANETTE M. GABBERT known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

My Commission Expires:

My Commission Expires Jan. 21, 1973

Leonard A. Snyder  
NOTARY PUBLIC



Title: DR\_exept8\_B675p24

Date: 05-22-2007

Scale: 1 inch = 250 feet

File: DR\_exept8\_B675p24-250.des




Tract 1: 0.068 Acres: 2975 Sq Feet: Closure = n88.5110e 854.57 Feet: Precision = 1/1: Perimeter = 1221 Feet

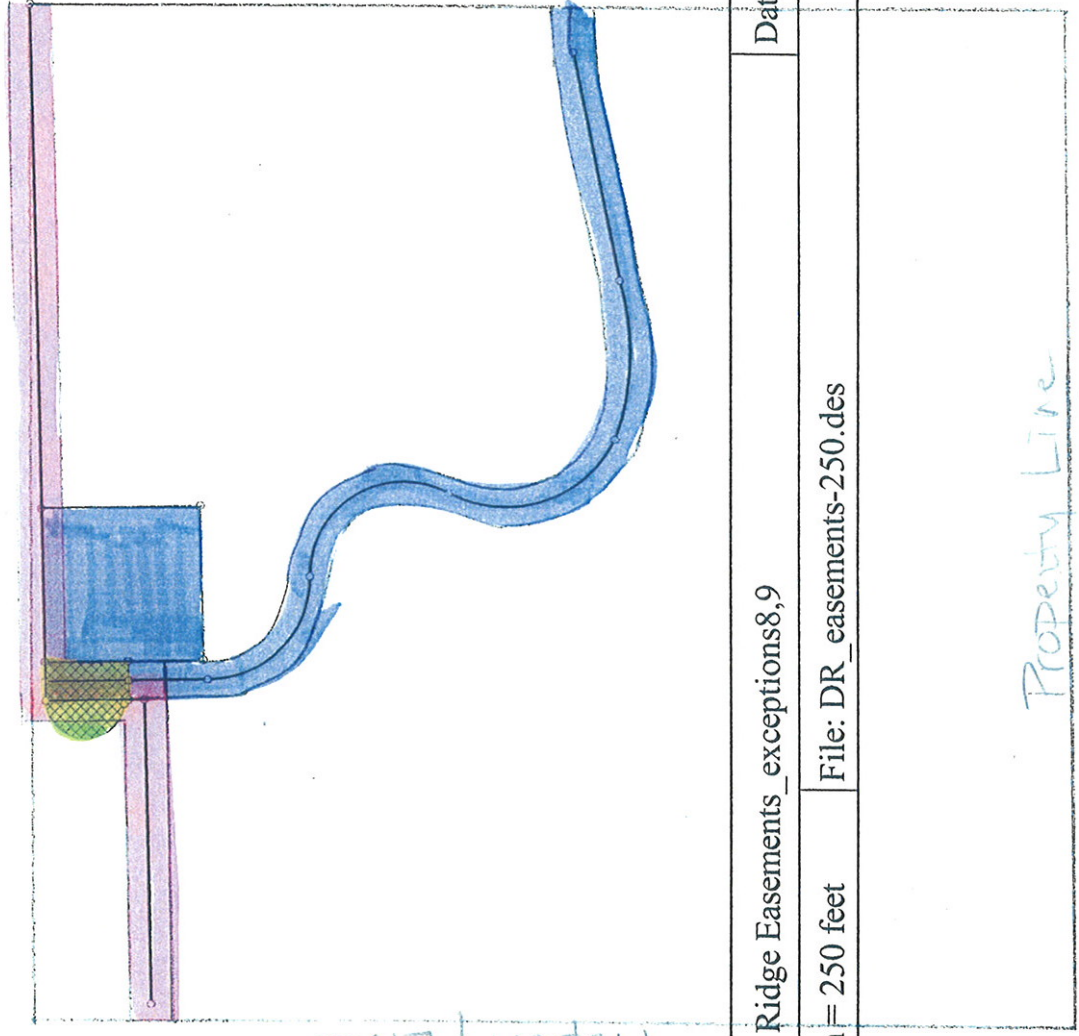
- 001=s88.5110w 854.54
- 002=s1.0850e 105.68
- 003=s88.5110w 50.00

- 004=L1, R=6.00, Arc=8.78
- Bdg=43.0550w, Chd=8.02
- 005: R1, R=50.00, Arc=151.74
- Bdg=n1.5440e, Chd=99.87
- 006=n88.5110e 50.00

# Easements & Exceptions

N

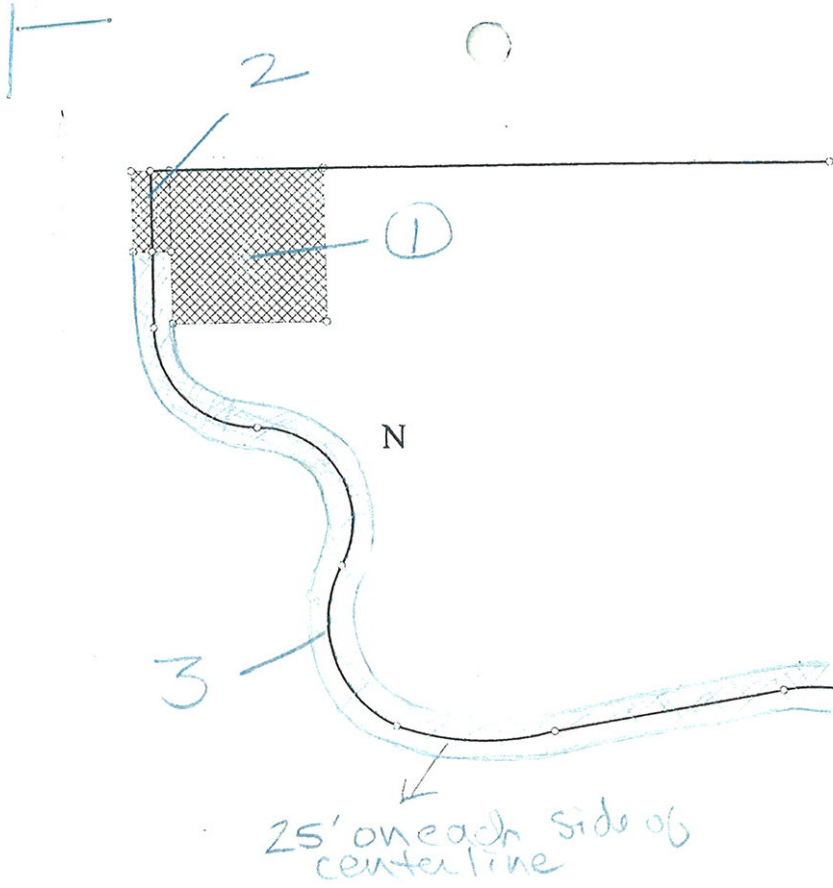
-  Fee-owned by City of Gresham
-  Ex. 8 Easement benefiting City of Gresham
-  Ex. 9 Easement benefiting City of Gresham



Property Line

Property Line

Title: Darby Ridge Easements_exceptions8,9		Date: 05-22-2007
Scale: 1 inch = 250 feet	File: DR_easements-250.des	



Excepted from deed

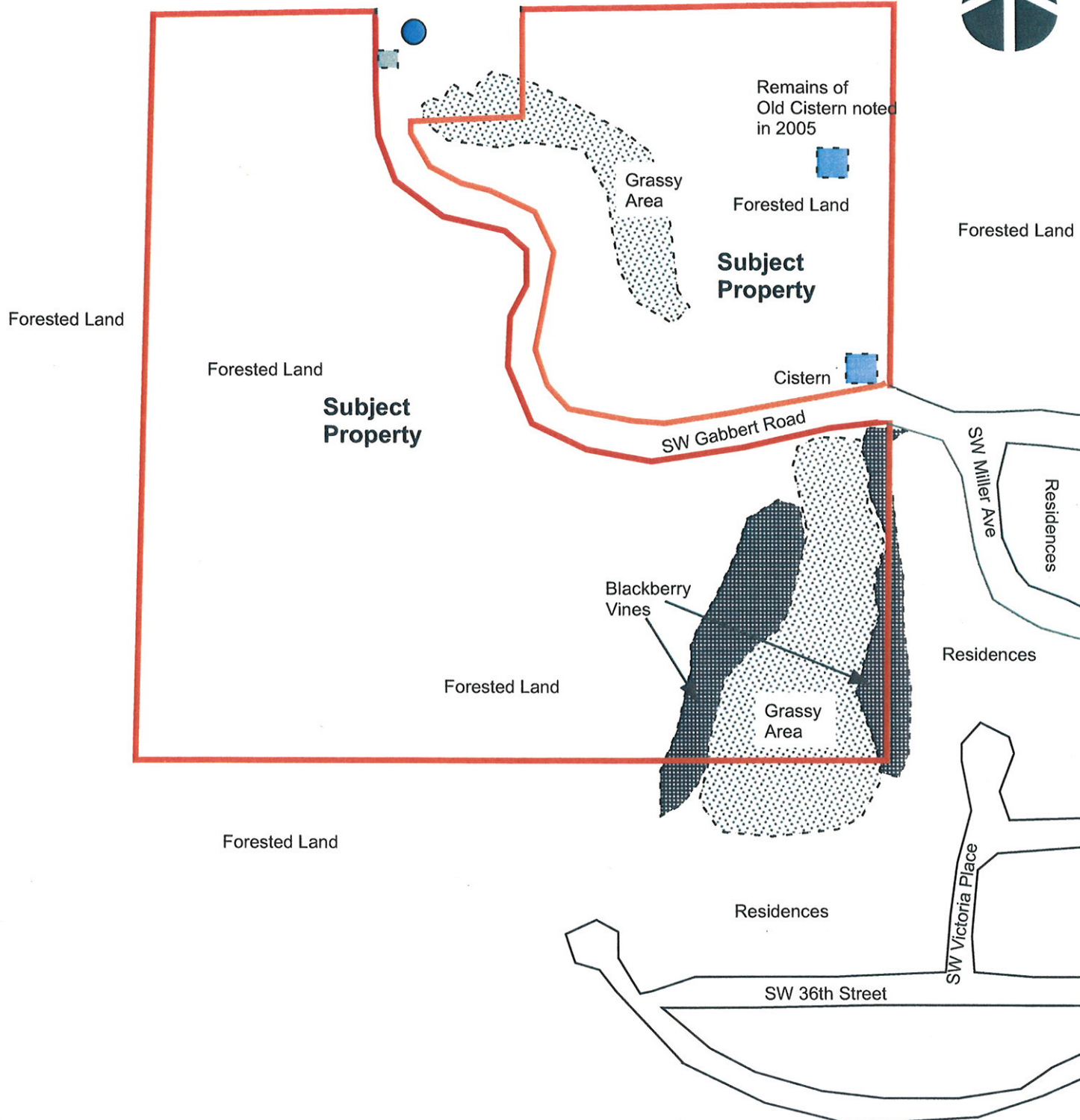
3 deeds to City of Greensw

- ① - Book 675 p 23
- ② - Book 781 p 1564
- ③ - Book 781 p 1566

Title: Darby Ridge B781P1566		Date: 05-14-2007
Scale: 1 inch = 250 feet	File: Darby Ridge deed exclusions-250.des	
Tract 1: 4.104 Acres: 178775 Sq Feet: Closure = n40.1316w 1223.98 Feet: Precision = 1/3: Perimeter = 3207 Feet Tract 2: 1.867 Acres: 81319 Sq Feet: Closure = n88.5110e 854.54 Feet: Precision = 1/2: Perimeter = 1655 Feet Tract 3: 0.156 Acres: 6775 Sq Feet: Closure = n88.5110e 854.54 Feet: Precision = 1/1: Perimeter = 1166 Feet		
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002=s88.5110w 879.54	011=s80.4910e 501.07	020=@0 Merge 1
003=s1.0850e 105.68	012: Rt, R=244.28, Arc=113.89 Bng=s67.2750e, Chd=112.86	021=/ne,21,1s,3e
004=s1.0850e 99.86	013=s54.0620e 213.03	022=s88.5110w 854.54
005: Lt, R=131.81, Arc=207.05 Bng=s46.0850e	014=@0 Merge 1	023=s1.0850e 105.68
006: Rt, R=120.97, Arc=252.22 Bng=s31.25e, Chd=208.95	015=s88.5110w 854.54	024=s88.5110w 50.00
007: Lt, R=149.18, Arc=245.90 Bng=s18.5430e, Chd=218.99	016=s1.0850E 200.00	025=n1.0850w 105.68
008: Lt, R=346.76, Arc=209.21 Bng=s88.2450e, Chd=206.06	017=n88.5110e 200.00	026=n88.5110e 50.00
009=n79.18e 301.30	018=n1.0850w 200.00	

Forested Land

Forested Land



**LEGEND**







-  Site Boundary
-  City of Gresham Water Tank
-  Electrical Transformer
-  Cistern

Figure Not to Scale

-  Grassy Area
-  Blackberry Vines

**FIGURE 2**

**Site and Surrounding Land Use Map**  
 Phase I Environmental Site Assessment  
 37.3-Acre Undeveloped Darby Ridge Property  
 Vicinity of SW Gabbert Road  
 Gresham, Oregon

HAHN AND ASSOCIATES, INC.  
 Project No. 7250

May 2007