

 **Metro** | *Agenda*

Meeting: Natural Areas Program Performance Oversight Committee
Date: June 27, 2012
Time: 8 to 10:30 a.m.
Location: Metro Regional Center, Room 401

7:45 **COFFEE AND PASTRIES**

8:00 **WELCOME** Linda Craig

8:05 **ANNUAL REPORT – PREVIEW** Linda Craig

8:15 **PROGRAM UPDATES** Kathleen Brennan-Hunter
Acquisition, local share and capital grants
Financial report/bond sale/overhead and staffing
Unusual circumstances follow up
Terramet database
Handouts
1. Dashboards
2. Financial report
3. Acquisition report with stabilization costs

8:45 **COUNCIL UPDATE** Councilor Harrington

8:55 **STABILIZATION GUIDELINES** Kate Holleran

9:20 **BREAK**

9:30 **PROGRAM PERFORMANCE MEASURES** Kathleen Brennan-Hunter
Regional acquisition rollups/follow up
Local share survey
Capital grants award reports
Handouts
4. Capital grants performance measures memo

10:15 **ANNUAL REPORT – NEXT STEPS** Linda Craig

10:30 **ADJOURN**



Natural Areas Program Performance Oversight Committee

June 27, 2012

Committee members in attendance: Dean Alterman, Drake Butsch, Linda Craig (committee chair), Bill Drew, Christine Dupres, Rick Mishaga, Norman Penner, Autumn Rudisel, Kendra Smith, Cam Turner

Committee members excused: Michelle Cairo, Kay Hutchinson, Peter Mohr, Walt McMonies, Sean Naranchich, Andrew Nordby, David Pollock, Steve Yarosh

Guest: Nancy Jerrick

Metro: Councilor Kathryn Harrington, Kathleen Brennan-Hunter, Brian Kennedy, Heather Nelson Kent, Kate Holleran, Mary Rose Navarro, Tony Marsh

Welcome

Committee chair Linda Craig welcomed the committee and thanked them for attending. She introduced Nancy Jerrick, who will once again be writing the committee's annual report.

Program updates

Acquisition

Metro acquired two properties recently, the first in the Willamette Narrows target area, along the Willamette River. The second parcel will help to connect Metro's holdings in the Canemah Bluffs natural area. Kathleen noted there are currently 15 properties under contract, encompassing approximately 630 acres. She said the program is on track overall, although a few target areas, such as Wapato Lake and Stafford, are lagging. Staff is continuing to focus on these areas and are staying in contact with landowners. Kathleen explained that acreage goals were associated with the refinement plan for each target area, and are used as a guide to keep the program on track. Many of the acreage goals were established because of the need to create a meaningful habitat; others were based on specific properties Metro was targeting. She emphasized that acquiring more acreage than was the goal (such as in the Chehalem Ridge target area) did not pull resources from other target areas.

Linda noted that the regional acquisition/stabilization report did not list a purchase price for the Vlahos property. Kathleen explained that Vlahos is one of the properties that closed during the transition from the old database to Terramet, and the documentation must not have been complete when the report was run. She said Vlahos was acquired for \$1.2 million.

Kathleen also mentioned that two real estate negotiators are leaving the program, one for the private sector and one to renew his law practice.

Local share

With the exception of several projects at the City of Portland, there have been no local share payments since the last meeting. Mary Rose confirmed that 12-15 intergovernmental agreements have been extended to spring 2013 for those jurisdictions that have not yet completed their work.

Capital grants

Mary Rose distributed the program's new brochure. On May 17, the Metro Council awarded grant funds to six projects, totaling \$1,942,881. With these awards, \$6,633,436 of the \$15 million allocated to the capital grant

program has been awarded. Currently there is \$8,437,712 available to fund future projects, including unused funds from previously awarded projects.

Financial report

Brian reviewed the financial report (attached). Administration costs are at 5.51%, still well within best practices guidelines and the goals Metro set for itself. Brian noted an error with the 5/31/12 beginning balance and will send a corrected report with the minutes. He said the ending fund balance is about \$11 million.

Brian reported that Metro was randomly selected for an audit by the IRS, which will test the tax exempt status of Metro's bonds. He said that every year the IRS selects a certain number of bond issuances to review. He does not expect any problems.

Bond sale

Metro has again been assigned an AAA bond rating. The recent bond sale was successful; JP Morgan Chase was the successful bidder. The bonds were issued for \$75 million at an interest rate of 2.22 percent. Estimated issuance costs were approximately \$300,000. Brian said that JP Morgan paid a \$25 million premium to purchase the bond; net premium proceeds will be about \$14.7 million to spend on the program. He noted that the 2006 bond measure estimated residents would pay \$.19/\$1,000 but the actual cost will be \$.12/\$1,000.

Overhead and staffing

Brian said there have been no substantive changes in overhead. Since 2006, only two FTE have been added: a natural resource technician to oversee the Chehalem Ridge Natural Area and a planner working on trails due diligence and master planning. Both were hired in 2010. Approximately 22 FTE are funded by the bond program.

Unusual circumstances

Kathleen reported it has not been necessary to present any unusual circumstances to the Metro Council in the past year.

Terramet database

Terramet, the natural areas program's new database, is now operational. The project goals were to provide a single database for information on acquisitions, automate and standardize workflow for the acquisition and due diligence teams and provide consolidated reporting across both bond measures. Phase I is nearly complete, with a few tasks related to performance measures and reporting remaining. Phase II, focusing on tracking stabilization and local share projects, and linking the database to Metro's financial system, will begin in July.

Council update

Councilor Harrington reported that the Metro Council just adopted the FY 2012-13 budget. Included was funding for the Nature in Neighborhoods Restoration and Enhancement grant program. The program was not funded last year due to budget constraints. Councilor Harrington said the Council also asked Martha Bennett, Metro's chief operating officer, to convene an advisory panel to give guidance on whether Metro should go to voters with a 5-year levy to provide restoration and maintenance funding for parks and natural areas.

Stabilization guidelines

Kate Holleran followed up on past discussions about the stabilization process and the new function-based stabilization guidelines, which were suggested by the committee (see attached presentation). Kate noted the new stabilization guidelines have helped create a more thorough assessment of site conditions and identification of desired future conditions. Kate said the majority of stabilization work is still done within the first two years, and less than \$30,000 has been spent this fiscal year for stabilization on properties acquired more than two years ago..

Linda asked if stabilization funds can be spent on local share projects (specifically the City of Portland's Riverview property). Kathleen said to date Metro has not invested stabilization funds on properties it did not own. Brian agreed that such a significant change would require extensive conversation with the Metro Council, and noted the precedent issue as well.

Autumn Rudisel asked for a chart showing which properties are still in stabilization and which have completed stabilization. Brian noted this information is in the acquisition/stabilization report. He will also work with Sitka to create a new Terramet report containing this data.

Program performance measures

Regional acquisition

A memo from Kathleen Brennan-Hunter is attached. Linda said it would be interesting to see how many acres relate to each criteria, i.e., water quality or habitat value. Kathleen said all the data is now in Terramet, and Brian has been able to extract it. He will email the Excel spreadsheet with the extracted data, and prepare a report for the September meeting.

Capital grants

A memo from Heather Kent and Mary Rose Navarro is attached regarding project completion and application of the performance measures.

Local share

Kathleen introduced natural areas intern Tony Sharp, who has developed a draft survey to be sent via Survey Monkey to the local jurisdictions asking their opinions of the local share process. Tony will follow up with personal visits. Results should be available by the September meeting. Committee members reviewed the draft survey and had several suggestions and comments:

- What is the economic impact to the community? How has the local share money generated positive economic results?
- Include information about partnerships and leverage.
- How many people are using the new parks?
- What challenges have the jurisdictions faced regarding stabilization and long-term maintenance of properties acquired with local share funds?
- What are the hindrances to spending the funds? Does Metro do a good job of keeping the jurisdictions aware of their spending?

Kathleen asked that committee members email her with any other comments and she will work with Tony to make appropriate revisions.

The performance measures subcommittee will meet again to discuss the survey, local share performance measures and potential Terramet reports.

Annual report planning

A subcommittee was formed to assist with writing the report (Linda Craig, Rick Mishaga, Drake Butsch and Heather Kent). Nancy Jerrick stated she expects to have a first draft ready for committee review by July 15. Potential themes were discussed; ideas included *preparing for the future* and words such as *integrating* and *comprehensive*. The year ahead will include review of the new Terramet database. Councilor Harrington suggested focusing on the regional conservation strategy and follow-up to last summer's communications outreach campaign.

Thank you

Because it was Linda's final meeting as committee member and chair, the group applauded and thanked her for her dedication to the natural areas program.

Next meeting

The next meeting will be in late September or early October. As usual, staff will send a poll to determine members' availability.

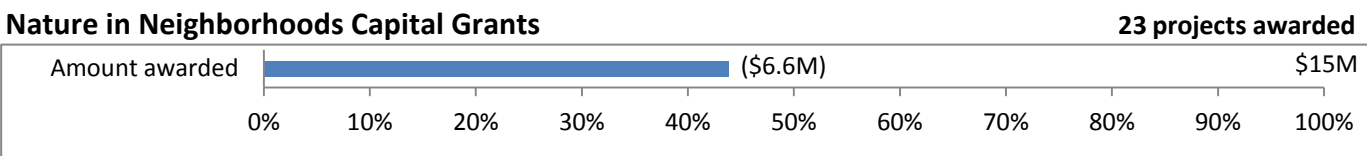
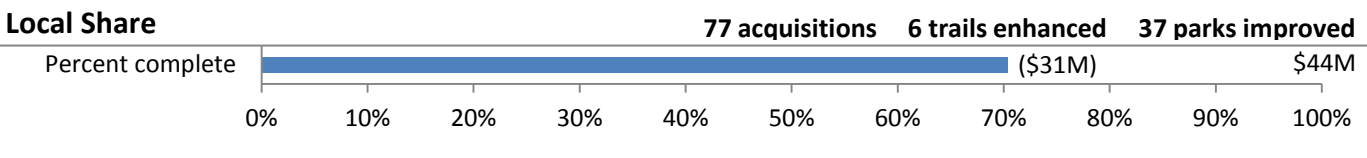
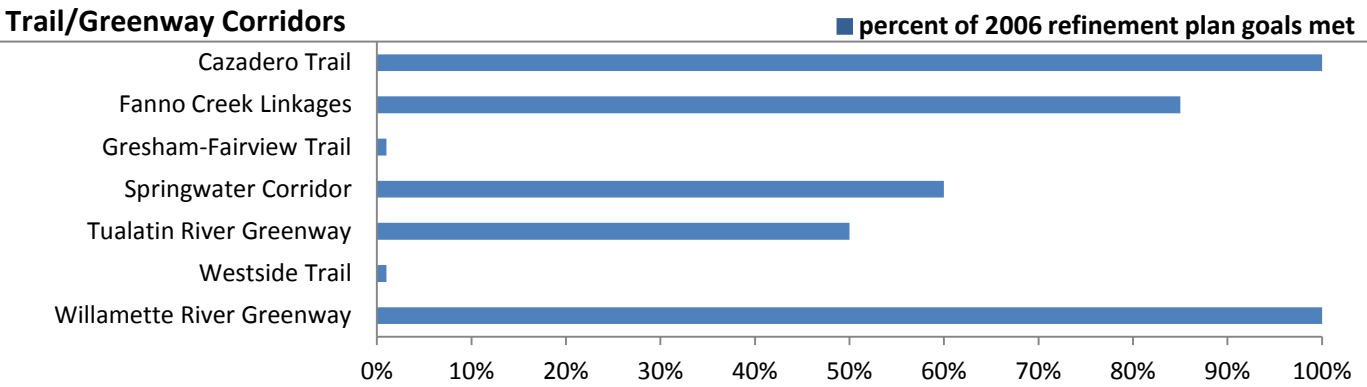
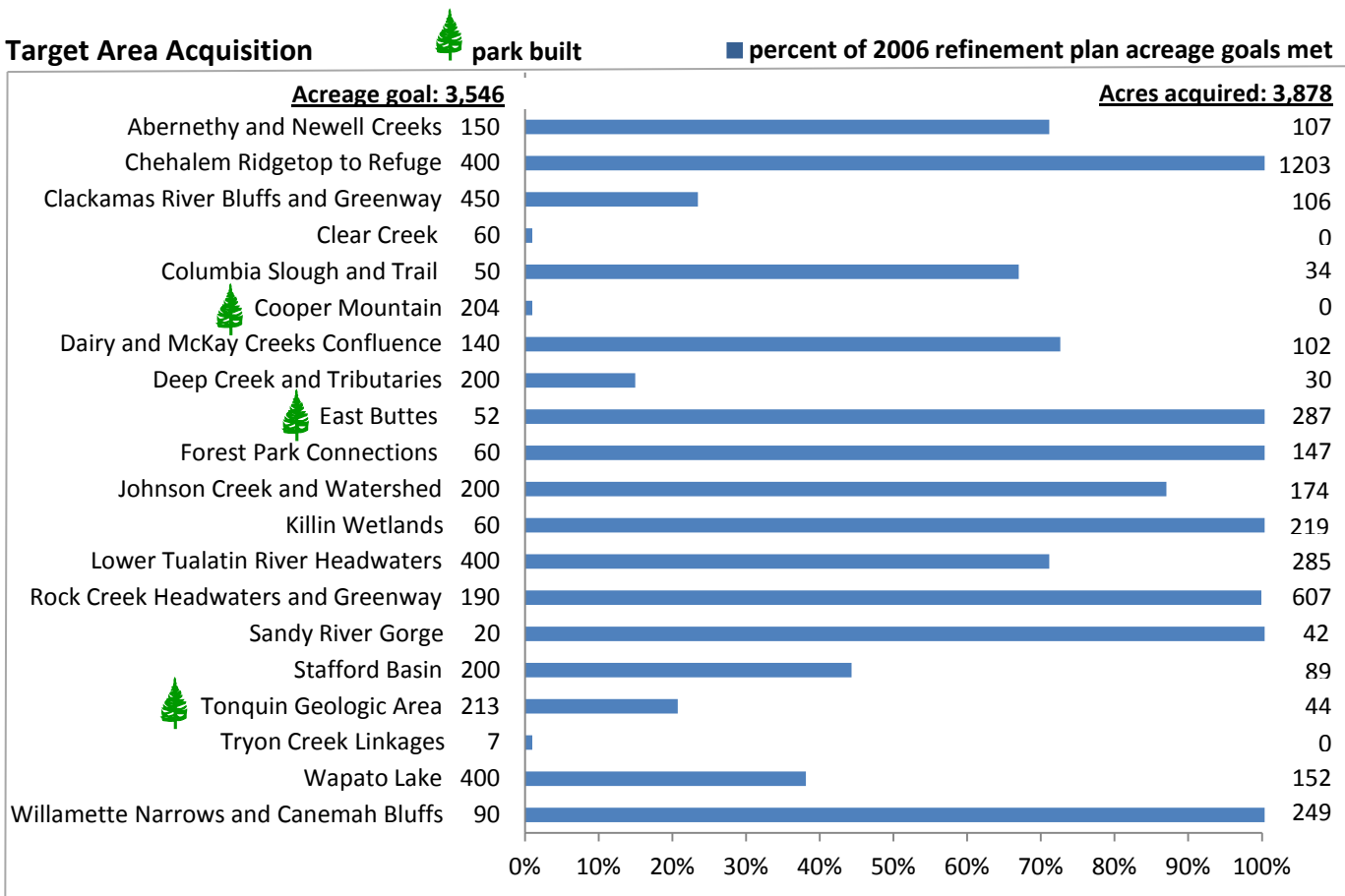
Adjournment

The meeting adjourned at 10:40 a.m.

Minutes recorded by Marybeth Haliski.

Natural Areas Program

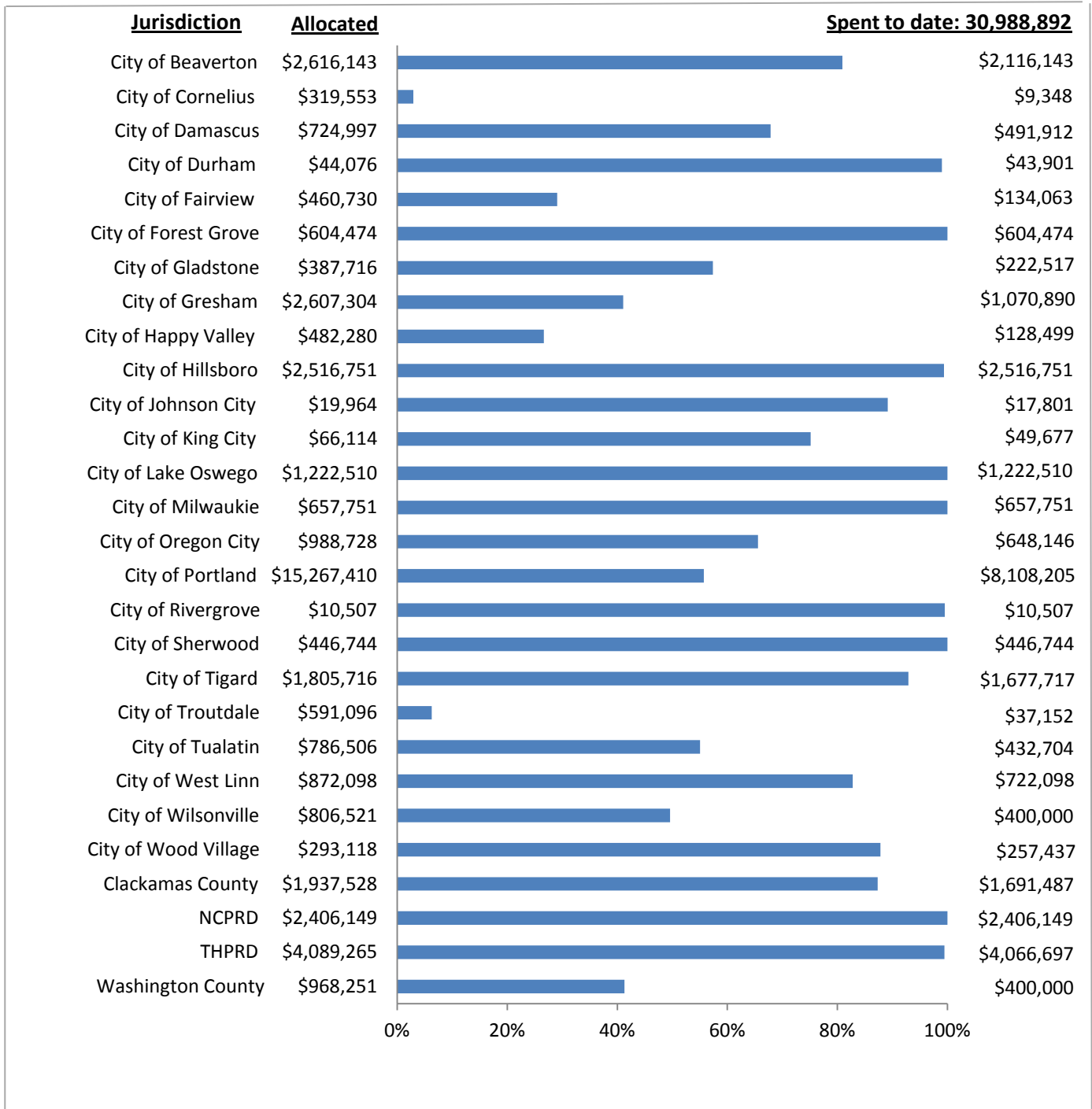
June 27, 2012



Local Share program

June 27, 2012

■ percent of local share allocation spent



2006 Natural Areas Program - Regional Acquisitions - Including Stabilization Costs

File #	Seller Name	Close Date	Stabilization End Date	Purchase Price	Stabilization Cost	Acres	Status	City	Local Share Partner
Abernethy and Newell Creeks					Acreage Goal:		150		
03.053	Evanson/TPL	8/13/2007	8/13/2009	\$1,140,000	\$4,786	107	Complete	Oregon City	
<i>Transactions: 1</i>				\$1,140,000	\$4,786	107			
Cazadero Trail					Acreage Goal:				
52.001	OSU Foundation	5/19/2010	5/19/2012	\$325,000	\$41,189	25	Stabilization	Boring	
<i>Transactions: 1</i>				\$325,000	\$41,189	25			
Cehalem Ridgetop to Refuge					Acreage Goal:		400		
48.001	Berry (Hamacher/Ponzi)	2/11/2008	2/11/2010	\$1,146,500	\$30,115	36	Complete	Gaston	
48.001	Berry (Hamacher/Ponzi)	2/31/2007	12/31/2009	\$0	\$30,115	4	Complete	Gaston	
48.002	Cehalem Ridge Natural Area	1/7/2010	1/7/2013	\$6,120,000	\$331,707	1,143	Stabilization	Cornelius	
48.004	McKenzie	9/22/2011	9/22/2013	\$175,000	\$15,373	19	Stabilization	Gaston	
<i>Transactions: 4</i>				\$7,441,500	\$407,310	1,202			
Clackamas River Bluffs and Greenway					Acreage Goal:		450		
18.030	Anderson	2/26/2008	2/26/2010	\$5,000	\$0	1	Complete	Unincorporated	
18.033	Thompson	2/27/2008	2/27/2010	\$5,000	\$0	0	Complete	Unincorporated	
18.039	Pratt	10/9/2009	10/9/2011	\$404,000	\$8,398	88	Complete	Damascus	
18.041	ODOT Carver Curves	5/28/2008	5/28/2010	\$335,000	\$0	16	Complete	Unincorporated	
<i>Transactions: 4</i>				\$749,000	\$8,398	105			
Columbia Slough					Acreage Goal:		50		
28.003	Multnomah C Tax Transfer	0/25/2007	10/25/2009	\$0	\$0	2	Complete	Portland	
28.004	OR Parks Donation	2/10/2007	12/10/2009	\$0	\$0	0	Complete	Portland	
28.009	Roughton	2/24/2011	2/24/2013	\$1,960,000	\$43,245	20	Stabilization	Portland	City of Portland
<i>Transactions: 3</i>				\$1,960,000	\$43,245	22			
Dairy and McKay Creeks Confluence					Acreage Goal:		140		
07.039	Wetter Trust	4/13/2007	4/13/2009	\$700,000	\$10,770	88	Complete	Unincorporated	
07.04	McKay Creek Property, LLC	2/7/2011	2/7/2013	\$0	\$0	7	Stabilization	Hillsboro	
07.042	Saxton	1/22/2009	1/22/2011	\$105,700	\$27,655	7	Complete	Cornelius	
<i>Transactions: 3</i>				\$805,700	\$38,425	102			
Deep Creek and Tributaries					Acreage Goal:		200		
46.002	Mabel Johnson Trust	0/29/2009	10/29/2011	\$845,000	\$27,377	18	Complete	Boring	
46.008	Homes New to You	2/21/2010	12/21/2012	\$344,000	\$8,532	5	Stabilization	Boring	
46.012	Schafer	10/4/2011	10/4/2013	\$380,000	\$14,723	7	Stabilization	Boring	

File #	Seller Name	Close Date	Stabilization End Date	Purchase Price	Stabilization Cost	Acres	Status	City	Local Share Partner
<i>Transactions: 3</i>				<i>\$1,569,000</i>	<i>\$50,632</i>	<i>30</i>			
East Buttes						Acreage Goal:	52		
02.038	Happy Valley Homes	7/26/2011	7/26/2013	\$462,000	\$0	15	Stabilization	Happy Valley	
02.097	Miller	6/30/2008	6/30/2010	\$3,000,000	\$24,190	21	Complete	Happy Valley	City of Happy Valley
02.110	Scouter Mountain	5/5/2011	5/5/2013	\$1,353,000	\$27,066	68	Stabilization	Happy Valley	
02.125	Darby Ridge/Gabbert Hill	6/6/2007	6/6/2009	\$3,600,000	\$24,496	37	Complete	Gresham	City of Gresham
02.132	Sunnyside Brook, LLC	6/15/2010	6/15/2012	\$504,500	\$22,715	22	Stabilization	Clackamas	
02.135	Persimmon	7/20/2007	7/20/2009	\$3,454,920	\$22,763	70	Complete	Damascus	
02.136	Persimmon	7/20/2007	7/20/2009	\$198,250	\$902	8	Complete	Gresham	
02.137	McMorihara, Inc	0/14/2008	10/14/2010	\$379,500	\$2,279	15	Complete	Gresham	
02.140	Rogers	4/8/2011	4/8/2013	\$750,000	\$22,879	30	Stabilization	Happy Valley	
<i>Transactions: 9</i>				<i>\$13,702,170</i>	<i>\$147,290</i>	<i>286</i>			
Forest Park Connections						Acreage Goal:	60		
06.058	Margolis	3/27/2007	3/27/2009	\$1,790,000	\$55,367	58	Complete	Portland	
06.063	Multnomah Co. Foreclosure	9/25/2008	9/25/2010	\$0	\$0	3	Complete	Portland	
06.065	OPF - Audubon Lease	1/20/2008	11/20/2010	\$86,450	\$57,119	86	Complete	Portland	
<i>Transactions: 3</i>				<i>\$1,876,450</i>	<i>\$112,486</i>	<i>147</i>			
Johnson Creek and Watershed						Acreage Goal:	200		
29.001	Wong/Gilberts Ridge	6/22/2007	6/22/2009	\$525,000	\$4,671	10	Complete	Portland	
29.002	Spani/Seely	2/29/2006	12/29/2008	\$240,000	\$11,616	1	Complete	Portland	
29.004	Telford	1/27/2007	11/27/2009	\$1,200,000	\$123,815	20	Complete	Gresham	
29.005	Allesina	7/31/2007	7/31/2009	\$450,000	\$19,696	1	Complete	Gresham	
29.006	Clatsop Buttes	7/13/2007	7/13/2009	\$5,148,750	\$19,738	49	Complete	Portland	
29.007	Clatsop Buttes 2	1/7/2008	1/7/2010	\$260,000	\$3,515	2	Complete	Portland	
29.008	Reeves	1/30/2007	11/30/2009	\$5,850,000	\$5,917	53	Complete	Portland	
29.009	Emmert Lents 2	8/6/2009	6/30/2011	\$1,135,000	\$0	10	Complete	Portland	
29.011	Emmert Clatsop	5/30/2008	5/30/2010	\$1,600,000	\$0	11	Complete	Portland	City of Portland
29.012	Stickney	7/14/2008	7/14/2010	\$400,000	\$37,388	2	Complete	Gresham	
29.013	Parson	2/9/2010	2/9/2012	\$378,000	\$34,835	6	Complete	Gresham	
29.015	Jones	10/7/2008	10/7/2010	\$350,000	\$23,614	0	Complete	Gresham	
29.017	Gonzales	2/23/2008	12/23/2010	\$25,000	\$2,048	0	Complete	Gresham	
29.019	Peden	4/8/2011	4/8/2013	\$187,000	\$18,481	6	Stabilization	Gresham	
29.020	Marston	1/18/2010	11/18/2012	\$322,626	\$24,747	3	Stabilization	Gresham	
<i>Transactions: 15</i>				<i>\$18,071,376</i>	<i>\$330,081</i>	<i>174</i>			
Killin Wetlands						Acreage Goal:			
56.001	Williams	2/11/2008	12/11/2010	\$10,000	\$0	4	Complete	Unincorporated	
56.002	Moore	3/8/2012		\$650,000	\$0	215	Stabilization	Banks	

<i>File #</i>	<i>Seller Name</i>	<i>Close Date</i>	<i>Stabilization End Date</i>	<i>Purchase Price</i>	<i>Stabilization Cost</i>	<i>Acres</i>	<i>Status</i>	<i>City</i>	<i>Local Share Partner</i>
<i>Transactions: 2</i>				<i>\$660,000</i>	<i>\$0</i>	<i>219</i>			
Lower Tualatin River Headwaters						<i>Acreage Goal:</i>	400		
54.001	Burge Trust	5/2/2007	5/2/2009	\$808,500	\$9,857	53	Complete	Unincorporated	
54.003	Holmes	0/17/2008	10/17/2010	\$1,050,000	\$64,313	39	Complete	Sherwood	
54.004	Cole	6/8/2009	6/8/2011	\$325,000	\$3,011	5	Complete	Sherwood	
54.005	Streeter	6/8/2009	6/8/2011	\$680,528	\$50,970	23	Complete	Sherwood	
54.006	Brown	4/30/2007	4/30/2009	\$244,000	\$5,956	44	Complete	Hillsboro	
54.012	Massoni	2/15/2010	12/15/2012	\$70,300	\$0	10	Stabilization	Sherwood	
54.013	Ralston/Consani	8/23/2010	8/23/2012	\$600,000	\$35,183	34	Stabilization	Unincorporated	
54.014	Schmeltzer	1/21/2011	11/21/2013	\$900,000	\$0	77	Stabilization	Sherwood	
<i>Transactions: 8</i>				<i>\$4,678,328</i>	<i>\$169,290</i>	<i>285</i>			
Rock Creek Headwaters and Greenway						<i>Acreage Goal:</i>	190		
13.040	Steinberg	9/30/2011	9/30/2013	\$995,000	\$4,252	40	Stabilization	Portland	
13.043	Keystone Construction	4/12/2010	4/12/2012	\$245,062	\$14,054	21	Stabilization	Portland	
13.044	Chang	9/14/2009	9/14/2011	\$225,000	\$4,946	20	Complete	Portland	
13.046	Cho	6/4/2010	6/4/2012	\$838,060	\$73,558	40	Stabilization	Portland	
13.048	Fernald	4/21/2011	4/21/2013	\$900,000	\$29,772	37	Stabilization	Portland	
13.049	Hampton	2/21/2011	12/21/2013	\$650,000	\$8,003	81	Stabilization	Portland	
13.050	Multnomah County Tax Title	5/9/2012			\$0	26	Stabilization	Portland	
13.051	Mid-Valley Resources	2/21/2011	12/21/2013	\$1,450,000	\$6	300	Stabilization	Portland	
13.052	Orenco Woods	12/1/2011	12/1/2013	\$4,000,000	\$0	42	Stabilization	Hillsboro	City of Hillsboro
<i>Transactions: 9</i>				<i>\$9,303,122</i>	<i>\$134,591</i>	<i>607</i>			
Sandy River Gorge						<i>Acreage Goal:</i>	20		
04.024	Friberg	12/1/2009	12/4/2011	\$275,000	\$65	42	Complete	Corbett	
<i>Transactions: 1</i>				<i>\$275,000</i>	<i>\$65</i>	<i>42</i>			
Stafford Basin						<i>Acreage Goal:</i>	200		
55.002	Stevens	6/20/2008	6/20/2010	\$1,800,000	\$37,222	25	Complete	Lake Oswego	
55.003	Landover Properties, LLC	6/8/2009	6/8/2012	\$4,473,000	\$118,547	64	Stabilization	West Linn	
<i>Transactions: 2</i>				<i>\$6,273,000</i>	<i>\$155,769</i>	<i>89</i>			
Tonquin Geologic Area						<i>Acreage Goal:</i>	213		
08.024	Dammasch DAS	7/25/2008	7/25/2010	\$186,300	\$63,455	20	Complete	Wilsonville	
08.029	Weedman	3/12/2012		\$500,000	\$0	24	Stabilization	Sherwood	
<i>Transactions: 2</i>				<i>\$686,300</i>	<i>\$63,455</i>	<i>44</i>			
Tualatin River Greenway						<i>Acreage Goal:</i>	100		
11.031	Kapaun	9/28/2007	9/28/2009	\$275,000	\$7,195	0	Complete	Tualatin	

<i>File #</i>	<i>Seller Name</i>	<i>Close Date</i>	<i>Stabilization End Date</i>	<i>Purchase Price</i>	<i>Stabilization Cost</i>	<i>Acres</i>	<i>Status</i>	<i>City</i>	<i>Local Share Partner</i>
11.033	Icon	0/24/2008	10/24/2010	\$300,000	\$12,657	2	Complete	Tualatin	
<i>Transactions: 2</i>				<i>\$575,000</i>	<i>\$19,852</i>	<i>2</i>			
Wapato Lake						<i>Acreage Goal:</i>	400		
50.006	Lynscot	2/6/2012		\$1,290,000	\$17,143	152	Stabilization	Gaston	
<i>Transactions: 1</i>				<i>\$1,290,000</i>	<i>\$17,143</i>	<i>152</i>			
Willamette Narrows and Canemah Bluffs						<i>Acreage Goal:</i>	90		
21.007	Davis	3/11/2009	3/11/2011	\$690,000	\$16,025	24	Complete	Oregon City	
21.015	Reeder	6/28/2011	6/28/2013	\$2,200,000	\$59,988	181	Stabilization	Oregon City	
21.019	Benson	9/27/2011	9/27/2013	\$330,000	\$10,760	5	Stabilization	Oregon City	
22.010	Vlahos	4/27/2012			\$0	26	Stabilization	West Linn	
22.025	Kahre	3/25/2009	3/25/2011	\$795,000	\$11,071	13	Complete	West Linn	
<i>Transactions: 5</i>				<i>\$4,015,000</i>	<i>\$97,844</i>	<i>249</i>			
Willamette River Greenway						<i>Acreage Goal:</i>			
01.006	River View Cons. Easement	7/15/2011	7/22/2013	\$2,250,000	\$0	143	Stabilization	Portland	
<i>Transactions: 1</i>				<i>\$2,250,000</i>	<i>\$0</i>	<i>143</i>			
Total Purchase Price		\$77,645,946		Total Stabilization Costs:		\$1,841,851			
Total Number of Acquisitions		79		Total Acres Acquire		4,032			

2006 Natural Areas Program Trail Acquisitions

File #	Seller	Date	Linear Feet	Acres	Purchase Price (regional share contribution only)	Ownership Type	City	County	Council District	Regional Trail	Ownership/ Mgmt. by
Cazadero Trail											
Totals:			0	0	\$0						
Columbia Slough											
28.012	Diamond Beall, LLC	4/25/2011	750	0.42	\$15,720	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.013	The Archaeological Conservancy	7/26/2010	264	0.12	\$648	Trail Easement	Portland	Multnomah	1	Marine Drive Trail	Portland
28.014	Detz, et al.	3/18/2011	238	0.14	\$9,105	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.015	8910 Vancouver Properties, LLC	11/8/2010	535	0.25	\$11,454	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.017	Zakharyuk	7/20/2010	250	0.24	\$14,467	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.018	Ducks Moorage, LLC	7/2/2010	175	0.17	\$8,000	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.019	Dominguez	7/2/2010	340	0.32	\$12,675	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.020	City of Portland - BOM	5/12/2010	1,750	1.21	\$0	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.021	Oregon Dept. of Corrections	11/24/2010	725	0.50	\$31,616	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.022	Riverside Golf & Country Club	12/3/2010	1,800	1.33	\$74,162	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.023	Staples Corp.	3/31/2011	440	0.52	\$0	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.026	Mult. Co. Drainage District	1/6/2011	1,023	0.83	\$0	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.028	Nikkila/Portland Meadows	2/10/2012	1,600	0.91	\$50,585	Trail Easement	Portland	Multnomah	5	Columbia Slough Trail	Portland
28.030	Portland Water Bureau	7/11/2011	215	0.21	\$2,247	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.032	Maslo Commercial, LLC	3/23/2011	490	0.79	\$25,360	Trail Easement	Portland	Multnomah	1	Marine Drive Trail	Portland
28.033	Kilander	8/4/2011	300	0.72	\$200,000	Fee Simple Title	Portland	Multnomah	1	Marine Drive Trail	Metro
28.037	Bridgestone Americas Tire	11/28/2011	280	0.39	\$12,500	Trail Easement	Gresham	Multnomah	1	Marine Drive Trail	Gresham
28.045	Infaiht Development, LLC	1/14/2011	355	1.93	\$90,000	Fee Simple Title	Portland	Multnomah	1	Columbia Slough Trail	25% Metro, 75% Ptltd
Totals:			11,530	11.00	\$558,539						
Fanno Creek Linkages											
16.064	Elliott	4/21/2010	115	1.07	\$20,000	Trail & Grnwty Easement	Tigard	Washington	3	Fanno Creek Greenway Trail	Metro
16.066	Tigard Industrial, LLC	4/9/2010	750	2.23	\$32,300	Trail & Grnwty Easement	Tigard	Washington	3	Fanno Creek Greenway Trail	Metro
Totals:			865	3.30	\$52,300						
Gresham/Fairview Trail											
Totals:			0	0	\$0						
Springwater Corridor											
24.007	Oregon Pacific Railroad (OPRR)	9/21/2010	3,210	0.75	\$617,950	Quitclaim Deed	Portland	Multnomah	6	Springwater Corridor Trail	Metro
Totals:			3,210	0.75	\$617,950						
Tualatin River Greenway											
Totals:			0	0	\$0						
Westside Trail											
Totals:			0	0	\$0						
Willamette River Greenway											
1.002	6710, LLC	8/23/2010	1,900	6.34	\$396,667	Fee Simple Title	Portland	Multnomah	5	N. Ptltd Willamette Grnwty Trail	33% Metro, 67% Ptltd
Totals:			1,900	6.34	\$396,667						
Totals for Trail Acquisitions:			17,505	21.39	\$1,625,456						
			Linear Ft.	Acres	Cost						

2006 Natural Areas Bond FundSummary of Resources, Requirements and Changes in Fund Balance
(Unaudited)

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>Through</u> <u>5/31/2012</u>	<u>Program</u> <u>Total</u>
	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>FTE</u> <u>Amount</u>	<u>Amount</u>
Beginning Fund Balance	0	122,299,840	93,979,814	77,117,027	56,800,428	36,436,243	0
Resources							
Bond Proceeds	130,678,369	0	0	0	0	750,000	131,428,369
Interest Earnings	1,301,230	5,600,503	2,538,906	940,859	322,830	110,384	10,814,712
Other Resources	10,000	27,380	5,322,056	385,730	414,009	814,326	6,973,500
Subtotal Resources	131,989,599	5,627,883	7,860,962	1,326,589	736,839	1,674,710	149,216,582
Requirements							
Land Acquisition							
Staff Costs	117,956	206,692	425,072	465,329	512,240	6.3	2,330,455
Materials & Services	6,786	2,599	334,980	328,153	8,506		2,629,619
Land Costs	7,596,372	25,224,753	14,517,160	10,274,472	8,457,543		77,924,960
Due Diligence							
Staff Costs	0	412,029	492,589	455,774	430,237	5.0	2,216,597
Materials & Services	96,539	199,756	183,474	299,244	315,358		1,399,948
Stabilization							
Staff Costs	19,578	116,534	190,606	290,234	388,887	4.7	1,397,551
Materials & Services	294	177,441	345,330	284,874	643,569		1,970,222
Local Share							
Staff Costs	0	36,269	43,872	47,458	49,759	0.5	229,059
Materials & Services	0	25	188	3,500	0		32,234
Payments to Jurisdictions	400,000	4,798,366	4,316,165	5,399,109	6,312,927		29,605,327
Capital Grants							
Staff Costs	0	63,831	89,352	125,466	91,744	0.8	472,839
Materials & Services	0	1,400	1,363	811	75,621		90,278
Grant Payments	0	0	49,750	534,899	1,211,418		1,871,557
Capital Construction							
Staff Costs	0	84,071	113,921	115,064	100,643	0.9	519,731
Capital	455,072	1,513,347	2,503,147	1,841,075	917,019		(9,173)
Administration							
Bond Issuance Costs	295,889	0	0	0	0		326,911
Refinement							
Staff Costs	1,477	5,426	0	0	0		6,903
Materials & Services	382,030	85,882	0	0	0		467,912
Direct Admin Costs							
Staff Costs	230,815	527,644	490,722	750,704	868,127	3.7	3,478,553
Materials & Services	25,980	152,422	51,490	56,082	263,857		983,954
Indirect Admin Costs*	60,971	339,422	574,569	370,939	453,567		2,312,424
Other Requirements	0	0	0	0	0		0
Subtotal Requirements	9,689,759	33,947,909	24,723,748	21,643,188	21,101,023		137,487,522
Ending Fund Balance	122,299,840	93,979,814	77,117,027	56,800,428	36,436,243	11,729,059	11,729,059
	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12 YTD</u>	<u>Total</u>
Administration as % of Total Expenditures	10.29%	3.27%	4.52%	5.44%	7.51%	6.02%	5.51%

* 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.

Function-based stabilization guidelines

Identify desired future condition

Develop stabilization plan

Rationale for actions

Benchmark identifies stable condition for each major activity

Conduct a transition site visit at end of major stabilization period

Track continued stabilization actions in budget



Stabilization: Example actions and benchmarks

Infrastructure	Description	Action	Benchmark
Structures	None.	n/a	n/a
Gates	Improve access control off Kruger Road.	Repair/replace 2 cable gates. Consider need for add'l control at shared access point.	Functioning gates.
Fences	Locate interior fence line.	Remove fences where not needed for access control to improve wildlife movement.	Fences removed.
Roads	Several abandoned skid roads traverse property.	Decommission any not needed for property management. Repair entrance points and access roads.	Roads improved or decommissioned as identified after add'l field assessment.

Stabilization: Example actions and benchmarks

Area	Acres	Actions	Date	Benchmark
Existing forest and riparian area	40	Following weed control and site prep, re-vegetate with native trees, shrubs and forbs to re-establish native plant community in understory.	3-5 years starting in 2012.	Native vegetation effectively occupies 95%+ of site.
AG field	39	Implement site prep, plant and control weeds until free to grow.	3-5 years starting in 2016.	Native plants free-to-grow, unlikely to be compromised by competing vegetation.



LEFT: A reforested area dominated by weeds due to lack of weed control (planted in 2009).

BELOW: A riparian area dominated by native trees and shrubs, some over 15 feet high. Planted in 2009 with three years of weed control.



How has the stabilization process changed since implementation of new guidelines?

More thorough assessment of site conditions and identification of desired future conditions

Benchmarks to standardize stabilization activities

Improved tracking of conditions over time

Less dependence on general fund to stabilize properties

Improved resource allocation



 Metro | *Memo*

Date: June 27, 2012
To: Natural Areas Program Performance Oversight Committee
From: Kathleen Brennan-Hunter, Natural Areas Program Director
Subject: Program performance measures

Over the last few meetings we've reviewed the regional performance measures in a few different ways. We've looked at the charts rolled up by averaging the scores for each acquisition within the target area, and re-evaluated charts based on new scores. Kate Holleran did the scoring based on the cumulative qualities of the target areas. We have created new charts that showed the old and the new on the same graphic, and also looked at Refinement Plan goals and our progress in achieving goals within the target areas based on qualities of the new acquisitions.

A few conclusions about these looks that are partly about the system and partly about our progress on regional acquisition:

- The system is a good way to understand the qualities of each acquisition. The performance measures and closing memos effectively convey the benefits they offer. They are also valuable for tracking information about individual sites.
- The roll ups work best for target areas where we have purchased multiple non-adjacent properties over time. For others it didn't work as well.
- The overall conclusion is that for the most part we are on track. We've made significant progress in some target areas, and some of our pending acquisitions will move us forward.
- Linda Craig's idea about using the ratings to pull out statistics is a good one and we can help look at it in the next couple of weeks.

Date: June 18, 2012
To: Natural Areas Program Performance Oversight Committee
From: Heather Nelson Kent, Mary Rose Navarro
Subject: Capital grant performance measures update

Metro's Nature in Neighborhoods capital grants help nature thrive in our communities. Now in its fifth year, the program has invested a total of \$6.6 million in 24 projects across the region. The Metro Council awarded six new projects in May 2012.

Here are a few highlights about program implementation to date:

- Four projects are complete and have closed out their grants with Metro
- Ten projects are currently active and proceeding on schedule
- Five projects will be entering into new IGA's and/or contracts with Metro as a result of the Council's action
- Three projects are still working on securing their match
- One project (Humboldt Learning Garden) started but will not be completed due to school closing
- One project (Trillium Creek) is not feasible because they failed to secure matching funds.

\$8,437,712 is still available to future projects. The total of amount awarded and the amount still available adds up to more than \$15 million because of budget changes to projects (one grant failed to secure match, one grant contracted with Metro for less than originally proposed, one completed their project with less grant funding than what was awarded).

Staff is working with potential applicants to generate new letters of interest for what appears to be another exciting slate of projects for the review committee to consider in the next cycle.

Staff developed performance measures for the Capital Grants program in 2011, responding to the Oversight Committee's direction. Performance measures are both quantitative and qualitative (see attached definitions). We apply the measures at the time of the grant award and again at the time of project completion in order to assess the project's success at meeting the anticipated outcomes. They have been applied to all awarded projects to date. Retrospective performance review will provide a more accurate assessment of the programs accomplishments as well as insight as to lessons learned that can help in selecting future grants. Project review includes an assessment of risk factors, the mitigation plans put into effect at the time of the awards and final project outcomes. Attached please find two examples of these "before" and "after" performance measure reports.

Metro Natural Areas Program
Nature in Neighborhoods Capital Grants
Criteria for "snapshot" performance measures

Key criteria – to be measured at project award

Community engagement

- High The project or property acquisition initiates a new or expands an existing relationship between partners/organizations and is designed to provide diverse and significant community engagement in the project.
- Medium The project or property acquisition initiates a new or expands an existing relationship between partners/organizations.
- Low The project or property acquisition engages typical and obvious community partners.

Re-Green

- High The project or property enriches people's experience of nature by increasing access to or presence of water, trees and other vegetation in a nature-deficient area.
- Medium The project or property enriches people's experience of nature by increasing access to or presence of water, trees and other vegetation in any area.
- Low The project or property does not significantly enhance people's experience of nature.

Re-Nature

- High The project or property has four features essential for wildlife: food, cover, limited human disturbance and special habitat features OR is known to have native fish present (or is likely to have after restoration is completed).
- Medium The project or property cannot achieve more than three of the four main wildlife habitat features BUT includes preservation or restoration of stream frontage, headwaters, confluence areas, springs, seeps, wetlands or floodplains (OR is within 200 feet of a stream, wetland or floodplain area).
- Low The project or property cannot achieve more than two of the four main habitat features and is not associated with a water feature (stream, wetland or floodplain area).

Multiple benefits

- High The project or property results in benefits that extend beyond the scope of the project to include multiple benefits for people and nature.
- Medium The project or property results in benefits that extend beyond the scope of the project to include multiple benefits for either people or nature.
- Low The project or property demonstrates limited benefits for people and nature.

Cost-effective ecological design – Integrating Habitats

- High The project supports sustainable urban development goals by integrating habitat or water quality improvements through innovative project design and is a first of its kind in the region.
- Medium The project supports sustainable urban development goals by integrating habitat or water quality improvements through innovative project design and is a first of its kind in the area.
- Low The project supports sustainable urban development goals by integrating habitat or water quality improvements through innovative project design.

Provides people with access to nature – ADA

- High The project or property is specifically designed to enhance access to nature for people with disabilities.
- Medium The project or property meets the standard for ADA accessibility.
- Low The project or property does not provide or improve access for people with disabilities.

Outcomes Assessment – to be measured at project completion

Catalytic beyond the project itself

- High Applicant has met or made every attempt to achieve all performance measures identified in their grant agreement.
- Medium Applicant completed project successfully; at least one of the performance measures identified in the grant agreement will not be achieved.
- Low Project was completed but the benefits anticipated were not realized.

Leverage

- High The project leveraged at least \$2.50 for every \$1 of grant funds.
- Medium The project leveraged at least \$2 for every \$1 of grant funds.
- Low The project could not meet the matching requirements of the grant program and therefore did not receive the full grant allocation.

Project administration

- High All project benchmarks were met in a timely fashion and the project completed within the original contract term.
- Medium Benchmarks were not met in a timely fashion and the contract term needed to be extended.
- Low The project was not successfully completed.

Capital Grants Award Report

Project: Nadaka Nature Park Expansion

Applicant: East Wilkes Neighborhood
Grantee: City of Gresham

Location: NE Glisan and 176th

Award amount: \$220,000

Total project cost: \$660,475

Project type: Acquisition

Date Awarded: Aug. 13, 2009

Project Summary: Acquire a 1.9 acre site that will connect the existing 10-acre Nadaka Nature Park to NE Glisan and provide better access from the Rockwood Neighborhood.

Timeline: Acquisition is anticipated for November 2009. The management plan and master plan will be completed in 2010.

Recommendation Summary: The committee recommended this project for funding in order to improve access to nature in three low-income neighborhoods with high percentage of people of color and poor access to natural areas.

A site plan for the 2-acre acquisition was approved by Gresham's Parks committee in June 2009. Grant review committee members were concerned that the plan did not go far enough in the use of sustainable site development practices. Therefore, one condition of approval was for the City of Gresham to revise the master plan to increase the use of sustainable site development practices in order to improve the biological functions of the site.

This project meets the Capital Grant program performance measures in the following ways:

Community Engagement – High

This acquisition was initiated by the Wilkes East neighborhood who engaged many partners in the long-term design, development and use of the site. Below is a complete list of partners. Prior to this project, many of these organizations did not know about Nadaka Nature Park nor have a relationship with the Wilkes East neighborhood, such as the Columbia Slough Watershed Council and the East Multnomah Soil and Water Conservation District.

Additionally, the City of Gresham agreed to revisit the master plan and include significant community involvement. Finally, the community will be involved in restoration efforts and fundraising for the site improvements.

Re-Nature – Low

The two acre site acquired with Metro funds is a relatively flat grassy area with a handful of Douglas fir trees. There is no stream, wetland or floodplain in the proximity of the site nor is there any special habitat feature. Therefore, this site cannot achieve more than two main habitat features.

Re-Green – High

This project will enrich people's experience of nature by increasing the visibility of and access to the 10-acre Nadaka Nature Park from NE Glisan. While this area has several neighborhood parks, the quality of the natural experience does not measure up to the beauty and richness of Nadaka.

Multiple Benefits – Medium

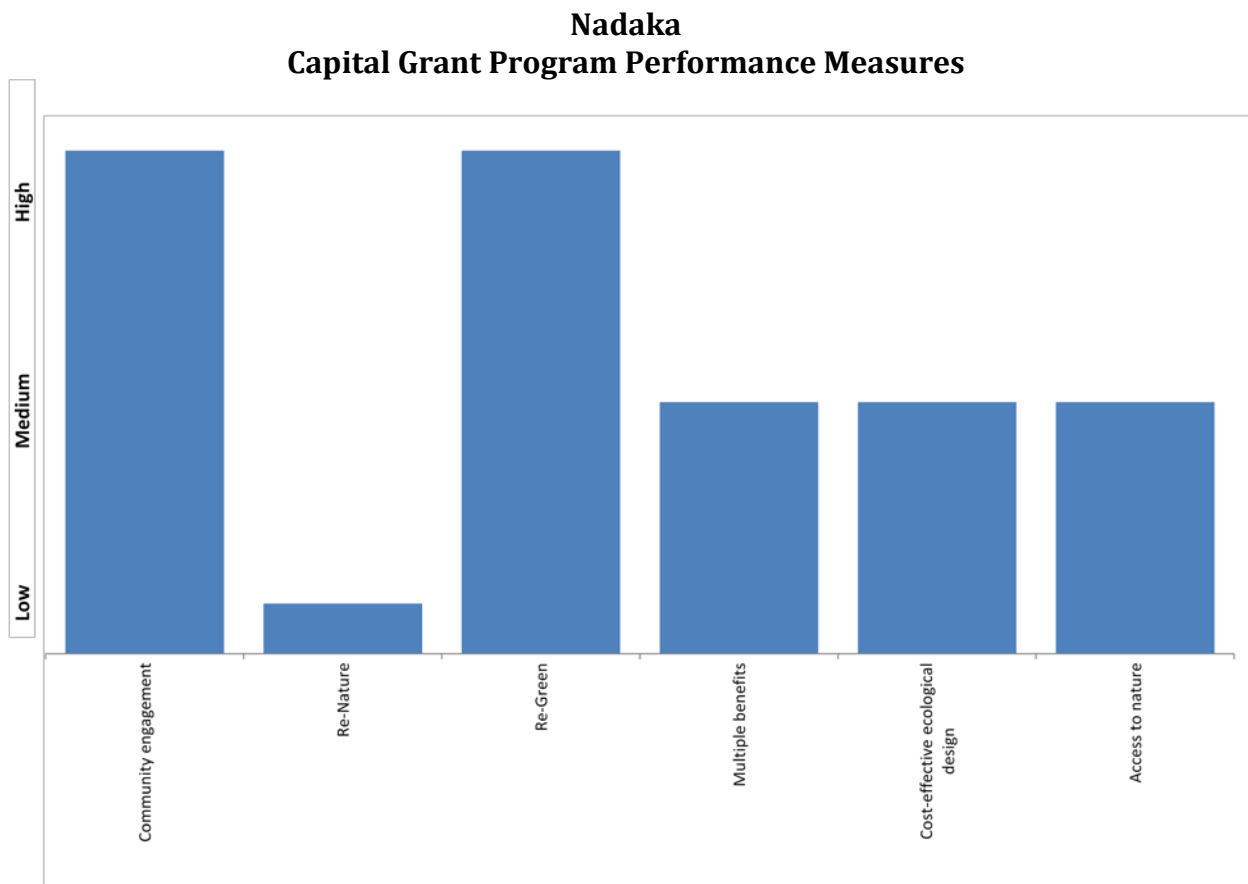
The project offers benefits beyond the project itself to the 10-acre Nadaka Nature Park by providing a location for environmental education, community gatherings and gardening spaces. This will keep such development out of the higher-quality natural area of the original Nadaka site and allow for the restoration of the meadow on the south side of the property instead of that area being used for public access or other more intensive uses. In addition, the City of Gresham will complete a management plan for the entire site and provide a smooth transition from Glisan Street into the natural area.

Cost Effective Ecological Design Solutions – Medium

With the revision of the master plan this project will promote sustainable site development practices such as a nature-based play experience, the use of native plants, rain gardens, and porous paving.

Access (ADA) – Medium

The project will meet the standard for ADA accessibility.



PROJECT NARRATIVE

Long-term Measures of Success

The following measures of success will be tracked over a three-year period following project completion.

- Demonstrate that the use and appreciation of Nadaka Nature Park increased.
- Demonstrate the implementation of sustainable site development practices.

Risk Assessment

The master plan will be revised to improve on the sustainable site development practices. There will be factors beyond our control regarding this. In addition, there is a small group of neighbors who do not want to see any increased access to this site.

Anticipated Partnerships

Through this effort many organizations have become familiar with Nadaka Nature Park and are now active partners, including the Audubon Society of Portland, the Columbia Slough Watershed Council, People for Parks, the East Multnomah Soil and Water Conservation District, the Trust for Public Lands, and SOLV.

Anticipated Resources to be Leveraged

Meeting 2:1 match was a challenge. The property owner agreed to donate 1/3 of the property's value. However, if it wasn't for an EMSWCD grant, this acquisition would not have happened. The City of Gresham is contributing the cost of revisiting the Master Plan and completing the Management Plan.

Staff Support - Moderate

Metro staff first met with project stakeholders about 18 months prior to their application and provided a moderate level of support to this project. The neighborhood had the City of Gresham, Audubon and the Trust for Public Lands on board early, however, they were concerned about coming up with the necessary matching funds. The community continued to engage potential stakeholders through site tours and restoration events. They kept staff informed and staff attended a few of the tours.

Staff gave some feedback to the applicant regarding the budget and costs associated with the management and master plans.

Application review was more time consuming for staff once the review committee identified the proposed community gardens as a potential issue. This required clarification from the Metro Council about the use of capital grant funds for projects that include community gardens.

How can the decision to fund this project direct future program decisions?

It was determined that Capital Grant funds should not be used to fund community gardens or acquisition projects where community gardens would be a primary use of the site. The Councilors were supportive of the Nadaka acquisition, since the primary reasons for the purchase were to enhance access to the site from Glisan and the Rockwood neighborhood and protect the higher-quality resource area from more active uses or development. Councilors generally felt that the use of 1/3 of the newly acquired site for a community garden would not interfere with these goals.

Capital Grants – Post Completion Performance Report

1/7/2011

Project: Nadaka Nature Park Expansion

Applicant: East Wilkes Neighborhood

Grantee: City of Gresham

Location: NE Glisan and 176th

Award amount: \$220,000

Total project cost: \$660,475

Project type: Acquisition

Date Awarded: Aug. 13, 2009

Project Summary: Acquire a 1.9 acre site that will connect the existing 10-acre Nadaka Nature Park to NE Glisan and provide better access from the Rockwood Neighborhood.

Project Completion: Closing date Oct. 30, 2009
Master Plan Completion – June 2010
Management Plan Completion – Nov. 2010

Summary: The acquisition of the 1.9 acre Nelson property improves access to nature for low-income neighborhoods with high percentage of people of color and poor access to natural areas. The park master plan will provide a seamless transition into the existing Nadaka Nature Park and include sustainable site development practices. A management plan for the entire 12 acre site was completed to protect and restore the original 10-acre natural area and to use the best landscape management and sustainability practices for the newly acquired 1.9 acre addition.

This project meets the Capital Grant program performance measures in the following ways:

Community Engagement – High

This acquisition was initiated by the Wilkes East neighborhood who engaged many partners in the long-term design, development and use of the site. In addition, volunteers and supporters from the Wilkes East Neighborhood Association were involved with the master planning effort, logging 156.75 hours. The community continues to be involved in restoration efforts within the Nature Park and have begun their fundraising effort to implement the master plan.

Re-Nature – Low

The two acre site acquired with Metro funds is a relatively flat grassy area with a handful of Douglas fir trees. There is no stream, wetland or floodplain in the proximity of the site nor is there any special habitat feature. Therefore, this site cannot achieve more than two main habitat features.

Re-Green – High

This project will enrich people's experience of nature by increasing the visibility of and access to the 10-acre Nadaka Nature Park from NE Glisan. While this area has several neighborhood parks, the quality of the natural experience does not measure up to the beauty and richness of Nadaka.

Multiple Benefits – Medium

The master plan successfully meets multiple objectives of offering a location for community gathering and gardening spaces while providing a seamless transition into the Nature Park. The Management plan allows for the restoration of the south meadow and provides a consistent approach to managing the entire 12 acres.

The planning efforts have engaged the community in looking for creative ways to implement the master plan. They are seeking partners such as social service providers in order to enhance the experience of nature to homeless, low-income, and communities of color.

Cost Effective Ecological Design Solutions – Medium

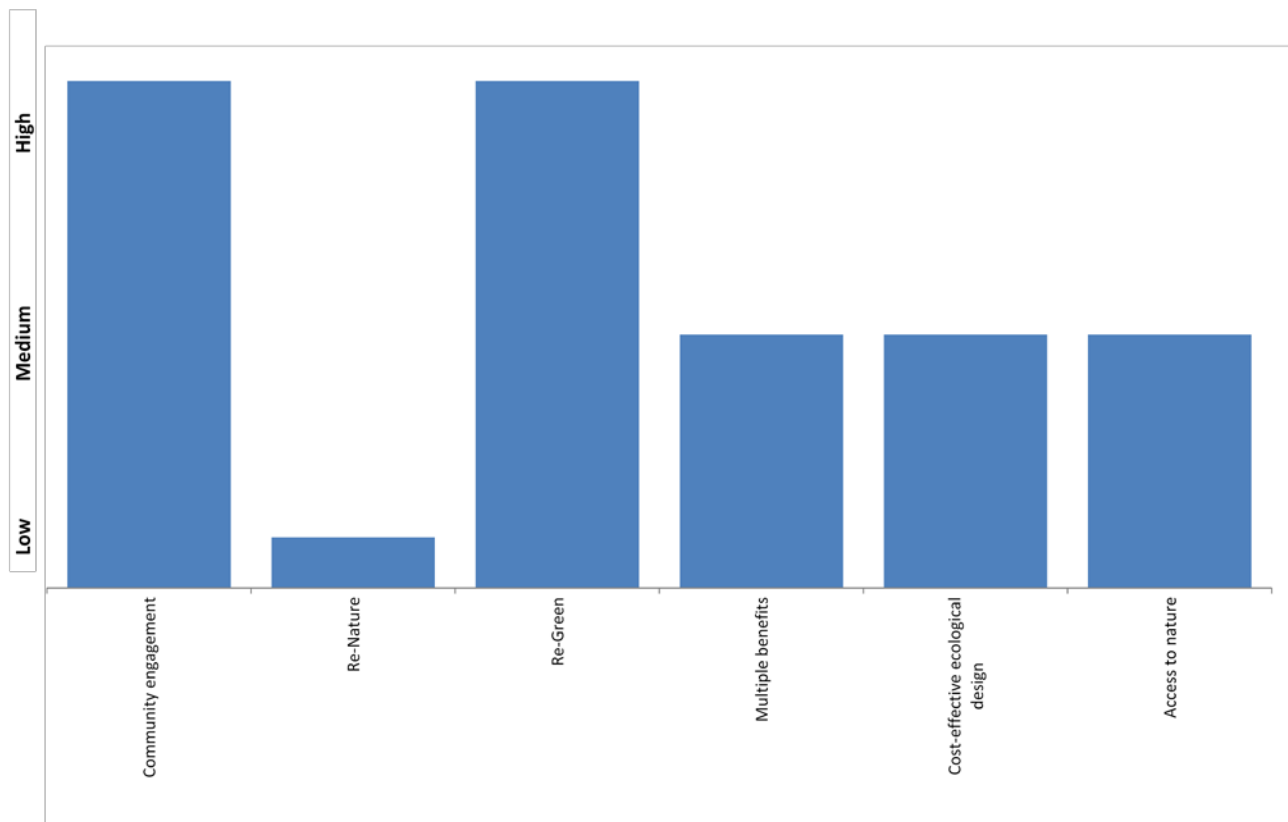
The revised master plan promoted the use of sustainable site development practices in the following ways:

- Community agricultural uses are clustered on the west side of the park, allowing a more seamless experience of nature on the east side.
- Park facilities that promote active use, such as gardening, community gathering and nature-based play areas, are located on the additional 2-acres, eliminating the potential impact of these activities on the original 10-acre nature park.
- Low-impact development practices include rain gardens that capture stormwater off of NE Glisan as well as from the park, the preservation of all mature trees, the use of pervious paving and native plants, and minimizing the need for paving through a parking agreement with the adjacent church.

Improve Access – Medium

The project will meet the standard for ADA accessibility.

Nadaka Capital Grant Program Performance Measures



OUTCOME ASSESSMENT

Catalytic beyond the project itself - High

The completion of the master plan and management plan will be key to achieving the following long-term measures of success, which will be tracked over a three-year period.

- Demonstrate that the use and appreciation of Nadaka Nature Park increased.
- Demonstrate the implementation of sustainable site development practices.

Leverage - Medium

The project leveraged approximately \$2.09 for every \$1 of grant funds. Matching funds totaling \$459,690 for this grant came from

- City of Gresham staff time for the management and master plans
- City of Gresham funding to hire Mayer/Reed to complete the master plan
- East Multnomah Soil & Water Conservation Service \$210,000 grant
- \$185,000 donation of land value from the Nelson family,
- Trust for Public Land for appraisal, due diligence and staff expenses
- Community volunteers.

Project administration - High

All project benchmarks were met in a timely fashion and the project completed within the original contract term.

Capital Grants Award Report

Project: Summer Creek Acquisition

Grantee: City of Tigard

Location: Behind Fowler Middle School at SW Tigard St. and SW Tiedman Ave. in Tigard

Award amount: \$1,000,000

Total project cost: \$5,280,000

Project type: Acquisition

Date Awarded: March 18, 2010

Project Summary: Acquire approximately 43 acres of wetlands, mature forest and streams.

Timeline: Acquisition anticipated for December 2010

Recommendation Summary: The committee recommended this project for funding because there are unique, high-quality habitat features that will be preserved, such as the wetland forest and Western ponderosa pines. In addition, the confluence of Summer and Fanno creeks is located on this site. The Fanno Creek Greenway Trail provides access and adds to an existing system of connected natural areas. Environmental education already occurs with Fowler Middle School students. However, this acquisition allows the expansion of educational opportunities to be offered to a broader public audience through public ownership and in partnership with the Tualatin Riverkeepers.

Conditions of approval for the grant include the requirement that the City of Tigard grant a conservation easement back to Metro for the property and that a management plan be created that considers the redesign of the ballfield area so that impacts to the high-quality habitat areas are minimized. In addition, the utility easement and a use agreement with the school district needed to be revised in order to maximize protection of the habitat values.

This project meets the Capital Grant program performance measures in the following ways:

Community Engagement – Medium

This project will expand the relationship between the City of Tigard and the Tualatin Riverkeepers to provide environmental education on this site.

Re-Nature – High

This acquisition will preserve food, cover, and unique habitat features present on the site. In addition, Summer Creek is known to have native fish present. Finally, the management plan will propose improvements to the ballfield area that will address concerns about human disturbance to the sensitive habitat areas of the site.

Re-Green – Medium

The City of Tigard's ownership of the site will allow environmental educational opportunities to expand to the public generally and specifically residents of Washington County.

Multiple Benefits – Medium

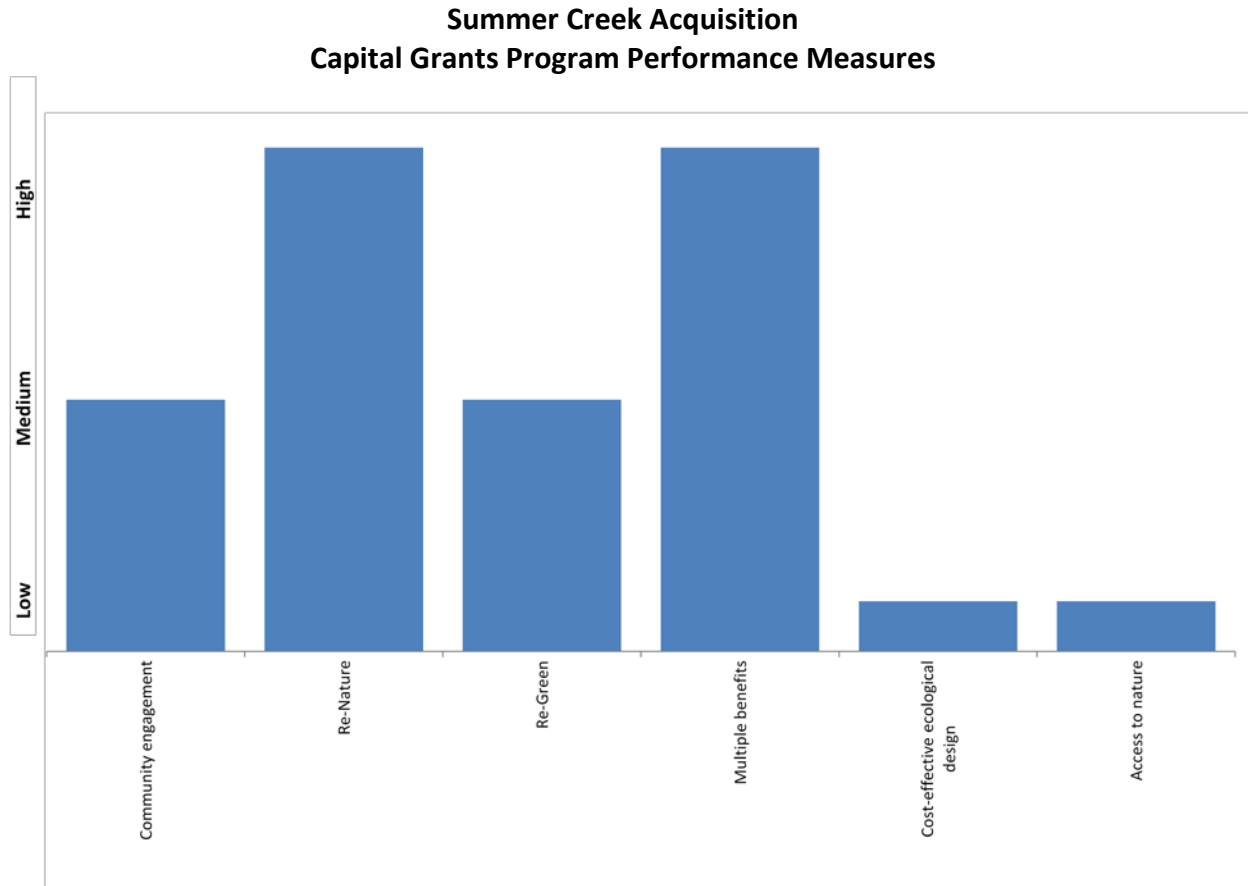
Preventing future development and preserving this natural resource maintains the water quality benefits to Fanno and Summer creeks.

Cost Effective Ecological Design Solutions – Low

The scope of the project does not include design solutions.

Improve Access – Low

The existing Fanno Creek Greenway Trail is ADA accessible, this project will not improve access for people with disabilities.



NARRATIVE

Long-term Measures of Success:

The following measures of success will be tracked over a three-year period following project completion.

- Demonstrate regional collaboration in the implementation of an environmental education program. The grant recipient shall provide a list of partners and how they are involved in the educational programming of the site as well as a description of the results and outcomes.
- Demonstrate restoration of the site in accordance with the management plan for the property. The Grant Recipient shall provide photo point documentation with corresponding map as well as a description of on-going maintenance activities.

Risk Assessment

At the time of application, the required matching funds were not secured. A parks bond measure failed in November 2009. The City of Tigard will be reducing the amount of the measure and

presenting it back to the voters in November 2010. The City of Tigard has made a commitment to purchase the site regardless of the election results.

Anticipated Partnerships

Partners include the Trust for Public Lands, the Tigard-Tualatin School District, Fans of Fanno Creek, Washington County, Clean Water Services and the Tualatin Riverkeepers.

Anticipated Resources to be Leveraged

Matching funds for this grant are mostly coming from the City of Tigard's SDC funds and potentially from a City of Tigard parks bond measure. In addition, Clean Water Services will be contributing \$100,000 and a grant from the Oregon Watershed Enhancement Board will contribute \$1,000,000. The Trust for Public Lands will be contributing \$30,000 to support the creation of an environmental education program.

The City of Tigard and Washington County will be contributing portions of their local share funds to this acquisition. Those funds will not be counted toward the required match.

Staff Support - High

During review it was discovered that a utility easement and a use agreement with the school district potentially compromised the habitat values. Staff put in considerable time discussing this issue with TPL and reviewing revised language before forwarding the committee's recommendation to the Metro Council.

How can the decision to fund this project direct future program decisions?

This project is a good example of how the Capital Grants program can be used to "complement" regional funding priorities. The City of Tigard and the Trust for Public Lands approached Metro in 2008 to ask that Metro purchase this site using funds from the regional share of the Natural Areas Bond Measure. While the site is in the Fanno Creek Linkages target area, it does not meet the objectives of the refinement plan. The grant review committee reviewed the Resolution that referred the Natural Area bond measure and determined that land acquisition beyond regional priorities is one of the intentions of the capital grants program.

Capital Grants – Post Completion Performance Report

1/7/2011

Project: Summer Creek Acquisition

Grantee: City of Tigard

Location: Behind Fowler Middle School at SW Tigard St. and SW Tiedman Ave. in Tigard

Award amount: \$1,000,000

Total project cost: \$5,280,000

Project type: Acquisition

Date Awarded: March 18, 2010

Project Summary: Acquire approximately 43 acres of wetlands, mature forest and streams.

Project Completion: Closing date: December 15, 2010
Celebration: January 7, 2011

Summary: This project contributes to the preservation of unique, high-quality habitat features such as the wetland forest and Western ponderosa pines. In addition the confluence of Summer and Fanno creeks is located on this site. The Fanno Creek Greenway Trail provides access and adds to an existing system of connected natural areas.

City of Tigard granted a conservation easement back to Metro for the property and a management plan was created that considers the redesign of the ballfield area so that impacts to the high-quality habitat areas are minimized. In addition, the utility easement and a use agreement with the school district were revised in order to maximize protection of the habitat values.

An environmental education plan was completed that will preserve and foster continued use of the property by Fowler Middle School students as well as expand educational use into the summer months by inviting summer nature camps hosted.

This project fulfilled the Capital Grant program performance measures in the following ways:

Community Engagement – Medium

This project did expand the relationship between the City of Tigard and the Tualatin Riverkeepers to provide environmental education on this site.

Re-Nature – High

This acquisition has preserved food, cover, and unique habitat features present on the site. In addition, Summer Creek is known to have native fish present. A management plan was completed which takes into consideration ways to limit human disturbance to the sensitive habitat areas while still allowing environmental education, improvements to the ballfield, and trail improvements.

Re-Green – Medium

The City of Tigard will be entering into an agreement with the Tualatin Riverkeepers to expand environmental education opportunities to school-age kids in Washington County. Their goal is to provide 500 kids education at the site in 2011. The successful passage of Tigard's Parks bond measure will allow the acquisition of adjacent parcels, one of which includes a modular structure for a classroom facility. These additional sites are expected to be acquired in April 2011.

Multiple Benefits – Medium

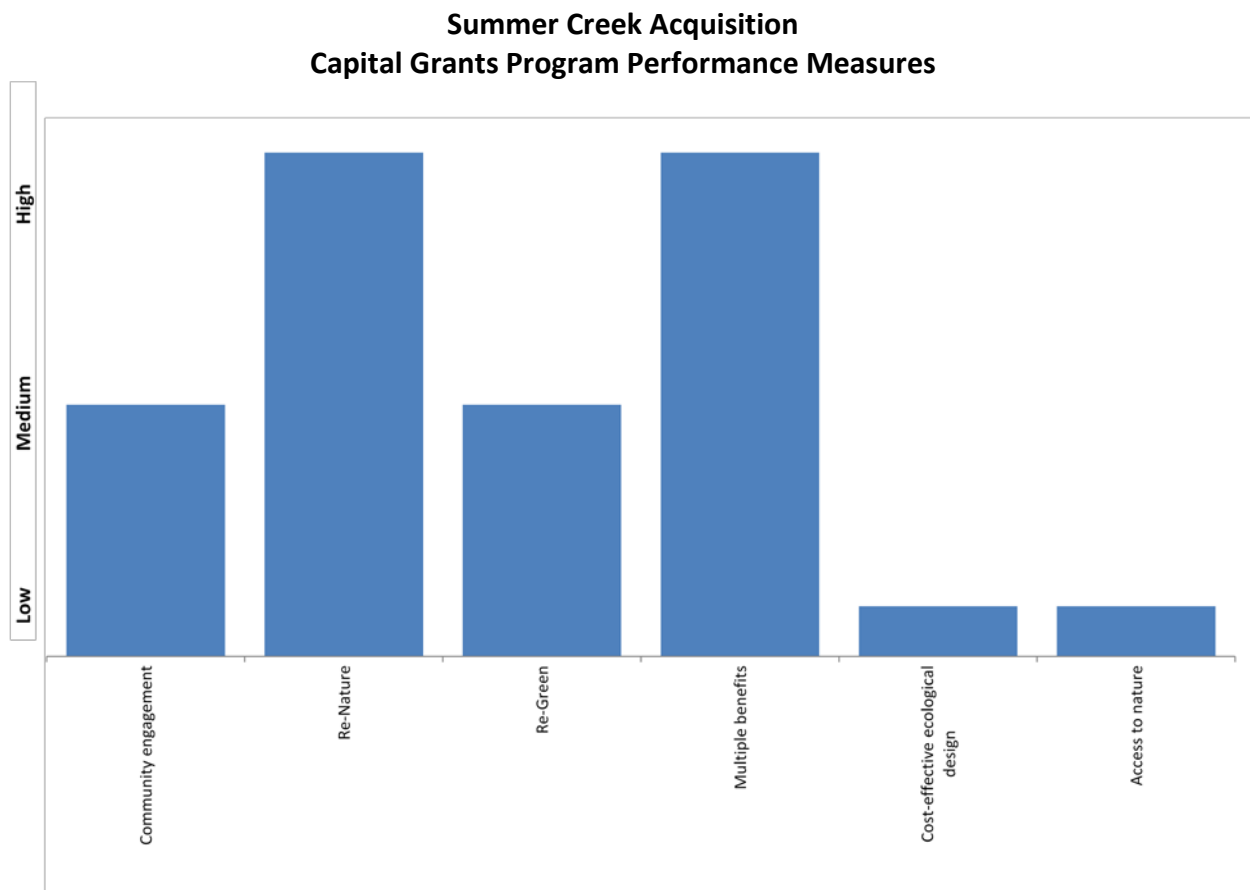
Preventing development and preserving this natural resource maintains the water quality benefits to Fanno and Summer creeks.

Cost Effective Ecological Design Solutions – Low

The scope of the project does not include design solutions.

Improve Access – Low

The existing Fanno Creek Trail is ADA accessible. This project will not improve access for people with disabilities.



OUTCOME ASSESSMENT

Catalytic beyond the project itself - High

The completion of the management plan and the environmental education plan will be key to achieving the following long-term measures of success, which will be tracked over a three-year period.

- Demonstrate regional collaboration in the implementation of an environmental education program. The Grant Recipient shall provide a list of partners and how they are involved in the educational programming of the site as well as a description of the results and outcomes.

- Demonstrate restoration of the site in accordance with the management plan for the property. The Grant Recipient shall provide photo point documentation with corresponding map as well as a description of on-going maintenance activities.

Leverage - High

The project leveraged approximately \$4 for every \$1 of grant funds. Matching funds totaling \$3,933,207 for this grant came from the City of Tigard's SDC funds, a grant from the Oregon Watershed Enhancement Board and the Trust for Public Lands.

The City of Tigard and Washington County contributed portions of their local share funds to this acquisition, but those funds will not be counted toward the required match.

Project administration - High

All project benchmarks were met in a timely fashion and the project completed within the original contract term.

Dear Local Share Partner,

With the help of two voter-approved bond measures, Metro and local park providers have preserved 11,000 acres and 90 miles of river and stream banks, and supported hundreds of community projects in this region. Together, we're protecting water quality, wildlife habitat and providing people with opportunities to enjoy time with family and friends in our local parks and natural areas.

Metro is seeking your valuable input about the implementation of the local share portion of the 2006 Natural Areas Bond Measure. We are dedicated to customer service and efficiency and would greatly appreciate your participation in a survey to help us understand your experience with this program.

The survey is designed for staff from local governments who have interacted with Metro representatives in implementing the local share program or projects. Your input is essential in helping Metro identify improvements to all aspects of administering this program.

The survey will take approximately 10 minutes to complete. Please answer as many of the questions as possible. Skip any that you aren't comfortable answering or are not applicable to your work.

Thank you for your help!

For information or questions about this survey, please contact Tony Sharp, Metro's Natural Areas Program Survey Intern at 503.813.7590 or Tony.Sharp@oregonmetro.gov



METRO

Your Involvement

Please select the best description of your role or job title as it relates to the Local Share Program.

1. Which category best describes your position while interacting with Metro's Local Share Program? Please check one.

- Planner
- Project Manager
- Director
- Manager
- Administrator

Other (please specify)

2. Please indicate approximately how many years you have interacted with Metro's Local Share Program.

- Less than 1 year
- 1-3 years
- 3-5 years
- 5 or more years

3. Please indicate how the Local Share funds were used in your jurisdiction. If your jurisdiction has multiple Projects, please mark all categories that apply.

- Capital improvements: Park improvements
- Capital improvements: Habitat restoration
- Natural area acquisition
- Neighborhood or community park acquisition
- Trails acquisition
- Trail construction

Other (please specify)

Administrative Effectiveness

Metro is interested in understanding your experience carrying out your Local Share Project(s).

4. Please indicate the amount of improvement, if any, is needed to the Local Share Program. If an item does not apply to your Project(s), please indicate 'Not Applicable'.

	A lot of improvement needed	Much improvement needed	Some improvement needed	Slight improvement	No improvement is needed	Don't Know	N/A
Introductory Information: The information that was provided about the requirements of the Local Share Program.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intergovernmental Agreement (IGA): The comprehensive planning agreement that provides approval by the Metro Council and the jurisdiction that you represent about the planned Local Share Project(s).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Signage: The required posting of appropriate signage at the project site which acknowledges funding from all project partners.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Project Substitution (if applicable): The process of substituting a new project for a previously approved Local Share Project.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Project Reimbursements: These materials include the requisition form, a spreadsheet summarizing expenses, photocopies of receipts and invoices, a report from general ledger for staff time, settlement statements for acquisition and payment instructions.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Final Materials Submission: These final materials include the acquisition summary sheet, photographs, press and outreach materials, and a description of the project.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flexibility: Please rate Metro's flexibility with the adjustments that were made throughout the Local Share	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Please take a moment to state what improvements you believe could be made to Metro's Local Share Program.

Metro's Land Acquisition Services

6. Did you know that Metro's Land Acquisition Services were available for Local Share Projects?

- Yes
- No

7. Did you use Metro's Land Acquisition Services?

- Yes
- No
- Don't Know

8. If the Jurisdiction that you are representing has used Metro's Land Acquisition Services for Local Share Projects since 2006, please indicate the amount of improvement, if any, is needed with this service.

****Please skip these questions if they do not apply for your Local Share experience.****

	A lot of improvement needed	Much improvement needed	Some improvement needed	Slight improvement needed	No improvement needed	Don't Know	N/A
Metro's Land Acquisition Services (If applicable): The services provided by Metro to conduct 'willing seller' negotiations with the purpose of acquiring targeted properties.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Metro's Due Diligence Services (if applicable): The services provided by Metro may include an appraisal of the proposed property, legal review of the title, environmental assessment and purchase / sale agreement.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Escrow Liaison (if applicable): The services provided by Metro may include setting up an escrow account, preparing escrow documents and instructions and coordinating payments.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Metro's Purchase and Closing Services (if applicable): These services provided by Metro include communicating with property owners, reviewing closing statements and recorded documents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Please take a moment to describe what improvements you believe could be made to Metro's Land Acquisition Services.

Interaction with Metro Representatives

Please describe your interactions with the Metro representative(s) when your Project(s) were active.

10. Please indicate the number of times you communicated (such as phone or email) with a Metro representative(s) in regards to a Local Share Program when your Project(s) was active.

- More than twice a week
- Once a week
- Several times a month, but not weekly
- Once a month
- Less than once a month
- Don't know

Other (please specify)

11. When your Project(s) was active, please indicate how effective communication was with Metro representatives.

- Communication was inadequate; more communication would have been preferred.
- Communication was adequate
- Communication was excessive; less communication would have been preferred.
- Don't know

Other (please specify)

12. The Metro representative(s) that I worked with on the Local Share Program...

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Don't Know
The Metro representative that I worked with on the Local Share Program generously shared their expertise.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...was professional throughout the entire process.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...was NOT helpful in finding solutions to the problems that I encountered.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...demonstrated their job knowledge.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...gained my trust.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...responded mindfully when addressing obstacles.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...took the initiative to be organized.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...had a productive work ethic.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...was consistently NONresponsive to my inquiries.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...communicated with me enough for the satisfaction of this Project.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...was flexible by embracing creativity.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would enjoy working with the Metro representative who was involved in the Local Share Program again in the future.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. What do you believe can be done to improve interactions with Metro staff?

Thank You

Thank you for providing your valuable insight to help Metro improve the Natural Areas Program.

14. If you have any further comments about the Local Share Program, this survey, or interactions between the Jurisdiction that you represent and Metro, please write them below.

**Natural Areas Program Performance Oversight Committee
2012 REPORT OUTLINE**

Title: TBD

*A report to the community from the Natural Areas
Program Performance Oversight Committee*

I. INTRODUCTORY MATERIAL

A. Purpose of Report

- Fourth committee report on progress of program implementation
- Covers period from July 2011 through June 2012
- Summary of the report's overall theme/title (TBD)

B. Overview of Committee

- Committee's charge/role (to ensure the program's policies, processes, business practices and administration are on track; to identify/recommend any needed changes/improvements)
- List of committee members

C. Overview of Natural Areas Program

Sidebar (same as last year)

II. REGIONAL NATURAL AREAS

A. Dashboard Reports

- They provide a quantitative snapshot of target area acquisitions; updated regularly and reviewed by committee.
- Include summary dashboard report of target area acquisition and trail/greenway corridors and summarize findings in text (similar to pages 2-3 of last year's report). **Show progress since last year or only composite progress to date?**
- **Assessment:** Are the refinement plans for the target areas being followed (e.g., amount of land acquired; acquisition tiers)? Are there problems in meeting the acquisition goals for some target areas? If so, why (e.g., lack of willing sellers)? **How does committee want to address this? Include any conclusions/ recommendations?**

B. Performance Measures

- They provide at-a-glance information about water quality/wildlife habitat benefits, public benefits, and financial benefits; an integral part of staff/committee evaluation of every land acquisition.

- Include composite performance measures for each target area. Compare the results with the objectives for sample target areas? If so, any conclusions/recommendations?
- Consider including composite performance measures for combined target area data to provide an overview of overall program performance/ benefits.

III. NATURE IN NEIGHBORHOODS CAPITAL GRANTS PROGRAM

A. Dashboard Report

- Include graph and text summary.

B. Performance Measures

- Last year's report noted that performance measures are included in both the project award report and the project completion report. What should this year's report say about the performance measures and/or the capital grants program? Include an example? Any conclusions/recommendations?

IV. LOCAL SHARES PROJECTS

A. Dashboard Report

- Include graph and text summary similar to report provided to a previous meeting of the committee.

B. Performance Measures

- Staff is starting to develop performance measures for local share projects. The committee will focus on the performance measures and the overall local shares program component in the coming year.

V. SITE STABILIZATION

A. Guidelines

Will get information about staff use of the new guidelines at 6/27/12 committee meeting.

B. Performance Audit

- Staff has responded to the audit issues. Also, the committee's recommendations and staff guidelines re: more flexible timeframes help address some of these issues. Address the audit in the report? If so, what should it say?

VI. UNUSUAL CIRCUMSTANCES

- A. The process was not used in this year.
- B. Unusual opportunity: Willamette Falls acquisition.

VII. BOND SALE

Staff will give update at 6/27/12 committee meeting.

- A. Bond sale of \$75 million this year (see April minutes). A significant event: low interest rate; AAA rating; funds program for next 3 years; only \$25 million remaining. Big milestone in the program.

VIII. PROGRAM ADMINISTRATION

A. Administrative Costs Staffing

- Committee looked again this year at program administrative costs. The administrative costs have averaged _____ percent of total program expenditures to date. This is well under the 10 percent limit required by the bond measure.

B. Staffing

- Include an overview of the program staffing and any conclusions that can be drawn about it? How has staffing changed since program inception?

C. Expenditures and Acquisitions to Date

- Summarize expenditures/acquisitions to date. (Summary of the information for each program element in sections II, III, and IV above.)
- Based on these numbers, is the program on target in terms of meeting its goals within a 10-year timeframe?

IX. OTHER COMMITTEE WORK

A. Natural Areas Information System

Staff will give update at 6/27/12 committee meeting.

- The committee gets a regular report on the data base to monitor whether it is in progress and doesn't have any cost overruns, etc.
- The database includes the performance measures, but can it be/has it been used for any kind of program overview/analysis?

B. It's Our Nature Communications Initiative

- Committee has reviewed progress/results (see October minutes).

C. The Intertwine / Broader Context in the Region

- Possible things to include:
 - Status of the Intertwine
 - How do this program's target areas fit into the bigger picture of the regional conservation framework the Intertwine is working on; e.g., do the selection criteria hold up within this larger context? Can we say anything about if/how the program is helping to improve the overall ecological health of the region? (Probably for next year's report)

X. THE YEAR AHEAD

Next year's work plan will include the following, as well as other items that come up during the year:

- Cumulative results of the program to date; any adjustments needed?
- Continue to consider how this program fits into the larger regional context (i.e., the Intertwine and Metro's overall role of providing parks, trails, and natural areas.)

Any other items for next year to include in this year's report?

QUOTATIONS

- Will ask for quotations from committee members who can speak to specific items in the report (e.g., the bond sale).