 **Metro** | *Agenda*

Meeting: Metro Council  
Date: February 25, 2014  
Time: 5 p.m.  
Place: City of Forest Grove, City Hall Community Auditorium  
1915 Main Street  
Forest Grove, OR 97116

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**CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS**

- |                |            |  |   |
|----------------|------------|--|---|
| <b>5 PM</b>    | <b>1.</b>  | <b>CITIZEN COMMUNICATION</b>   |   |
| <b>5:15 PM</b> | <b>2.</b>  | <b>FOREST GROVE COMPREHENSIVE PLAN AND ECONOMIC DEVELOPMENT PROJECTS</b>   | <b>Mayor Truax, Forest Grove</b>  |
| <b>5:45 PM</b> | <b>3.</b>  | <b>PACIFIC UNIVERSITY EXPANSION PLANS</b>  | <b>Lesley Hallick, Pacific University<br/>Mark Ankeny, Pacific University</b> |
| <b>6 PM</b>    | <b>4.</b>  | <b>CORNELIUS DOWNTOWN AND LIBRARY DEVELOPMENT PROPOSALS</b>  | <b>Mayor Dalin, City of Cornelius</b>   |
| <b>6:20 PM</b> | <b>5.</b>  | <b>CONSENT AGENDA</b>  |   |
|                | <b>5.1</b> | <b>Resolution No. 14-4506</b> , For the Purpose of Supporting the Creation of a Willamette Falls State Heritage Area and Urging Designation of Such by the Oregon Heritage Commission. |   |
| <b>6:25 PM</b> | <b>6.</b>  | <b>RESOLUTIONS</b>   |   |
|                | <b>6.1</b> | <b>Resolution No. 14-4503</b> , For the Purpose of Authorizing the Chief Operating Officer to Grant an Easement to the City of Forest Grove for Continuing Trail Development.          | <b>Kathleen Brennan-Hunter, Metro<br/>Dan Moeller, Metro</b>                  |
| <b>6:50 PM</b> | <b>7.</b>  | <b>CHIEF OPERATING OFFICER COMMUNICATION</b>   |   |
| <b>6:55 PM</b> | <b>8.</b>  | <b>COUNCILOR COMMUNICATION</b>   |   |

**ADJOURN**

**Television schedule for Feb. 25, 2014 Metro Council meeting**

**Regular broadcasting schedule may be subject to change due to the off-site location of this Metro Council Meeting.**

<p><b>Clackamas, Multnomah and Washington counties, and Vancouver, WA</b>          Channel 30 – Community Access Network  <i>Web site:</i> <a href="http://www.tvctv.org">www.tvctv.org</a>  <i>Ph:</i> 503-629-8534  <i>Date:</i> Thursday, Feb. 27</p>	<p><b>Portland</b>          Channel 30 – Portland Community Media  <i>Web site:</i> <a href="http://www.pcmtv.org">www.pcmtv.org</a>  <i>Ph:</i> 503-288-1515  <i>Date:</i> Sunday, Mar. 30, 7:30 p.m.  <i>Date:</i> Monday, Mar. 31, 9 a.m.</p>
<p><b>Gresham</b>          Channel 30 - MCTV  <i>Web site:</i> <a href="http://www.metroeast.org">www.metroeast.org</a>  <i>Ph:</i> 503-491-7636  <i>Date:</i> Monday, Mar. 31, 2 p.m.</p>	<p><b>Washington County and West Linn</b>          Channel 30– TVC TV  <i>Web site:</i> <a href="http://www.tvctv.org">www.tvctv.org</a>  <i>Ph:</i> 503-629-8534  <i>Date:</i> Saturday, Mar. 29, 11 p.m.  <i>Date:</i> Sunday, Mar. 30, 11 p.m.  <i>Date:</i> Tuesday, Mar. 1, 6 a.m.  <i>Date:</i> Wednesday, Mar. 2, 4 p.m.</p>
<p><b>Oregon City and Gladstone</b>          Channel 28 – Willamette Falls Television  <i>Web site:</i> <a href="http://www.wftvmedia.org/">http://www.wftvmedia.org/</a>  <i>Ph:</i> 503-650-0275          Call or visit web site for program times.</p>	

**PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.** Agenda items may not be considered in the exact order. For questions about the agenda, call the Metro Council Office at 503-797-1540. Public hearings are held on all ordinances second read. Documents for the record must be submitted to the Regional Engagement and Legislative Coordinator to be included in the meeting record. Documents can be submitted by e-mail, fax or mail or in person to the Regional Engagement and Legislative Coordinator. For additional information about testifying before the Metro Council please go to the Metro web site [www.oregonmetro.gov](http://www.oregonmetro.gov) and click on public comment opportunities.

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Agenda Item No. 2.0

**Forest Grove Comprehensive Plan and Economic  
Development Projects**

Metro Council Meeting  
Tuesday, Feb. 25, 2014  
City of Forest Grove  
City Hall Community Auditorium

Agenda Item No. 3.0

**Pacific University Expansion Plans**

Metro Council Meeting  
Tuesday, Feb. 25, 2014  
City of Forest Grove  
City Hall Community Auditorium



Agenda Item No. 4.0

**Cornelius Downtown and Library Development  
Proposals**

Metro Council Meeting  
Tuesday, Feb. 25, 2014  
City of Forest Grove  
City Hall Community Auditorium

Agenda Item No. 5.1

**Resolution No. 14-4506**, For the Purpose of  
Supporting the Creation of a Willamette Falls State  
Heritage Area and Urging Designation of Such by the  
Oregon Heritage Commission.

*Consent Agenda*

Metro Council Meeting  
Tuesday, Feb. 25, 2014  
City of Forest Grove  
City Hall Community Auditorium

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF SUPPORTING THE	)	RESOLUTION NO. 14-4506
CREATION OF A WILLAMETTE FALLS STATE	)	
HERITAGE AREA AND URGING	)	Introduced by Chief Operating Officer Martha
DESIGNATION OF SUCH BY THE OREGON	)	Bennett in concurrence with Council
HERITAGE COMMISSION		President Tom Hughes

WHEREAS, State Heritage Areas are designated by the Oregon Heritage Commission to promote heritage conservation and economic development in regions of the state that have a distinct and significant historic character; and;

WHEREAS, the Willamette Falls area is an important nexus of geologic formations created by the Missoula Floods, including the Willamette Meteorite and the foundation of the unmatched fertility of the Willamette Valley; and

WHEREAS, the Falls area was and remains an important gathering place for fishing and trade among the numerous tribes for centuries prior to Euro-American settlement; and

WHEREAS, the Falls area and Willamette River has been and continues as an important transportation hub for trade, commerce and recreation; and

WHEREAS, following discovery by white explorers, the Falls area became a focal point for early trappers, traders, and entrepreneurs, including the Hudson’s Bay Company and Dr. John McLoughlin; and

WHEREAS, the power of Willamette Falls has inspired human industry since its discovery, providing mechanical power for early sawmills and eventually hydropower for local woolen and paper mills and is home to the longest operating multi-lift navigation locks in the United States, as well as the site of America’s first long distance transmission of electricity; and

WHEREAS, the 2,000-mile long epic Oregon Trail journey ended at Willamette Falls, making it the destination point for one of the largest overland migrations in human history; and

WHEREAS, the settlements at the end of the Oregon Trail plus the iron-smelting and other early industries became a major pacific northwest industrial center; now therefore

BE IT RESOLVED that the Metro Council supports and applauds the efforts of the Willamette Falls Heritage Area Coalition to attain Oregon state heritage area designation for the area encompassing the historic areas of West Linn, Oregon City and Lake Oswego, and urges the Oregon Heritage Commission to find that such status is merited by proclaiming the first state designation as the Willamette Falls State Heritage Area.

ADOPTED by the Metro Council this \_\_\_ day of February 2014.

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Tom Hughes, Council President

Approved as to Form:

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Alison R. Kean, Metro Attorney

Agenda Item No. 6.1

**Resolution No. 14-4503**, For the Purpose of  
Authorizing the Chief Operating Officer to Grant an  
Easement to the City of Forest Grove for Continuing  
Trail Development.

*Resolutions*

Metro Council Meeting  
Tuesday, Feb. 25, 2014  
City of Forest Grove  
City Hall Community Auditorium

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE ) RESOLUTION NO. 14-4503  
CHIEF OPERATING OFFICER TO GRANT AN )  
EASEMENT TO THE CITY OF FOREST GROVE ) Introduced by Chief Operating Officer Martha  
FOR CONTINUING TRAIL DEVELOPMENT ) Bennett in concurrence with Council  
) President Tom Hughes

WHEREAS, pursuant to the 1995 Metro Open Spaces, Parks and Streams Ballot Measure 26-26 (“Metro Open Spaces Bond Measure”), Metro purchased approximately 48 acres of real property now referred to as the site Gales Forest Grove (“Gales Forest Grove”) in the Gales Creek Target Area; and

WHEREAS, the City of Forest Grove (the “City”) owns real property adjacent to Gales Forest Grove (the “City Property”); and

WHEREAS, pursuant to Metro Council Resolution 08-3935, “Authorizing the Chief Operating Officer to Execute an Intergovernmental Agreement with the City of Forest Grove for Trail Development”, approved on May 15, 2008, Metro and the City entered into an Intergovernmental Agreement to allow the City to construct a pedestrian and bicycle trail across the western edge of Gales Forest Grove and along the City Property (the “First Trail”), and upon completion of the First Trail construction, for Metro to grant the City a permanent, recordable pedestrian and bicycle trail easement across Gales Forest Grove providing for the ongoing use, maintenance, repair, and reconstruction of the First Trail; and

WHEREAS, the First Trail has opened for public use; and

WHEREAS, the City has adopted a Community Trail Master Plan that identifies an extension of the First Trail along the eastern side of Gales Forest Grove (the “Second Trail”) as an important connection for both recreation and transportation purposes, and the City is applying for a grant from the State of Oregon Parks and Recreation Department (“OPRD”) for design and construction of the Second Trail; and

WHEREAS, the City believes OPRD will consider the grant application to be more complete and view it more favorably if the City obtains an easement from Metro providing for the ongoing use, maintenance, repair, and reconstruction of the Second Trail, prior to applying for the grant; and

WHEREAS, the Metro Council concludes that such a trail use on Gales Forest Grove is a park use and is consistent with Metro’s Metropolitan Greenspaces Master Plan and, more specifically, with Metro’s easement policy as described in Metro Resolution No. 97-2539B, “For the Purpose of Approving General Policies Related to the Review of Easements Right of Ways, and Leases for Non-Park Uses through Properties Managed by the Regional Parks and Greenspaces Department,” approved on November 6, 1997; now therefore

BE IT RESOLVED that the Metro Council authorizes the Chief Operating Officer to grant a trail easement to the City of Forest Grove in substantially the form attached as Exhibit A to this resolution.

ADOPTED by the Metro Council this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Tom Hughes, Council President

Approved as to Form:

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Alison R. Kean, Metro Attorney

Form of Easement

GRANTOR: Metro  
600 NE Grand Ave.  
Portland OR 97232

GRANTEE: The City of Forest Grove, Oregon  
1924 Council Street  
Forest Grove, OR 97116

BICYCLE AND PEDESTRIAN TRAIL EASEMENT

This BICYCLE AND PEDESTRIAN TRAIL EASEMENT ("Easement") is made and entered into as of \_\_\_\_\_, 2014 (the "Effective Date") by and between Metro, an Oregon municipal corporation ("Metro") and the City of Forest Grove, an Oregon municipal corporation (the "City").

RECITALS

A. Metro is the owner of the real property in the County of Washington, State of Oregon, commonly known as tax parcel 2700 in Section 06C of Township 1 South, Range 3 West of the Willamette Meridian and tax parcels 300, 400 and 200 in Section 06CB of Township 1 South, Range 3 West of the Willamette Meridian, and legally described on the attached Exhibit A (collectively, the "Property").

B. The City is an Oregon municipal corporation whose purpose is, among other things, to build, operate, and maintain recreational trails and pathways for the benefit of the public within its city limits.

C. Metro desires to grant to the City, and the City desires to accept from Metro, an easement over the Property for the purpose of allowing the City to establish and maintain a public bicycle and pedestrian trail in accordance with the terms and conditions set forth in this Easement.

AGREEMENT

1. Grant of Easement. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Metro hereby grants to the City a nonexclusive, perpetual easement in gross, on, over, across, and along a portion of the Property (the "Easement Area"). The Easement Area is depicted on attached Exhibit B.



This depiction of the Easement Area is preliminary, having been prepared prior to detailed design and development of the Trail (as defined below). In the course of designing and engineering the Trail, the City shall obtain a survey of the Easement Area from a registered land surveyor, to create a legal description of the Easement Area and a survey drawing of the Easement Area sufficient to allow recording of this Easement with the Washington County Recorder. The surveyor shall stake the Easement Area, so that the City and Metro may inspect and approve it. The parties shall use good faith efforts to ensure that the Easement Area is generally configured as shown on Exhibit B; provided, however, that the parties acknowledge and agree that the Easement Area may need to be adjusted in response to conditions on the ground. Material adjustments and modifications to the Easement Area shall require the approval of each party. Once the surveyed Easement Area is approved by both parties, the parties shall amend and restate this Easement in its entirety to include the legal description of the Easement Area and the survey drawing of the Easement Area, so that the amended and restated easement may be recorded. This Easement shall automatically terminate on the date that is three (3) years from the Effective Date (if not amended and restated prior to this deadline).

2. Purposes. The purpose of this Easement is to give the City the right to (a) enter the Easement Area at any time, subject to the requirements of Section 3, below, to establish, install, construct, maintain, and repair a trail and pathway (the “Trail”), and (b) permit the public to access and use the Trail established, installed, and constructed by the City for nonmotorized recreational and transportation purposes, including, without limitation, walking, running, cycling, skating, skiing, and horseback riding. Except as specifically authorized by this Easement, no other use may be made of the Easement Area without the prior written approval of Metro.

3. Construction, Repair, Maintenance. The City shall develop its design for the Trail in collaboration with Metro, which plans, design, and construction drawings shall be subject to the prior written approval of Metro. Once the design and construction of the Trail is agreed upon, the City may take all actions necessary to construct, maintain, and repair the Trail, including, without limitation, installing the following related surface and subsurface utilities and improvements (all of such improvements shall be considered part of the “Trail” as that term is used herein): (i) trail surfaces, foot bridges and associated trail structures, (ii) trail markers, signs, lights, benches, and other security enhancements, and (iii) any barriers, fences, and gates necessary to prevent motorized vehicular access. All such Trail improvements constructed by the City shall be the property of the City. The City shall be responsible for obtaining all governmental permits for construction of the Trail prior to commencing such construction, and Metro shall cooperate in good faith with City in obtaining any necessary construction and/or development permits. The City shall be solely responsible for all repair and maintenance of the Trail, and shall maintain and keep the Trail in good repair, so that it remains open to the public, safe and free from hazards. Any substantial future changes to the design of the Trail shall be subject to Metro’s prior written consent.

4. Metro’s Use of Easement Area; Damage to the Property. Metro shall retain the right to access, use, and enjoy the Easement Area for its purposes consistent with the rights granted herein. Metro shall neither authorize nor construct, create, or maintain any road, reservoir, excavation, change in surface grade, obstruction, or structure on, over, along, or within the Easement Area without the City’s prior written consent. The City shall compensate Metro

for all damages to Metro's real and/or personal property improvements, including to vegetation and landscaping and to any agricultural activities occurring on the Property, caused by the construction, maintenance, repair, replacement, or removal of the Trail.

5. Release of Liability. By granting this Easement, Metro shall have no liability or responsibility for the costs of any installation made by the City in the Easement Area, including the cost of constructing, maintaining, repairing, replacing, reconstructing, or removing the Trail. The City hereby releases Metro from all liability for damages to any improvements, utilities, or systems installed in the Easement Area caused by members of the public entering on the Easement Area, except to the extent such damages arise from or are caused by Metro's negligence or willful misconduct.

6. Right of Re-Entry; Termination. This Easement is granted on the express condition that the City use the Easement solely for the purposes stated in Sections 1 and 2, above. If the City uses the Easement for another purpose or fails to use the Easement Area for a continuous period of one (1) year at any time after the initial Trail construction authorized by this Easement, or, if the parties mutually agree to terminate this Easement, then Metro may re-enter and terminate this Easement. Within ninety (90) days from the date of written notice from Metro upon non-continuous use for the one (1) year period or mutual termination of this Easement, the City shall remove any installation from the Easement Area, including the Trail, shall restore the land to a grade consistent with the surrounding area, said restoration to be at the City's sole cost as directed by and to the satisfaction of Metro, and shall deliver to Metro a recordable document or documents sufficient to remove this Easement as an encumbrance on the Property.

7. Indemnity. To the maximum extent permitted by law and subject to the Oregon Constitution and the Oregon Tort Claims Act, the City shall fully indemnify, hold harmless, and defend Metro and Metro's officers, employees, and agents from and against all actual or alleged claims, actions, demands, judgments, and damages, and all costs, expenses, and fees incidental to the investigation and defense thereof, including, but not limited to, attorney, accountant, paralegal, and expert fees through all appeals, based upon or arising out of: (a) an intentional or negligent act or omission of the City or the City's officers, employees, agents, invitees, contractors, or subcontractors acting within the scope of their employment or duties occurring on the Easement Area; (2) the installation, construction, maintenance, repair, or operation of any improvements, utilities, or other systems installed in the Easement Area, including the installation, construction, maintenance, or operation of the Trail; (3) the release, disposal, generation, or transport within the Easement Area of Hazardous or Toxic Materials or Substances, as those terms are defined in ORS chapters 465 and 466, as amended, or the federal Resource Conservation and Recovery Act ("RCRA"), Toxic Substances Control Act ("TSCA"), Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), as amended 42 USC § 960 et seq., or any other federal, state, or local law, ordinance, rule, or regulation pertaining to the protection of the environment; or (4) any breach, violation, or failure to perform any of the City's obligations under this Easement. By accepting this Easement, however, the City is not accepting liability for any preexisting release of hazardous substances onto or from the Easement Area, and Metro is not attempting to convey any such liability.

8. Authority. Metro represents and warrants that Metro has the full power and lawful authority to grant this Easement.

9. Entire Agreement; Further Cooperation. This Easement is the final and complete agreement between the parties concerning the rights granted herein, and supersedes all prior understandings with respect to it. This Easement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by all parties to the Easement. Each of the parties agrees to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Easement.

10. Covenants Running With the Land. The parties acknowledge and agree that the grant conferred by this Easement is intended to, and does, constitute an encumbrance that runs with the Property and inures to the benefit of and is binding upon the parties and their respective grantees, heirs, successors, and assigns.

*[Signatures follow on next page.]*

IN WITNESS WHEREOF, the parties have executed this Easement on the Effective Date.

METRO

By: \_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CITY OF FOREST GROVE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

State of OREGON

County of Multnomah

This instrument was acknowledged before me on \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ as the \_\_\_\_\_ of Metro, an Oregon municipal corporation.

\_\_\_\_\_  
Notary Public - State of Oregon

State of OREGON

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ as the \_\_\_\_\_ of \_\_\_\_\_, an Oregon municipal corporation.

\_\_\_\_\_  
Notary Public - State of Oregon

EXHIBIT A  
Property Description

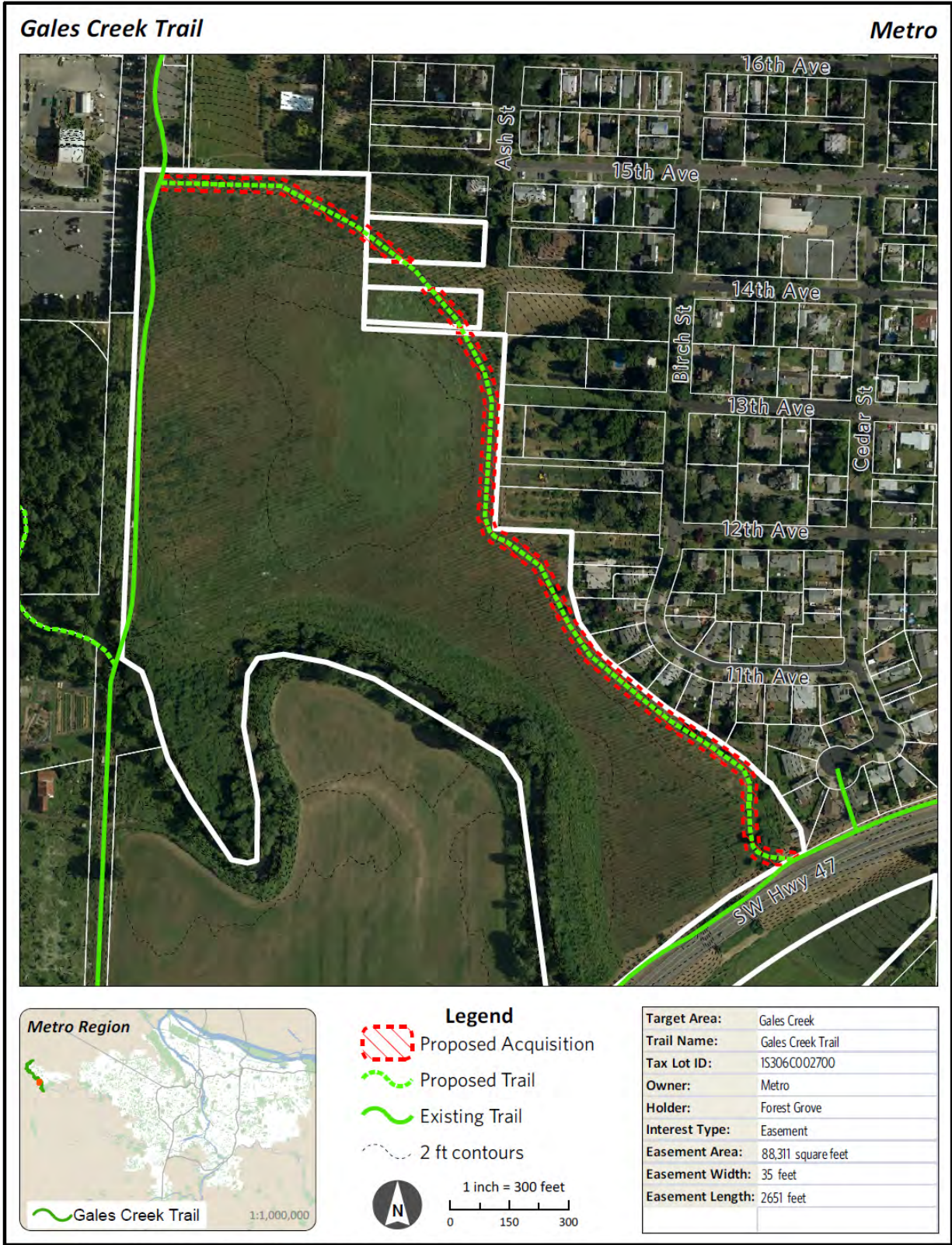
Parcel No. 1, according to Partition Plat No. 1994-96, in the City of Forest Grove, filed December 12, 1994, Records of the County of Washington and State of Oregon;

Lots 7, 8, 9, 10, 11 and 12, Block 15 and Lots 1, 2, 3, 4, 5 and 6, Block 16, according to the duly filed plat of SOUTH PARK ADDITION, in the City of Forest Grove, filed August 6, 1891, in Plat Book 1, Page 107, Records of the County of Washington and State of Oregon.

DRAFT



**EXHIBIT B**  
**Easement Area**



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## **STAFF REPORT**

### **IN CONSIDERATION OF RESOLUTION NO. 14-4503, FOR THE PURPOSE OF AUTHORIZING THE CHIEF OPERATING OFFICER TO GRANT AN EASEMENT TO THE CITY OF FOREST GROVE FOR CONTINUING TRAIL DEVELOPMENT**

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Date: February 25, 2014

Prepared by: Dan Moeller, 503-797-1819

#### **BACKGROUND**

In 1996, Metro acquired 43 acres of property in the Wapato Lake Target Area with funds from the 1995 Open Spaces, Parks and Streams bond measure. This property, which would become part of the site Gales Forest Grove, includes approximately 2,500 feet of Gales Creek stream frontage, protecting the critical riparian area, and adds scenic, water quality protection and habitat values to Metro's portfolio of natural areas.

In 2008, Metro and the City of Forest Grove entered into an Intergovernmental Agreement regarding the City's construction of a trail on this Metro owned and managed property. That particular Intergovernmental Agreement provided the City with an easement over the western edge of this Metro property to build the trail, and temporary authority to enter certain portions of the Metro property to construct the trail. The trail construction of this segment is now complete and the trail provides continuity for the City's Emerald Necklace Bike and Pedestrian Trail. The trail is identified as an important connection for recreation and transportation purposes in the City's Community Trail Master Plan. The City of Forest Grove now plans to build a second segment of this trail along the eastern edge of the Metro property. This section is also identified as an important connection for recreation and transportation purposes in the City's Community Trail Master Plan to enhance the Emerald Necklace loop. The City would like to obtain an easement from Metro to construct the trail on a different portion of the same Metro owned and managed site, Gales Forest Grove. The applicant requests a permanent access easement along the eastern edge of the property, from the north end to the south end of the property. Metro receives requests for easements, leases and right-of-ways through natural area properties and these requests are reviewed and analyzed per guidance and policy established via Resolution 97-2539B, "For The Purpose Of Approving General Policies Related to The Review of Easements, Right-Of-Ways and Leases for Non-Park Uses Through Properties Managed by Regional Parks and Greenspaces Department" adopted by Council on November 6, 1997.

Staff has determined that the proposed trail is for park use and is consistent with Metro's easement policy. The intended use on the Metro natural area is consistent with Metro's Metropolitan Greenspaces Master Plan.

The City is requesting an easement from Metro in advance of any detailed planning and design. Staff acknowledges it is unusual for Metro to grant an easement at such an early stage. However, the City has applied for grant funding, including through Metro's Nature in Neighborhoods program and the Oregon State Lottery Grant program, and the City believes having an easement in place will allow it to be more competitive in the grant funding process. Metro supports the idea of the trail, so staff recommends granting the City a general easement, approximately 25 feet in width, across the area in which the City plans the trail. Once the details are worked out, the City will survey the trail area for a legal description (much like the 2008 easement), and the City and Metro will sign and record the document. The City is aware that Metro has already entered into other partnership agreements regarding this property, including a stream shade easement to Clean Water Services and an agreement with NRCS for grant funding through their Wetland Restoration Program, and has assured staff the City will work with these partners during the design and construction process to ensure all obligations are met.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

None.

### **2. Legal Antecedents**

1995 Metro Open Spaces Bond Measure approved by voters on May 16, 1995.

Metro Code Section 2.04.026(a)(2), which requires Metro Council authorization for the Chief Operator to transfer interests in real property.

Resolution No. 97-2539B "For the Purpose of Approving General Policies Related to The Review of Easements, Right-Of-Ways, and Leases for Non-Park Uses through Properties Managed by the Regional Parks and Greenspaces Department" adopted November 6, 1997.

Resolution No. 08-3935 "Authorizing the Chief Operating Officer to Execute an Intergovernmental Agreement with the City of Forest Grove for Trail Development" adopted May 15, 2008.

Resolution No. 10-4148 "Authorizing the Chief Operating Officer to Amend an Intergovernmental Agreement with the City of Forest Grove for Trail Development" adopted May 6, 2010.

### **3. Anticipated Effects**

Adoption of this Resolution will allow Metro to grant a perpetual easement over a section of Metro property to the City. This will allow completion of an important trail connection as outlined in the City's Community Trail Master Plan.

### **4. Budget Impacts**

None; the City will bear all expenses for trail permitting, construction, ongoing use, maintenance, and repair.

## **RECOMMENDED ACTION**

The Chief Operating Officer recommends approval of Resolution 14-4503



Materials following this page were distributed at the meeting.

## **How well is Metro Serving Forest Grove?**

The question "why we are in Metro?" has often been asked at our Planning Commission meetings, where I serve as the Chair. While we hear complaints about the need to meet Metro density requirements, we seldom discuss the benefits of being part of Metro, especially as it can serve the needs of sustainability and the benefits of having considerable acreage of Metro Green Spaces near Forest Grove. A better question to ask is "How can Metro help Forest Grove?"

This is the question that needs to be put to the Metro Councilors when they hold their meeting here in Forest Grove on Tuesday, February 25, 2014. The short answer is for the Metro councilors to recognize the unique situation that Forest Grove holds in Metro. Along with Cornelius, we are an island that is barely attached to the Metro mainland. This reality is not sufficiently recognized by Metro, and the result is Metro has not, and doubtless, will not meet its Region's Six Desired Outcomes in regard to Forest Grove. Each of these outcomes is important and Forest Grove deserves to have them met.

The challenge for Forest Grove is its size and the reality of the Oregon tax structure. Because Oregon's property taxes are oriented toward commercial and especially industrial property, it is virtually impossible to provide full city services to residential property on the taxes that those properties pay. Therefore, every city in Oregon needs a strong industrial and commercial sector. Cities cannot survive as only a bedroom city.

I also serve on the City Budget Committee, and each year we manage to balance the budget while maintaining our services, but we manage this with the use of the Levy portion that the voters must approve every five years. We are in the first year of the new levy at \$1.60 per thousand dollars of assessment, but this amount will not be enough to prevent us from having to dip into the City's reserve fund in the latter years of this levy. In short, we are fiscally sound, but running on thin ice. In the long run, we need additional income, which can realistically only come from additional industrial or commercial businesses.

Given the need to develop sustainable communities where people can live and work the tax laws are not bad, since they result in a balance between residences and places to work, but they do put a premium on developing the industrial and commercial sectors. Each of these sectors has basic needs for a company or business to decide to found a business in a particular city. For industry, the basic need is often good highway access, especially for larger businesses. For a commercial business the basic need is for customers. While other factors, obviously come into play, and Forest Grove is fortunate to have inexpensive power and a good water supply, two factors, good highway access and sufficient customers, are critical.

It is these two factors that Metro needs to recognize, because Forest Grove/Cornelius is not part of the mainland of Metro. We, in fact, are an island that is barely connected to the mainland by TV Hwy. We cannot be compared to other cities inside Metro that may be small in population, but are closely connected to other cities or urban areas. We have six to ten miles of basically rural reserves between us and Hillsboro and no good highway to connect us.

Forest Grove is not on one of the major axis for highway transportation in the metropolitan area. The spokes that radiate from Portland are the north/south interstate 5, the east interstate 84, northwest Hwy 26, and southwest Hwy 99W/18. Highway 8 does not work as a spoke both

because the destination is not as popular (Tillamook) and the first 15 miles are nothing but a string of signals. This reality is why Newburg has nearly an identical population to Forest Grove, but its downtown is immense compared to ours.

For many of us, Forest Grove not being on one of these spokes of traffic is one reason we live here. However, what works for us as individuals often does not work for large businesses. Metro can help by recognizing this fact and working with the City and Washington County to develop better access. I am not about to provide an easy solution for there is none, but we do need to address the issue and work to develop better access.

The second problem Forest Grove faces is a lack of customers. The study of buying habits in Washington County has shown that the vast majority of people in the county go east to shop. That is, those in Beaverton are likely to shop in Portland, those in Hillsboro to shop in Beaverton, and those in Forest Grove in Hillsboro, and those few to the west of Forest Grove will come here. In short, Forest Grove businesses cannot be supported by those living to our east. We are truly an island in terms of shopping. To make matters worse, many people in Forest Grove work to the east, and they shop there before coming home.

Commercial businesses know these facts, and thus the future of a strong commercial sector in Forest Grove depends on the size of our population. The ideal size is not another Hillsboro with a Tanasbourne area, but the solution is to grow somewhat larger than we are today. Given the impact of climate change and the distinct possibility of drought to our south, people will doubtless be moving to Oregon. We need some of those people to choose to work and live in Forest Grove. Metro can help by recognizing our need for more customers in its land use decisions.

One solution that is not possible is to grow Cornelius towards Hillsboro to eliminate the island effect, because this would go counter to the need to protect our farmland and natural resources. However, there is another way to close the gap between us and Hillsboro and that is to develop a series of parks along the Council Creek corridor that could serve not only the recreation needs of the community, but could provide for good bicycle access to Hillsboro off of TV Hwy. Such creation of parks in this corridor would attract people from the mainland of Metro out to our area where we can provide the type of businesses that fit so well into our community, such as antique hunting, cycling, and enjoying our restaurants and wineries.

Metro's Regional goals are compatible with our ideals as written in the City's Vision Statement, if we are seen as a unique part of Metro. Without this perspective, it is my opinion that Metro cannot meet its goals for us and with that failure, Forest Grove will have a more difficult time meeting our goals of a sustainable cohesive community where we can live, work, and play.

Here are Metro's Six Regional Desired Outcomes with my commentary on how they are working and not working for us.

**Vibrant communities: People live, work and play in vibrant communities where their everyday needs are easily accessible.**

This first goal is just what we want, but we need additional jobs in Forest Grove to make it financially possible. That means better transportation and growth to an ideal population that could be determined by some economic analysis on the population various businesses use before they choose a location. Metro should be helping with this type of analysis and then using it to determine its decisions. My guess is that we are talking about a build out to somewhere in the 30,000 population range. Today, we have 22,800.

**Economic prosperity: Current and future residents benefit from the region's sustained economic competitiveness and prosperity.**

We cannot benefit sufficiently from the region's economic growth except to become a bedroom community for the additional business in mainland Metro, for example, in the new areas added to the urban area in northwest Hillsboro. Because we are separated by 6-10 miles of rural reserves, we need economic develop here, not just someplace in the region or else those who do decide to live in Forest Grove will continue the life of commuting to work over some distance, which, of course, runs counter to our and Metro's goal of developing sustainable communities.

**Safe and reliable transportation: People have safe and reliable transportation choices that enhance their quality of life.**

We need to add to this outcome that transportation will allow large businesses to serve the community. Washington County also needs to get on board. Recently, I attended the county's Transportation System Plan update and commented on the lack of planning for better highway transportation into Forest Grove. We need Metro on our side in this type of discussion.

**Leadership on climate change: The region is a leader in minimizing contributions to global warming.**

To create a truly sustainable community we need jobs in Forest Grove so a smaller portion of our population is commuting to jobs to the east. Again, better transportation and more businesses will help make this possible. Metro can be a great help in working with Tri-Met for better bus service in the short run and light rail at some time in the future. Metro needs to recognize that it needs to provide the help Forest Grove needs to move beyond being a bedroom community, if we are to develop a truly sustainable environment.

**Clean air and water: Current and future generations enjoy clean air, clean water and healthy ecosystems.**

Hurray for Forest Grove as we have done this on our own!

**Equity: The benefits and burdens of growth and change are distributed equitably.**

For Forest Grove, this means letting us have some growth in the areas we need. Adding new jobs elsewhere in Metro results in Forest Grove possible providing homes, but we need businesses and jobs here if we are to meet the goals of living, **working**, and playing here. Only this will create a sustainable environment for everyone, not just those in mainland Metro.

I have worked and lived in Forest Grove for 23 years, and I love this city just the way it is. However, as a member of the City's Budget Committee and Planning Commission I realize that we need to be moving forward in a careful manner to keep ourselves fiscally healthy. To achieve our goals we need Metro's help and that help can only be successful if we are seen for the unique roll we play in the larger metropolitan area.

I urge people to attend the Metro Council meeting on February 25, 2014, and let the Councilors know how we see the future of Forest Grove.

Tom Beck

*1324 Hawthorne St  
Forest Grove OR 97116*



## **Forest Grove Health District Master Plan**

### **OVERVIEW AND PURPOSE**

Tuality Forest Grove Hospital has been a part of the City of Forest Grove since 1962, when a group of doctors organized and financed construction of the first facility on its present site. Since that time, the hospital has provided essential healthcare services to the community and has served the population well.

Over time, many clinics, care facilities and senior living centers have located nearby for convenience of doctors and patients and to take advantage of the available hospital services.

The original hospital building, however, was built with few amenities and little flexibility. It was expanded over the years, with a second patient room wing added in 1976, following the same approach of utilitarian construction and minimal provisions for future expansion.

Meanwhile, the delivery of healthcare itself was changing from a hospital-based care system encouraging overnight stays for relatively minor ailments, to an increasingly outpatient-centered care system offering a myriad of treatments using new technology and techniques but in a more clinic-like environment. Overnight hospital stays are now required only for patients with very acute or unstable conditions. Many services and procedures that previously had been performed only in hospitals are now offered in physician offices and outpatient medical facilities.

Forest Grove Hospital became part of Tuality Healthcare in 1982, and eventually many services previously offered in Forest Grove, such as Surgery and Obstetrics, were transitioned to more modern facilities with greater operational efficiency at Tuality's main hospital in Hillsboro. Forest Grove, however, has continued to grow. At a current population of approximately 21,500 residents within the city, and with a service area including Gaston, Banks, Gales Creek, Cornelius, and surrounding areas, Tuality Forest Grove Hospital must grow to serve this increasing population. Given this projected continued growth, it will, in time, make sense economically and for the convenience of many patients in Tuality's service area for Tuality to offer more comprehensive services in a community hospital in Forest Grove as part of Tuality's overall growth strategy.

Recognizing this, the executive team at Tuality Healthcare asked Clark/Kjos Architects LLC to develop a Master Plan for the existing Tuality Forest Grove Hospital site and surrounding properties for incorporation into the City of Forest Grove Development Code as a Master Plan Overlay Zone. This document, once adopted, would ensure that growth of the hospital, healthcare and compatible related uses are possible, and define and shape development within the Master Plan area in the future. Rather than a specific design or building development program tied to certain time periods, this document is meant to be conceptual and serve as a flexible framework and "maximum envelope" for potential development as the need arises.

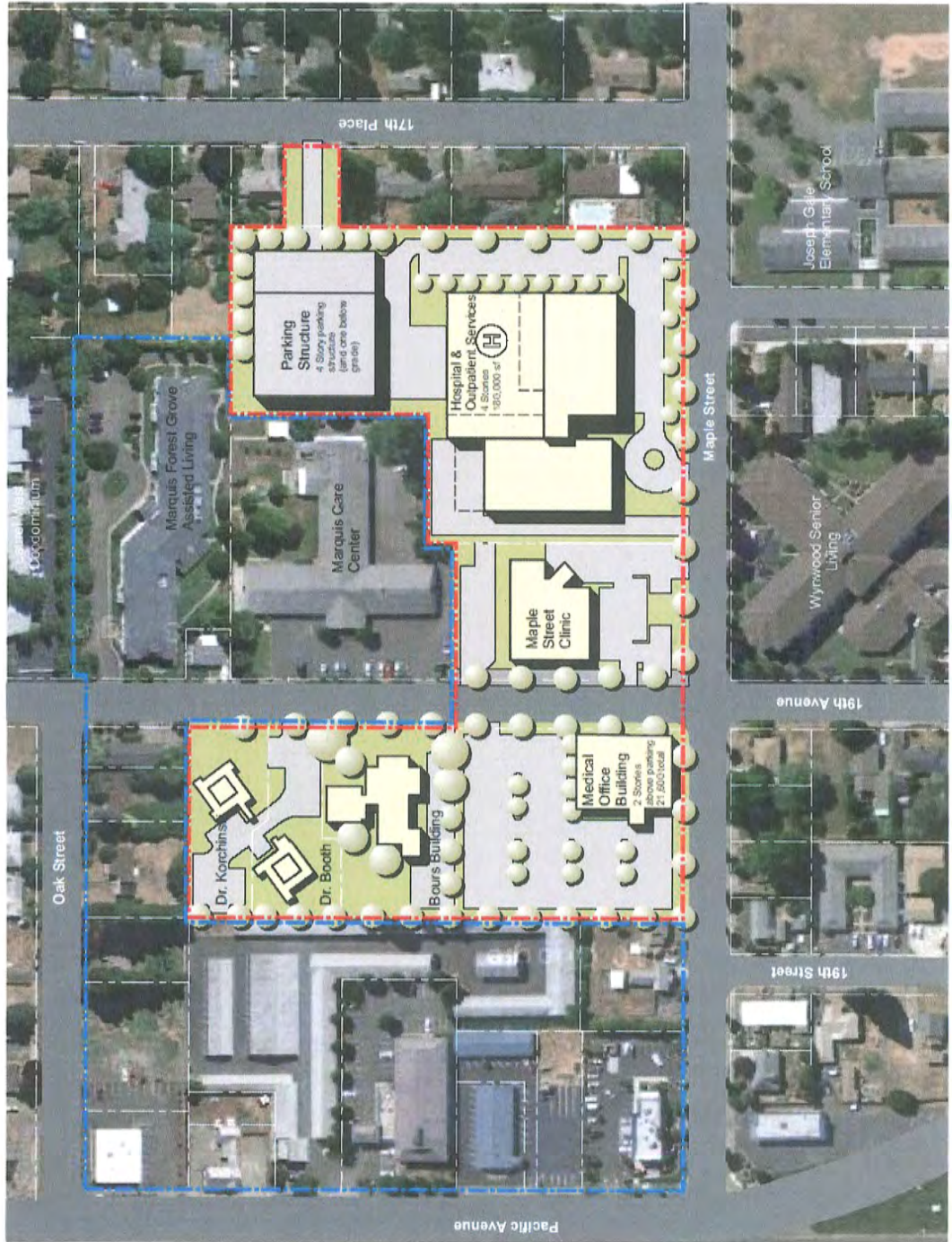
September 6, 2013

## **REGULATORY FRAMEWORK**

This Master Plan is reviewed as an Overlay Zone amendment to the zoning map pursuant to Development Code Section 10.4.100 through 10.4.135. It is processed by a Type IV legislative procedure. The review criteria for the Master Plan Overlay Zone are set forth in Section 10.4.120. These criteria are addressed in the application, in the staff report, and in the findings adopted in support of the final decision on the application. In general the criteria require that the Master Plan comply with review criteria for a zone change; provide adequate open space, landscaping, circulation and parking to accommodate planned uses; include development and design standards that address and mitigate adverse impacts on the surrounding neighborhood; avoid public nuisances; and comply with the purposes of the Master Plan Zone.

**MASTER PLAN**

- MASTER PLAN BOUNDARY
- OPT-IN BOUNDARY



**FIGURE H: MASTER PLAN**  
 Sept. 6, 2013  
 10054

**FOREST GROVE HEALTHCARE DISTRICT MASTER PLAN**  
 TUALITY HEALTHCARE  
 CLARK ♦ KJOS ARCHITECTS



**MASSING DIAGRAM**



**FIGURE J: MASSING DIAGRAM**  
Sept. 6, 2013  
1005-4

**FOREST GROVE HEALTHCARE DISTRICT MASTER PLAN**  
**TUALITY HEALTHCARE**  
**CLARK ♦ KJOS ARCHITECTS**

## NW Bicycle Safety Council – Helping Everyone Safely Share the Road

Here in the Northwest it's likely many choose alternative forms of transportation: cycling, walking, bus, or light rail. With so many sharing the road, it's critical that motorists, cyclists, and pedestrians know how to look out for one another so we all make it to where we're going, safe and sound.

That's why we founded NW Bicycle Safety Council (NWBCS): to educate and promote safety and harmony between cyclists and all others who use the roads. Our goals are simple: we are an all-volunteer organization that started in 1995 through the Beaverton Police Department as the Beaverton Bicycle Safety Committee. We became a 501©3 organization in 2005 at which time we changed our name to NW Bicycle Safety Council. We are non-confrontational and non-political. Not all of our board members ride bicycles. They are from a cross section of the community.

Our original partners are still with us today and they are Beaverton Police Department, Beaverton Optimist Club, Portland Wheelmen Touring Club, and Legacy Emanuel Trauma Nurses Talk Tough.

Through our many partners and supporters, we are able to continue:

- ◆ To minimize the number of injuries and deaths by educating cyclists about safe gear, safe riding, and overall road safety. This includes fitting kids, families and community member with over 10,000 helmets at no cost to them.
- ◆ To promote a better shared experience for *all* users through awareness of traffic laws and rules of the road through numerous educational outreach programs.
- ◆ To strengthen community and family ties through cycling-related programs and events.

Some of these programs and events include:

- ◆ Ongoing bicycle safety programs for adults and children
- ◆ Monthly television program on bicycle safety education and connecting the community to bicycle related events and activities
- ◆ Annual bicycle skills rodeo for children
- ◆ Bicycle riding program for senior citizens.
- ◆ Opening of the Banks Trail-Head in October 2010
- ◆ Cycology Today Television show which airs live on the second Tuesday of the month on TVCTV.
- ◆ The development of the Tualatin Valley Scenic Bikeway in cooperation with State and Local government, farmers, Washington County Visitor's Association and various community groups.

# Metro Council

February 25, 2014

## Pacific University 2020

Lesley M. Hallick, Ph.D.

President

# Alliance:

## Oregon Alliance of Independent Colleges and Universities

Critical Role of Private Sector in Oregon  
Post-Secondary Education:

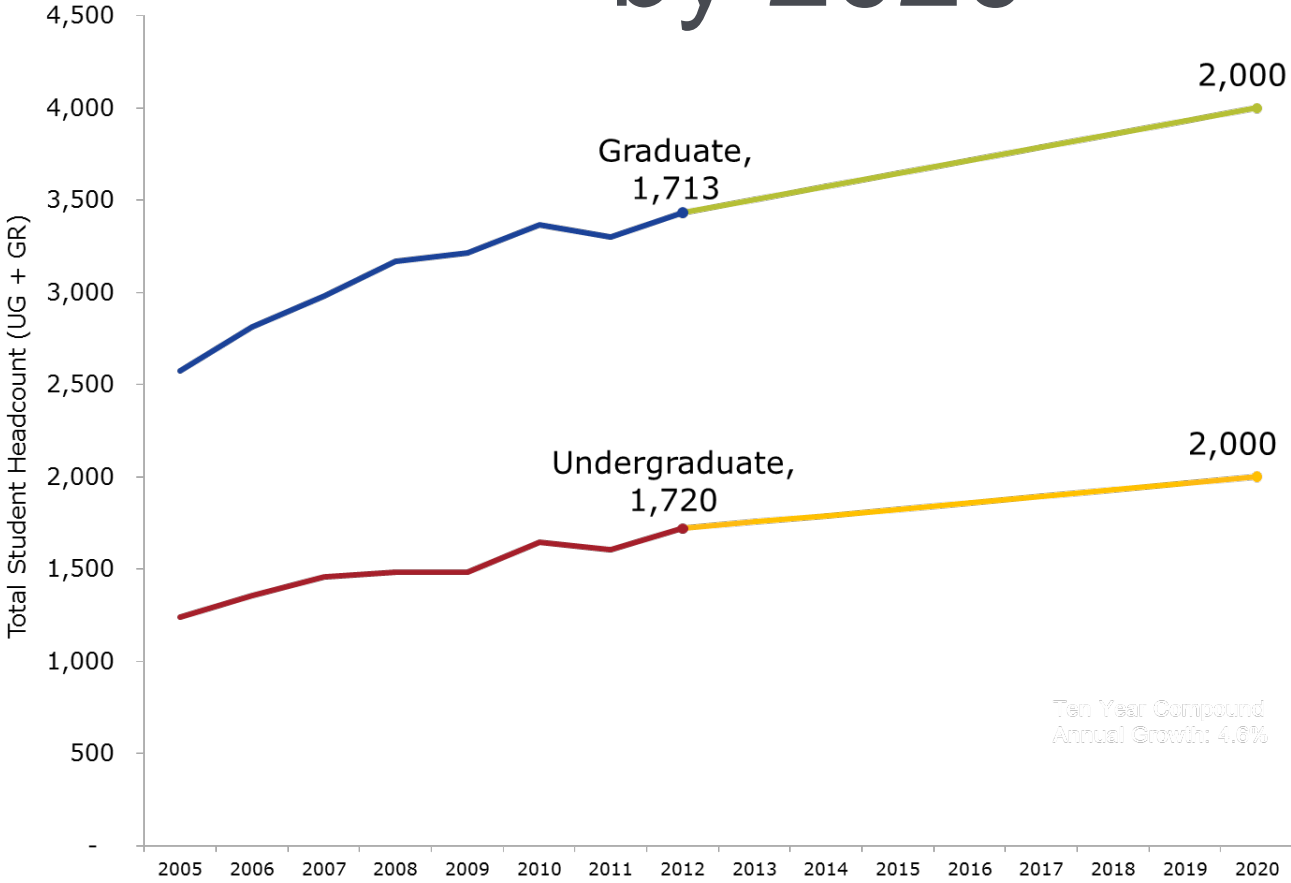
See fact sheet

# Vision 2020: A Reflection of Pacific's Values

- **Discovery** is an integral and essential component of the education process.
- **Excellence** is achieved by supporting the people who deliver and receive the University's programs.
- The highest quality programs are delivered in a manner that is **Sustainable**, economically and environmentally.
- Pacific's missions of education, discovery and service require a rich **Diversity** of ideas, people and cultures.
- Graduates are motivated and prepared to contribute to the **Global Community**.



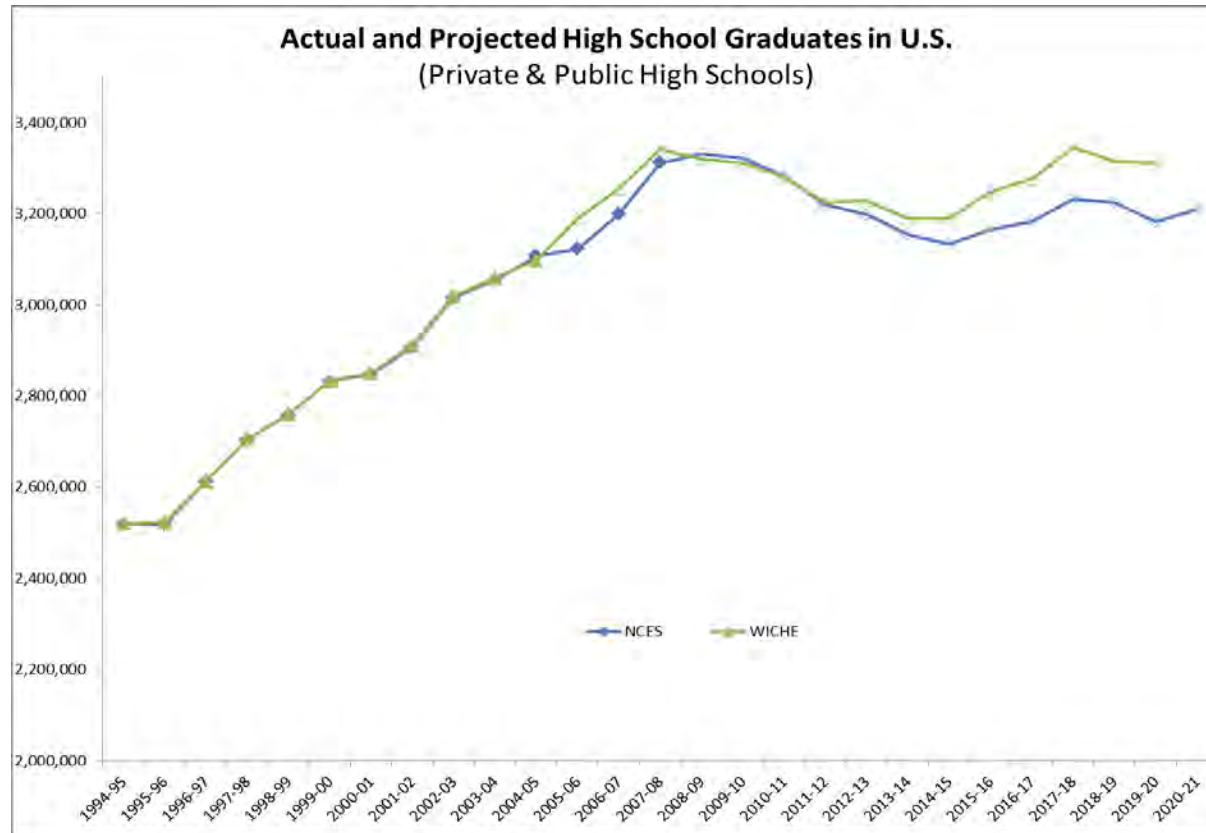
# Enrollment Goal of 2,000 and 2,000 by 2020



Source: Registrar's Office Enrollment reports over multiple years and projection.

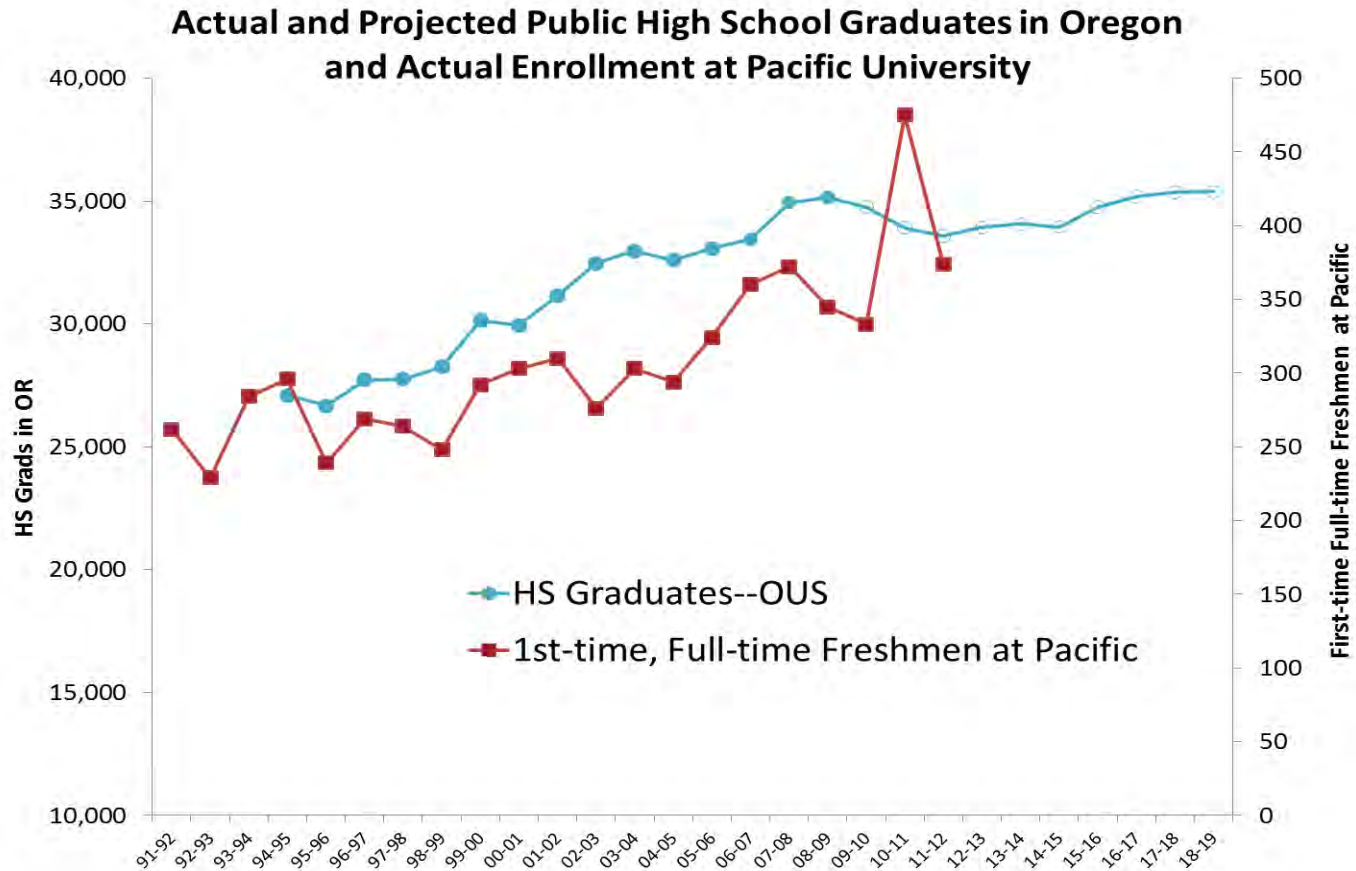


# 1. THE BRUTAL FACTS (1)



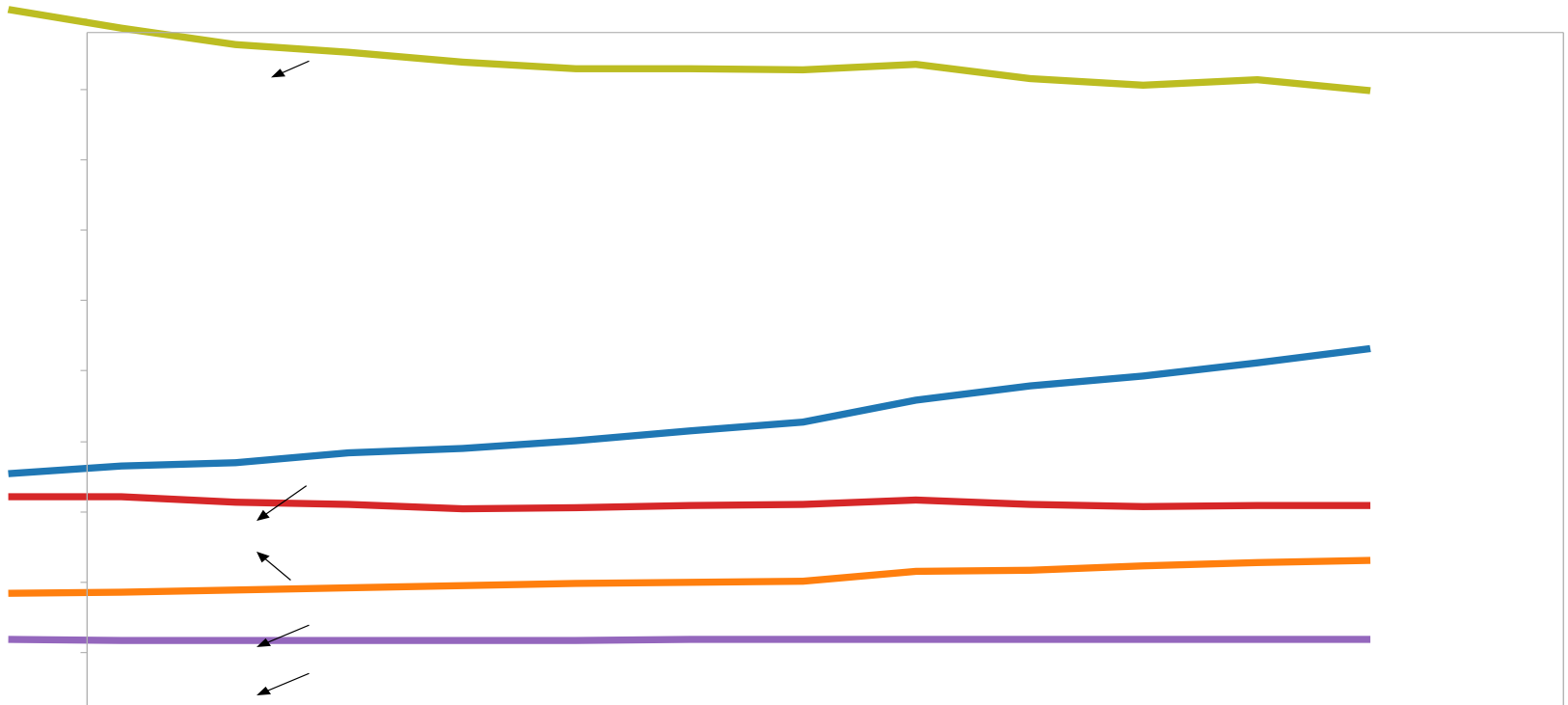
- WICHE and National Center for Education Statistics (NCES) show a similar end to years of growth

# 1. THE BRUTAL FACTS (1)





# 1. THE BRUTAL FACTS (2)

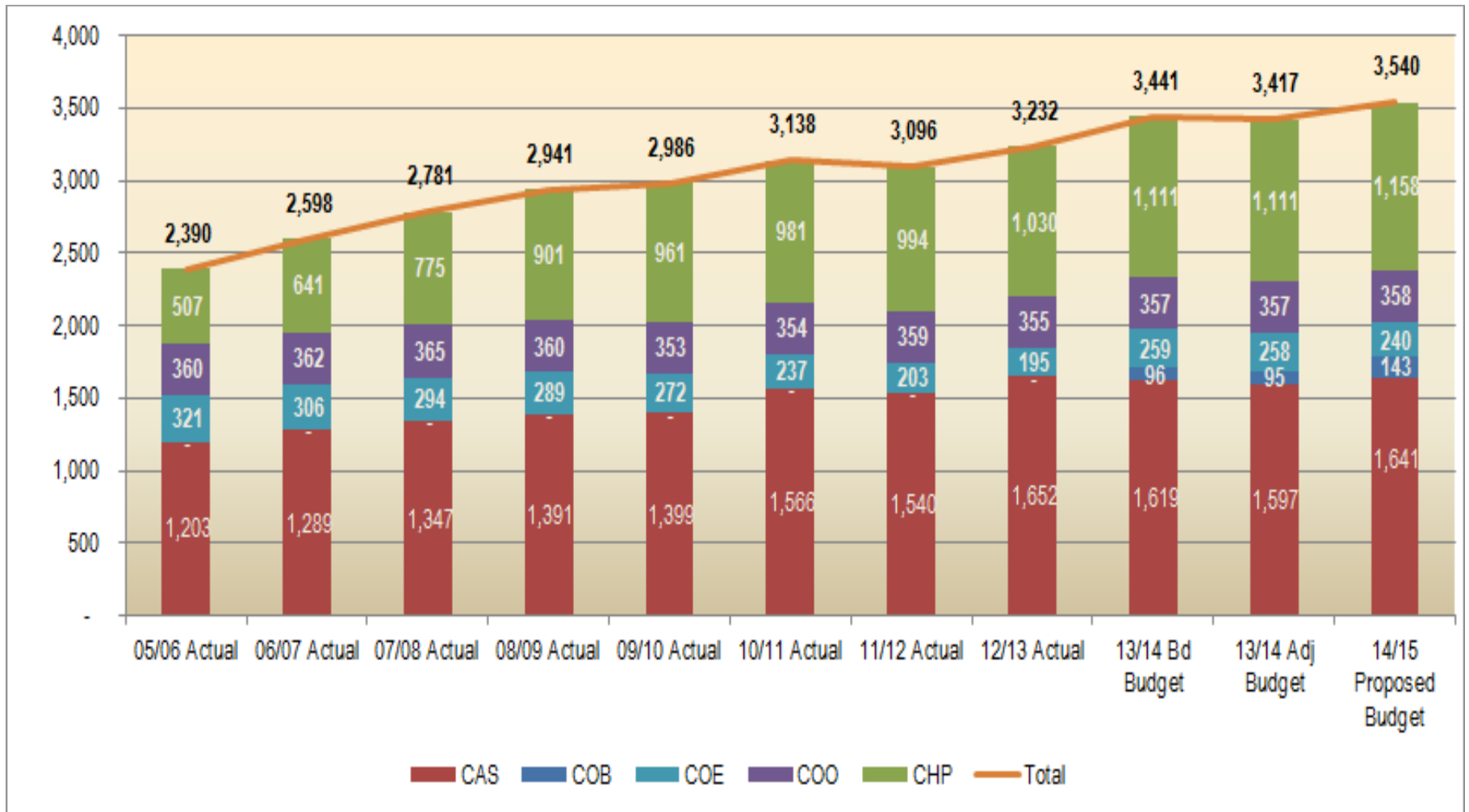


- WICHE forecasts show that most growth is occurring in Hispanic populations

# A Few Facts about Our UG Students

- Enrollment growth has not been accompanied by decreasing GPA or SAT scores
- 17-20% of freshmen are from Hawaii
- Approximately equal numbers of students from Washington and California (~15% each)
- Increasing numbers from other states
- One of the most diverse institutions in the Northwest (~52% Caucasian)
- We are intentionally increasing the number of transfer students

# Student FTE Trend & FY 14/15 Proposed Budget



# Traditional Forest Grove Campus





# Boxer Nation



# Time to Move Forward!





# Stoller Athletic Center Fieldhouse – FG



# Stoller Athletic Center – FG Boxer Learning Center Classroom (Panoramic View)



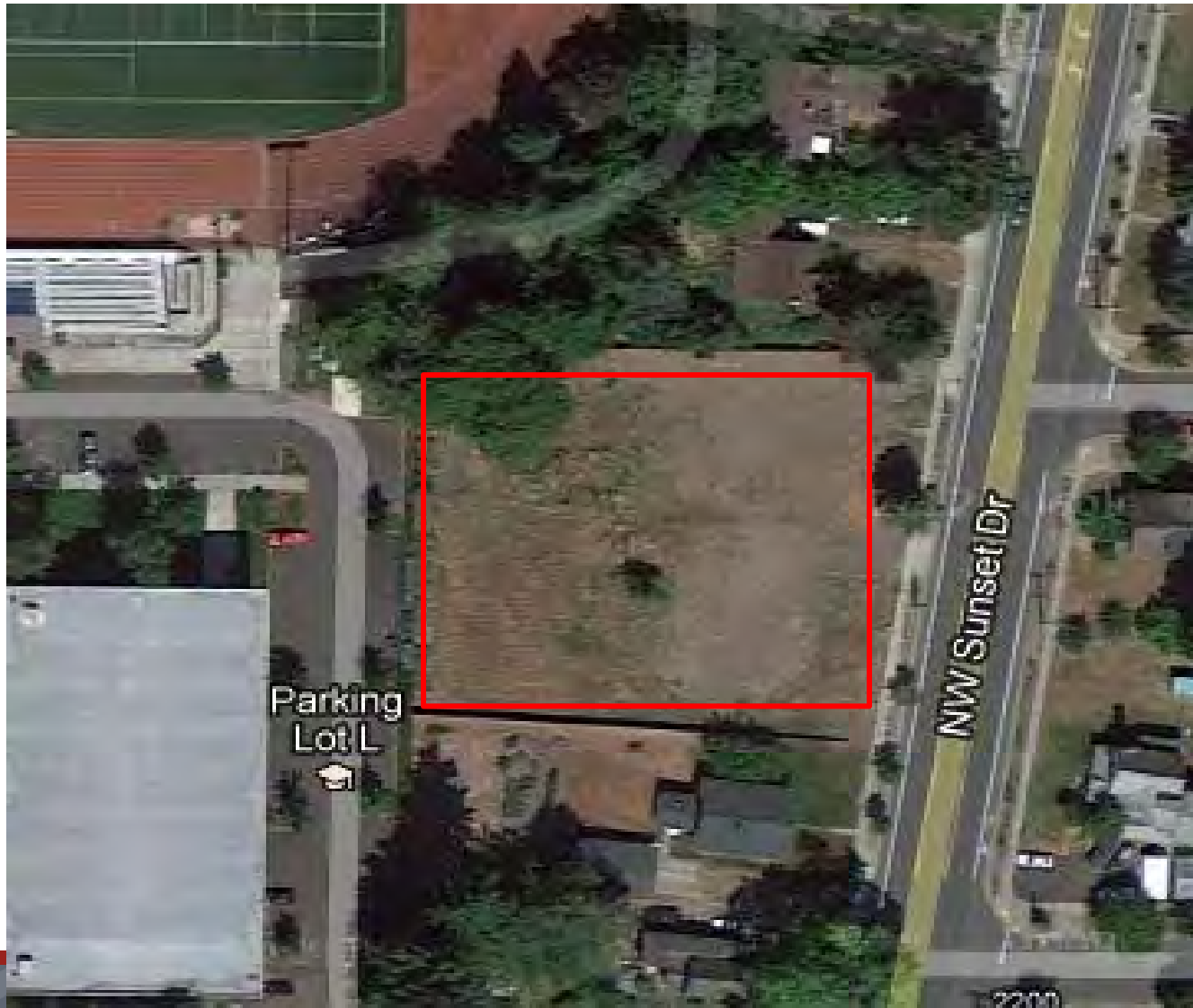
- Seating capacity: approx 84
- 120-inch Sharp video wall
- 2 60-inch flat panel screens
- 2 Smart Podiums with touch screen access
- 2 Projectors & retractable screens
- 40 ft sliding NanaWall glass doors



*Current photo*



# Facilities Lot – Sunset Dr., FG







# Master of Fine Arts in Writing Office – Pearl District in Portland (12th & Hoyt)



# Virginia Garcia Health Center, Cornelius (Optometry Clinic inside)





# Optometry Eye Clinic inside Virginia Garcia Health Center, Cornelius



# School of Audiology – Hillsboro Tuality Medical Plaza building 333 SE 7th Ave., 4th floor



# Classroom and Offices – Woodburn, OR

(all of bottom floor only)









# Pacific University Hawaii Office – Honolulu Front Entrance – facing Ala Moana Blvd.



# Pacific University Hawaii Office – Honolulu Grand Opening – January 25 – 26





# Pacific University Hawaii Office – Honolulu Grand Opening – January 25 – 26



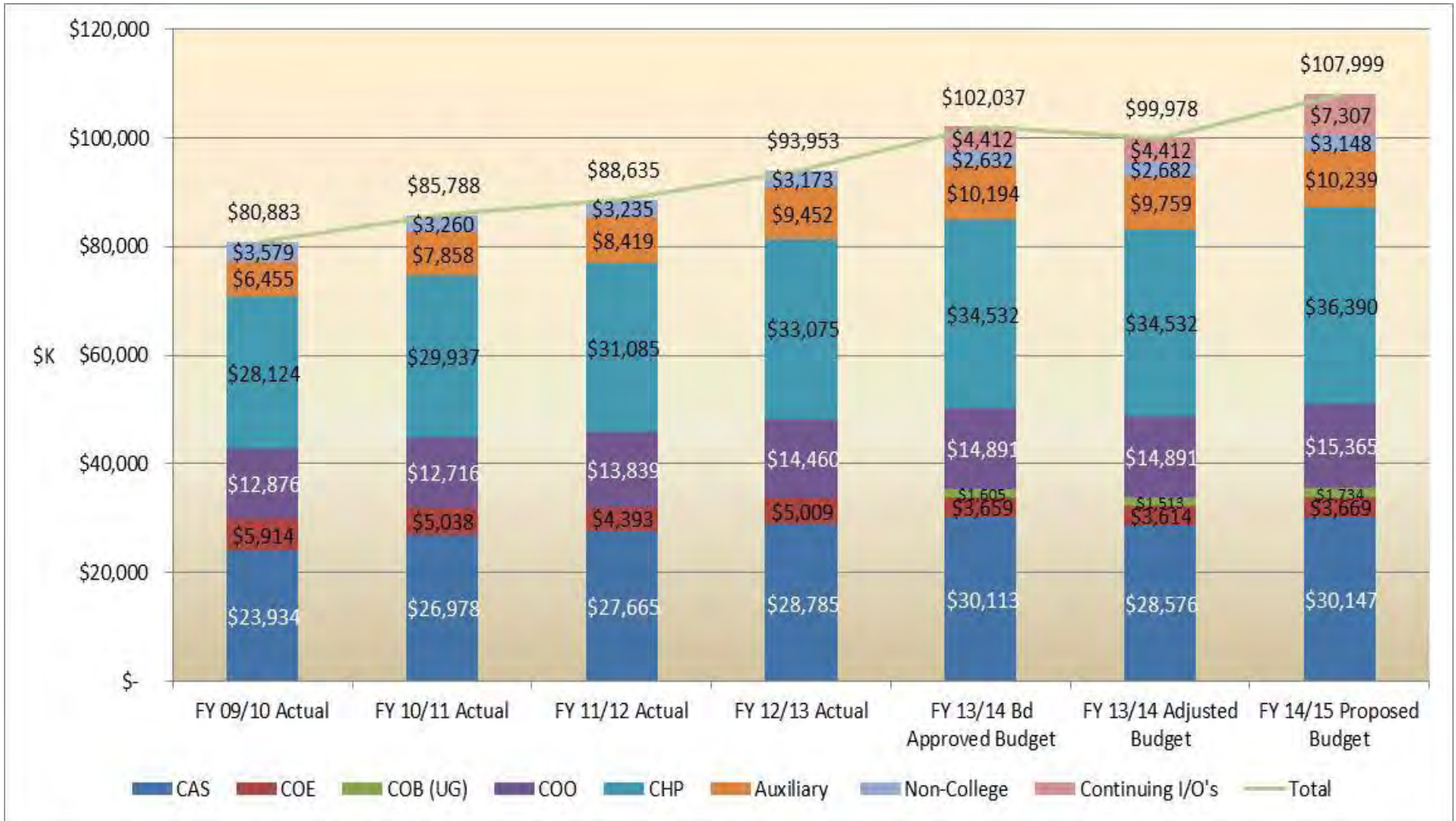
# Employees



# Employees by City of Residence



# Revenue: Historical Actual & FY 14/15 Proposed Budget



Actual Revenue includes all revenue; operations & strategic/investment opportunity

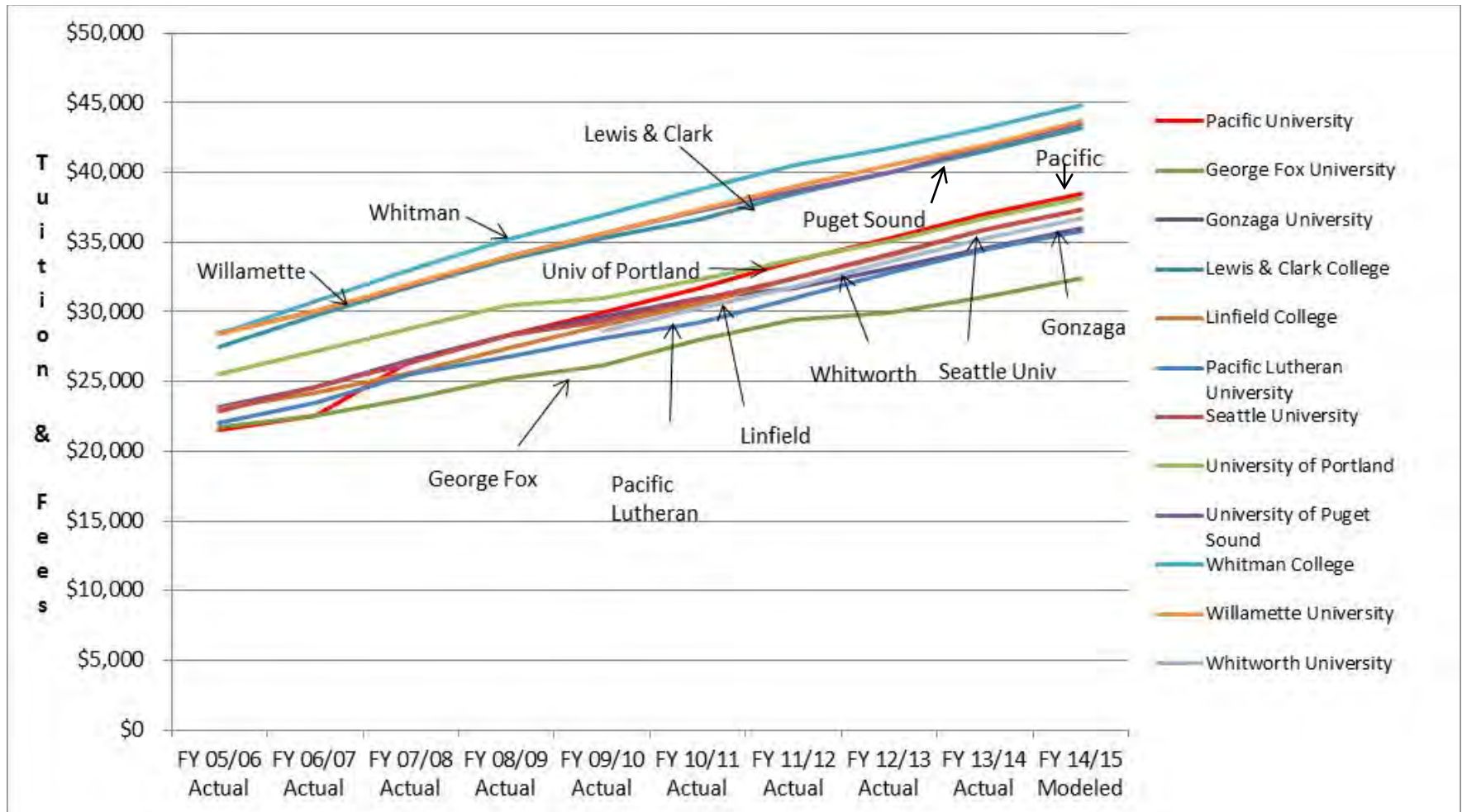
College includes: Tuition, Financial Aid, Fees, Clinics

Non-College includes: Eli, Athletics, Library, Student Life/Health Center, Advancement, Conferences, Endowment Distribution (Study Abroad as of FY 10/11)

FY 12/13: FG UG Net Tuition Allocations to COE. FG 13/14: FG UG Net Tuition/Fee Allocations to COE & COB



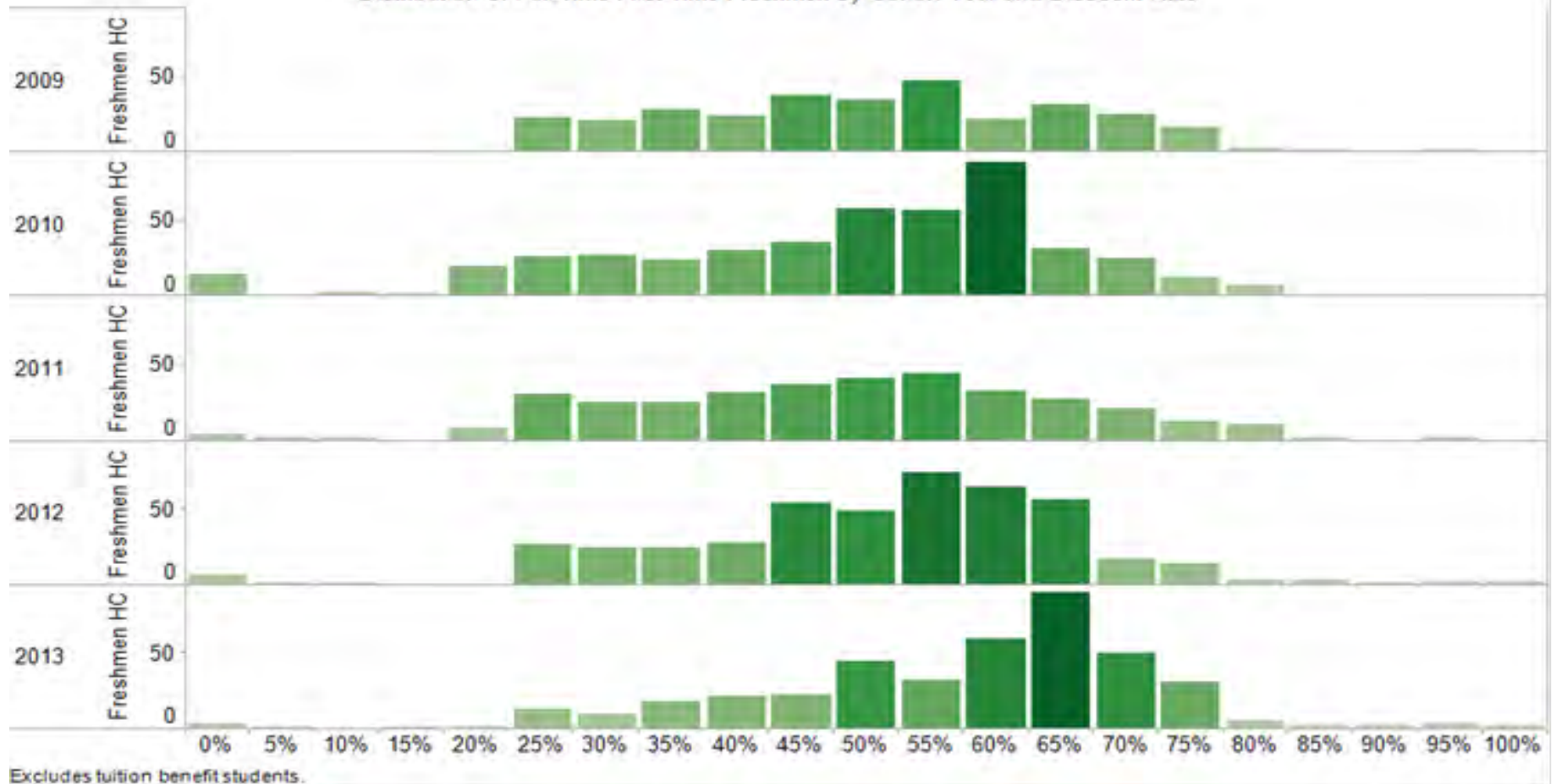
# Tuition/Fee Rate Comparisons ~ Undergraduate



- Data for FY 05/06 to FY 13/14 provided by IR Department
- Modeled FY 14/15 assumes all institutions increase 4.0% including Pacific
- Note: Avg FY 13/14 Increase w/o Pacific was 4.4%, Pacific Increased 5% in FY 13/14

# Freshmen Discount Distribution

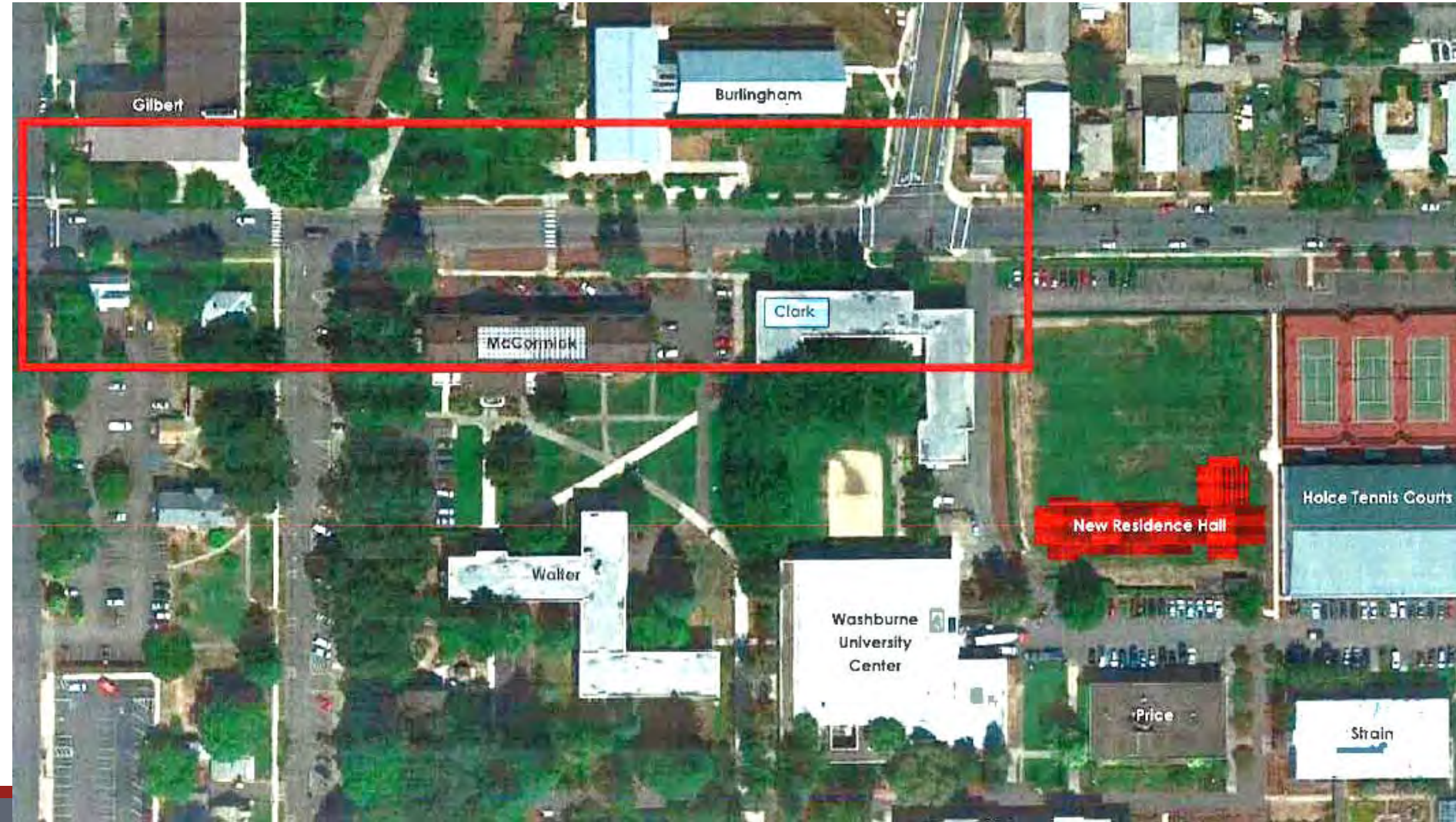
Distribution of Full-Time First-Time Freshmen by Cohort Year and Discount Rate



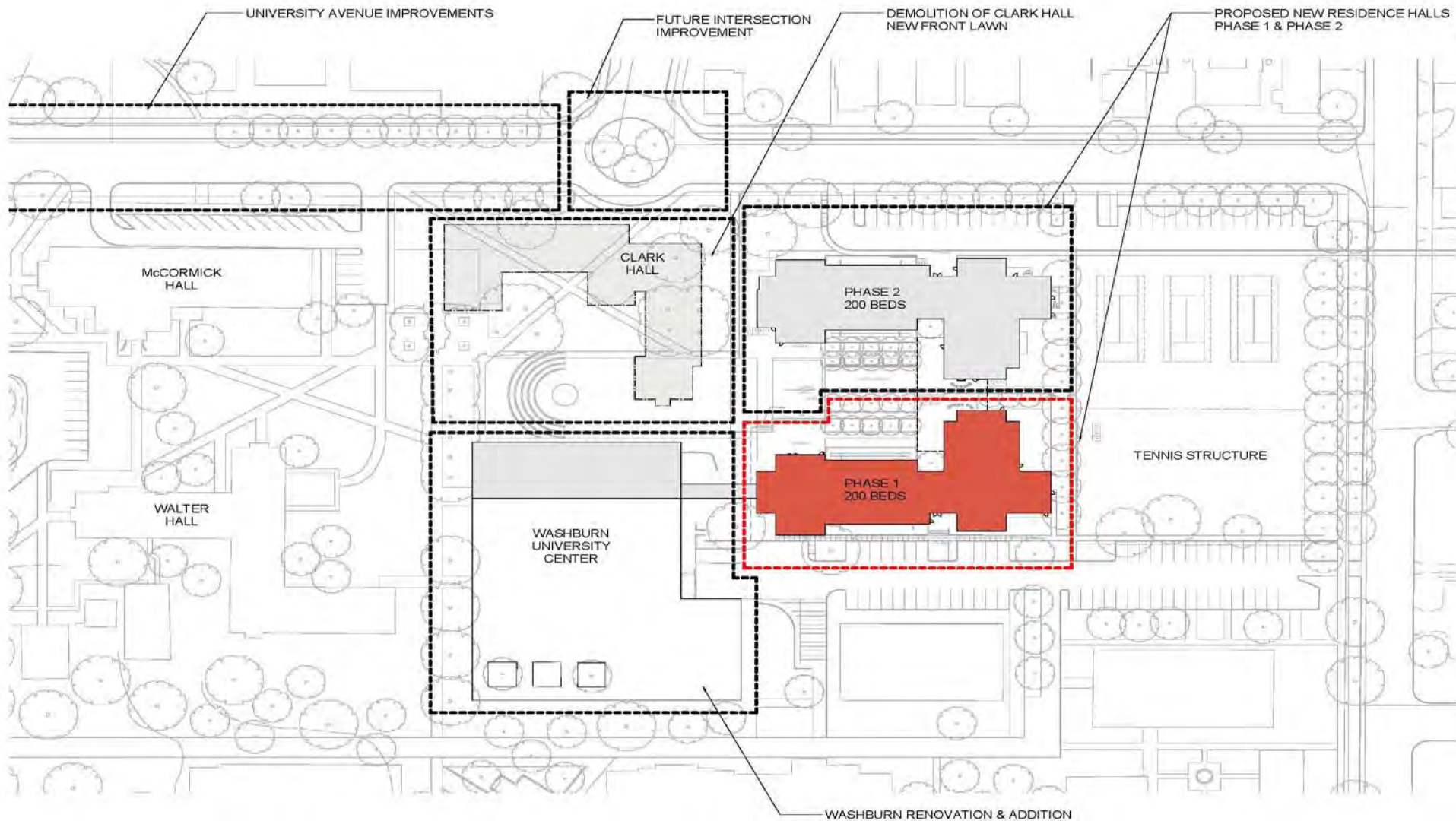
Data/Chart provided by IR Department



# University Avenue – Forest Grove



# New Residence Hall





# New Residence Hall



# New Residence Hall

2/18/2014





# University Ave. – FG

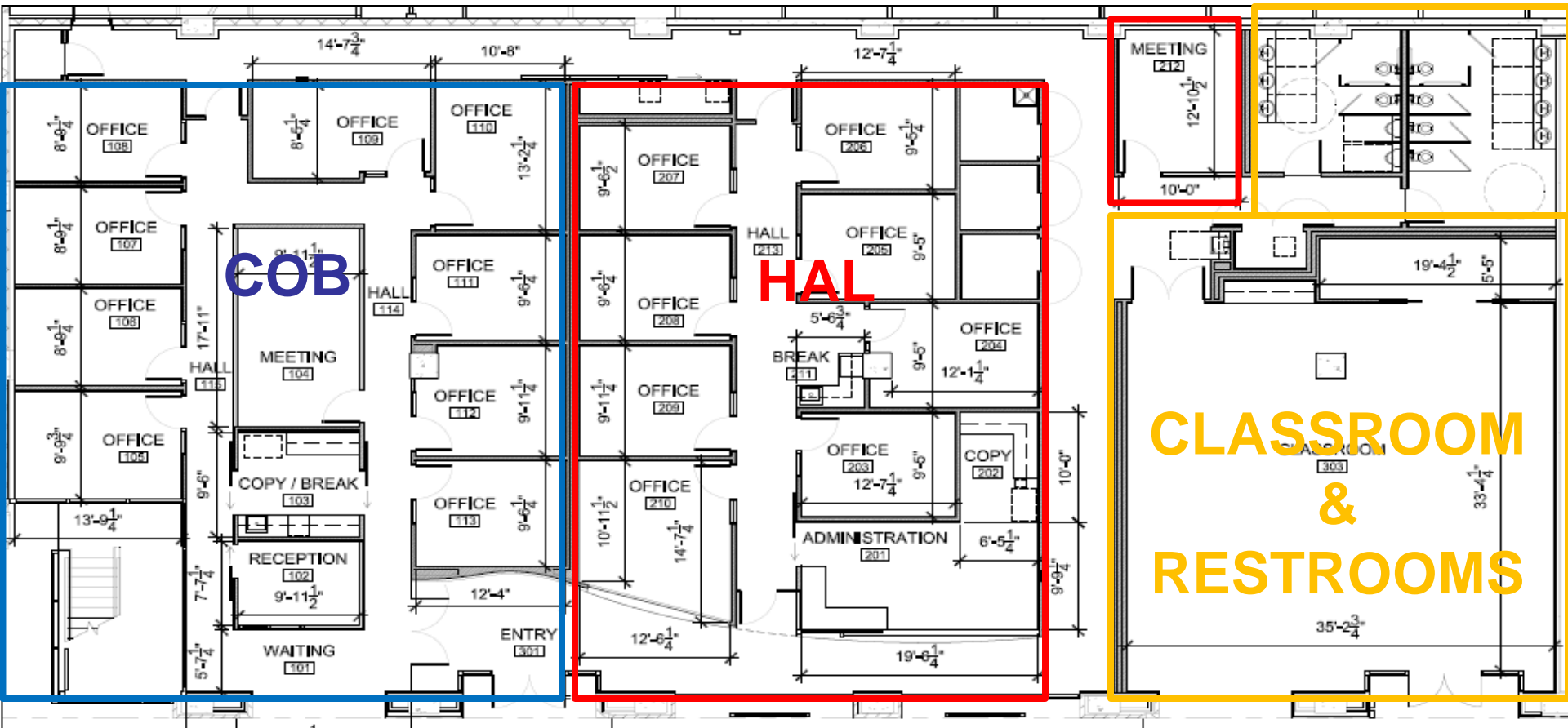




# Hillsboro ITF Space – 755 SE Baseline



# Hillsboro ITF Space – 755 SE Baseline



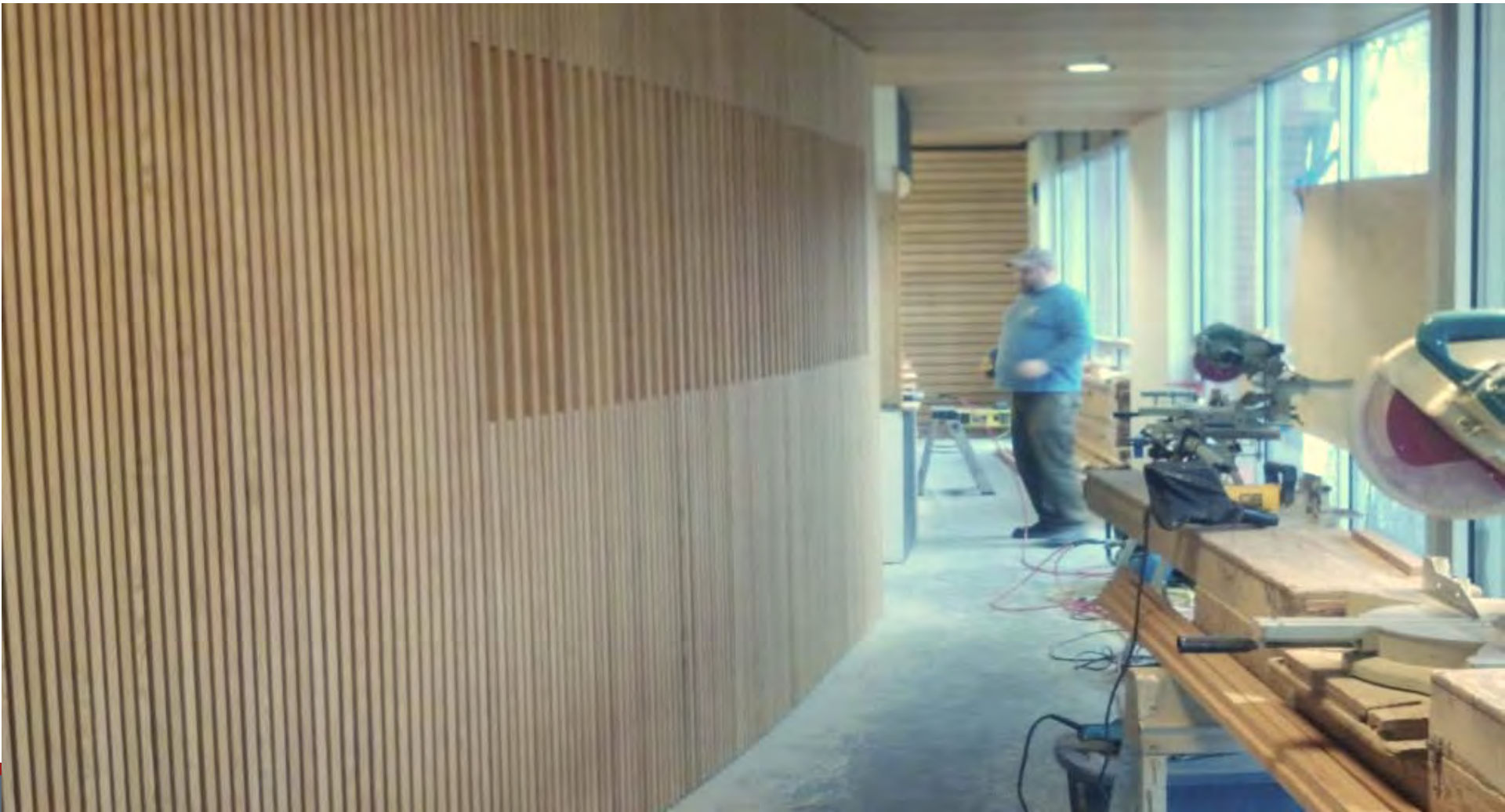
Located in the Hillsboro Intermodal  
 Transit Facility (ITF) adjacent to PCC  
 Approx. 7,500 SF  
 Move-in target date is March 10, 2014

Space for College of Business and School  
 of Healthcare Admin and Leadership  
 Faculty offices plus classroom for 60  
 students (to be shared)



# Hillsboro ITF Space

## HAL space by front hallway – 2/18/2014



# Lincoln Park Stadium



# Lincoln Park Stadium



New Design of Stadium Roof to Cover all Seats (Hopefully)



Thank You and GO BOXERS!

Questions?



# Pacific University

At a Glance



## Discover Your Passion and Find Your Future

Choose from **74 undergraduate, graduate and professional programs** in the liberal arts and sciences, optometry, education, health professions and business.

Develop **personal, nurturing relationships with professors** who love to teach and to inspire students who think, care, create, and pursue justice in the world.

Engage in an **experiential learning environment** as you prepare to become a leader in a diverse global community.

Students are drawn to the welcoming environment at Pacific University. They stay for the lifelong relationships. Whether teaching classes, mentoring in clinics or sharing a meal, our faculty members know their students and are committed to helping them explore their interests. Science majors perform in the orchestra, business students direct stage productions, and sociology majors play on the football team — all while preparing for meaningful careers.

Our undergraduate, graduate and professional programs in the liberal arts and sciences, optometry, education, health professions and business set students on the path to the next step in their careers or education as they become leaders in a global community.

## Nearly 25,000 Boxer & Badger alumni worldwide



Pacific University alumni live in every state in the U.S, as well as several countries around the world.



## Financial Aid

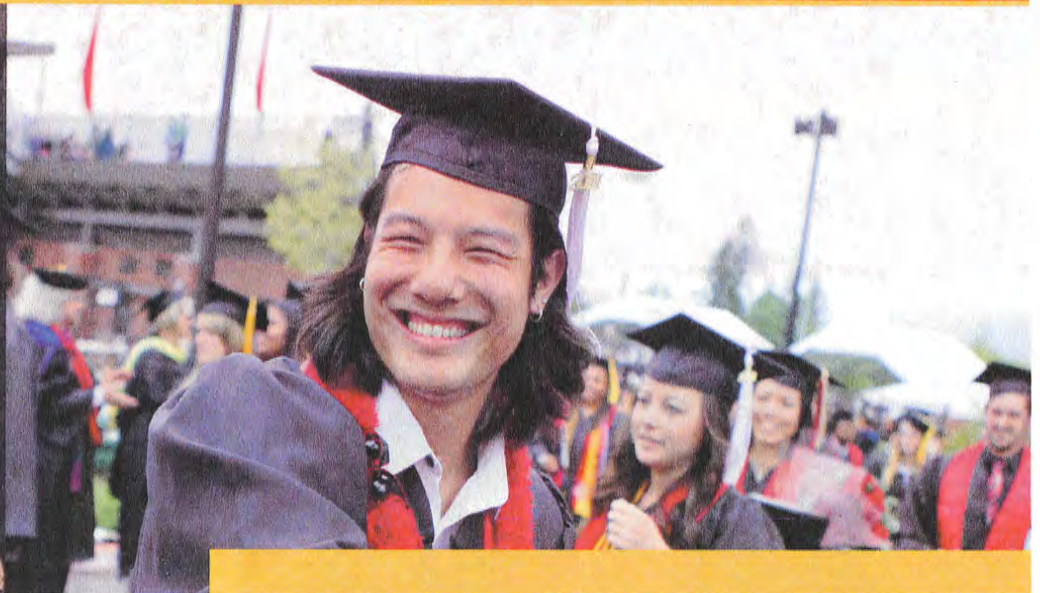
Nearly 99 percent of undergraduates in the College of Arts & Science receive financial aid.

Merit- and need-based awards, including Pacific Pacesetters Scholarships, are available.

## Tuition & Fees

\$37,024 (2013-2014,  
Arts & Sciences)

**Room & Board** \$10,792



**Enrollment** 3,607

**Undergraduates** 1,783

**Graduates** 1,824

**Student/Faculty Ratio** 10:1

**Average Class Size** 19

### Academic Calendar

Undergraduates attend fall and spring semesters, with an optional term in January; graduate and professional program schedules vary

**Campuses** Forest Grove, Eugene, Hillsboro and Woodburn

**Study Abroad** 26 programs in 11 countries, plus assorted winter term travel courses

### Admissions

admissions@pacificu.edu  
503-352-2218 or  
800-677-6712

# 24

Pacific University varsity teams **compete in the Northwest Conference** of NCAA Division III.

# 4

publications recognized Pacific University among its peers regionally and nationwide, including *Washington Monthly*, which **ranked Pacific 13th nationally** among similar sized schools.

# 82

percent of recent undergraduate alumni said they were employed within six months of graduation. Of those now working, **62 percent are in a field related to their degree.** The same survey found that recent alumni were highly satisfied with their Pacific University experience, particularly the quality and availability of faculty.

# 346,017

hours of community service were performed by Pacific students in 2011-2012. Pacific has been **named to the President's Community Service Honor Roll** three consecutive years.

# 41

countries are home to Pacific University alumni, with most in the United States, Canada and Japan.



The Alliance represents Oregon's private, not-for-profit, regionally accredited colleges and universities; although the institutions we represent are diverse, our collective voice is unified.

## So, what are we saying?

The Alliance contributes to the state of Oregon in three important ways.

**1**

### We provide access, assure attainment and embrace diversity.

Oregon's private, not-for-profit colleges and universities have evolved beyond old demographic stereotypes. Students attending Alliance institutions are diverse in their profiles yet consistent in their above-average performance. Importantly, Alliance students depend on state, federal, corporate, foundation, and individual philanthropy to attain their educational goals and The Alliance helps facilitate this support.

*The Alliance institutions are cost effective. The average indebtedness of our graduates is lower than the national average for private institutions and similar to that of public institution graduates.*

Appropriately, Oregon students attending private colleges and universities, who meet the same needs test as community college and Oregon University System students, are eligible to receive the Oregon Opportunity Grant.

**31%** of Alliance undergraduates qualify for federal Pell Grants based on income.

**92%** of first time, first year students receive financial aid, with an average private grant and scholarship award of **\$17,062**

The private sector accounts for

**19%** of the state's undergraduate enrollment

**38%** of the state's graduate enrollment

The private sector awards

**22%** of the undergraduate degrees in Oregon

**43%** of the graduate degrees in Oregon

Private sector students have the highest 4 and 6-year baccalaureate graduation rates in the state.



**60%**  
of private sector students graduate in 4 years.

**23%** of the undergraduate degrees

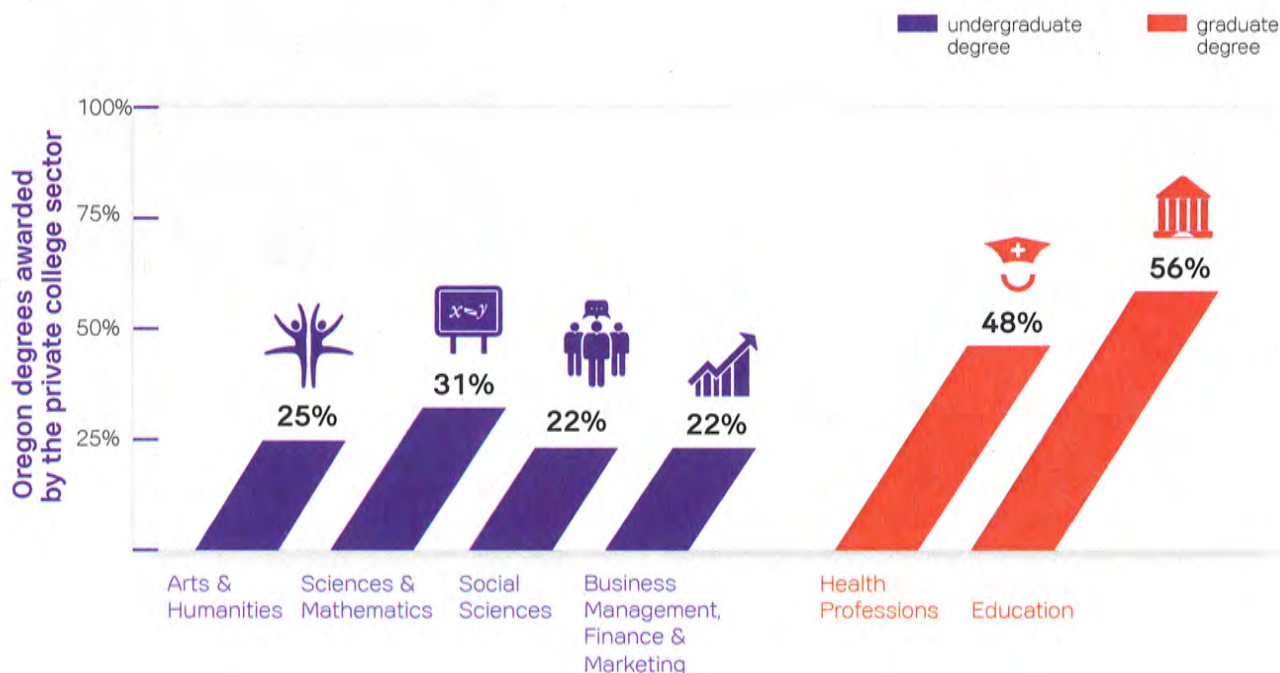
**47%** of the graduate degrees

earned by ethnic minority students in Oregon were awarded by private sector institutions.

## 2

### We contribute to a high-quality, sharply intelligent workforce prepared to lead and contribute in the new knowledge-based economy.

Alliance institutions also further the goals of the Oregon Business Plan. The Alliance institutions offers degrees in 241 academic fields.



## 3

### We make a significant contribution to Oregon's economy.

From institutional budgets and spending to employee wages to work-study employment, the private college sector represents a **\$2.75** billion economic impact.

**50%** of Alliance students come from Oregon, and **50%** of Alliance alumni live in Oregon. Over **123,000** Alliance alumni are known to be living in Oregon.

The combined budgets of the Alliance colleges and universities are nearly **\$810** million, employing **7,845** faculty and staff.



Out-of-state students at the Alliance colleges and universities bring more than **\$524** million into Oregon each year in direct institutional and local spending.

Alliance colleges and universities save taxpayers' money. They receive less than **1%** of Oregon's post-secondary education appropriations, including the Oregon Opportunity Grant.

To learn more about The Alliance and Oregon's private, not-for-profit colleges and universities, go to [www.oaicu.org](http://www.oaicu.org).

Copyright © 2013 The Alliance

# Cornelius Place

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Cornelius, Oregon







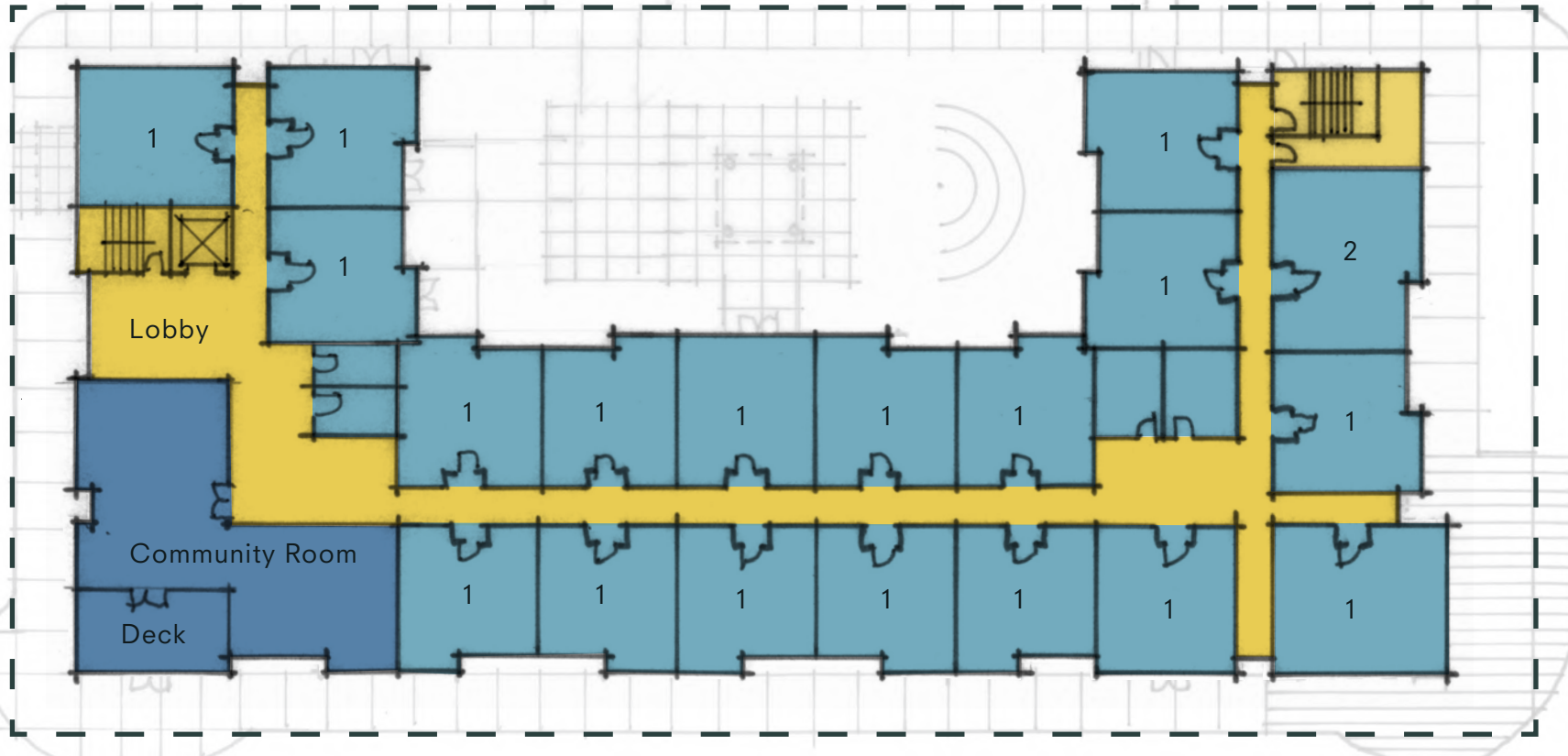
**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

SITE / GROUND FLOOR PLAN





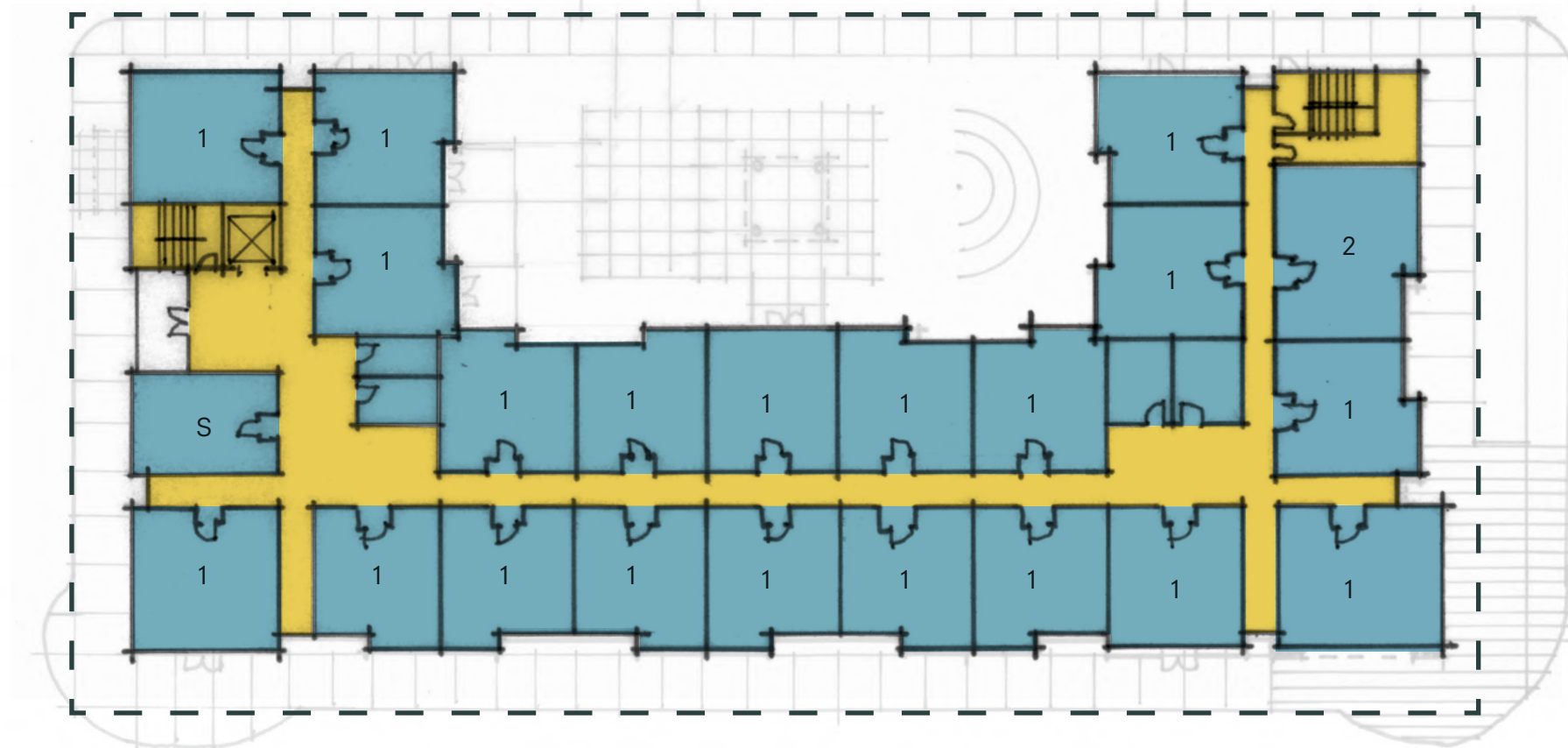
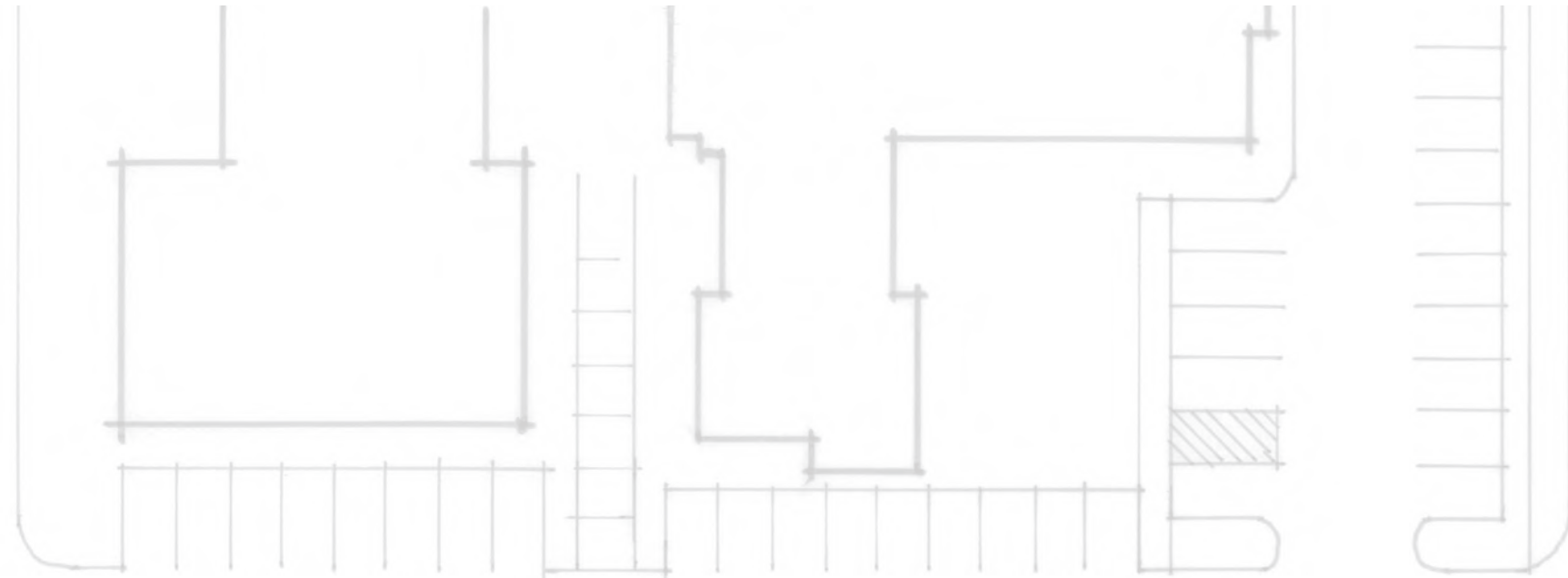
**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

SECOND FLOOR PLAN



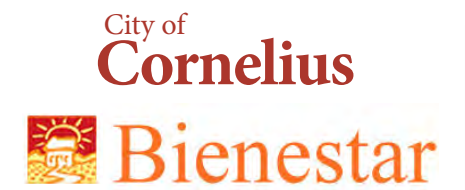


**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

THIRD FLOOR PLAN







**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

CORNER OF 14TH AND ADAIR







**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

CORNER OF 13TH AND ADAIR







**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

**HOUSING ENTRANCE**







**CORNELIUS PLACE**

Cornelius, Oregon  
02.25.2014

**DRAFT**

**NORTH PLAZA**













# Cornelius Place: Library, Community Space, and Senior Affordable Housing



## FREQUENTLY ASKED QUESTIONS

Submitted by Karen Hill, Library Director, December 2013

### **Why do we need a bigger library?**

There is not enough space for readers, computers, seating, a teen area and a meeting room. The current library is 3,025 sq ft, The Oregon State Library recommends a minimum of 10,000 sq ft for our population.

### **Does anyone even use the Cornelius library?**

Yes! People visited the library over 77,000 times last year. We checked out 118,072 books and videos. Over 14,000 hours were logged on library computers. There were 221 programs at the library attended by 5529 people.

### **Can't we just remodel the existing library?**

The existing library can't be made large enough in its location inside City Hall.

### **Isn't the proposed library of 16,000 square feet excessive?**

At public meetings and with a committee of local citizens and architects, the library was designed to be have many community spaces in addition to space for books, media, computers and reading areas. Several spaces will serve the entire community, including a large meeting room, five small study rooms, a café, gallery and historical display.

### **Why are some shelves currently less than full or empty?**

About 25% of the books are checked out at any given time. If all our items were returned at the same time, there would not be enough shelving for them.

### **Doesn't everyone use a Kindle and the internet for their reading material?**

Almost half of all Americans own an e-reader or tablet, but e-books have to be purchased just like print books, and the Cornelius library offers over 50,000 electronic books free through its shared collection with the county libraries (WCCLS). Same goes for videos – just because you can watch one on your computer, does not mean they are free. But you can check them out at the library!

### **Can't you find everything you need on the internet?**

Have you ever done an internet search and gotten over a million hits? Well, library resources are organized to find topics quickly and from reliable sources. A Librarian can also help you find information through paid databases like our career center where you can take practice tests like the GED for free. There are tons of published materials (books, articles, videos, music, etc) that you won't find on the Internet.



**Don't people just use the library as an Internet café, video store, and arcade?**

People do use library computers (and books) for entertainment, but they can use them to write resumes, apply for jobs, get health information, file taxes and do many things that require a computer and internet access.

**How much funding does the county (WCCLS) provide?**

Currently WCCLS provides half of the library funding, however it is based on the size and activity, so the bigger and busier we are, the more funding we'll receive.

**What all does the county (WCCLS) do for us?**

WCCLS provides a courier and technology to share about 1.5 million items from all the libraries. They also operate our library database and provide special services for the homebound and other special populations.

**Are the library staff overpaid?**

Cornelius library pays their director 15% less than the average director salary in Washington County. They also have the fewest staff per capita than every other library. There are only 3 full-time staff. Seven part-time employees split a total of 71 hours weekly and do not receive benefits.

**How will this benefit me if I go to Hillsboro for everything anyway?**

Libraries today operate like community learning centers. People use libraries to improve their education, get employment, operate a small business and find entertainment. Even if you never use the library, you may benefit from your car repairman having access to all the library car manuals or from your tax advisor that got licensed from an online college they attended through a library computer.

**How many more staff will be needed?**

The library expects to serve almost 50% more people in the new space. Self-serve options will be expanded and the design is purposefully open to allow staff at the service desk to be seen from most of the library.

**Will this be a trendy, over-the-top library?**

The citizen committee's goal was to design a "fiscally responsible" library, meaning it will be practical and not fancy. Cost per square foot is estimated at 10% less than the national average.

**What will the future operating costs be?**

Currently, the library operates with a budget of about \$380,000. Additional staffing and maintenance will likely increase that by about \$100,000. Less than half of this will come from City general funds. Other sources includes Washington County (WCCLS) and grants.

**How will future operating costs be funded?**

Operating costs will continue to come from Washington County (WCCLS), the city general fund and grants. The library budget is approved annually by the Budget committee made up of the City Council and citizens.

**Will there be a future levy for operating costs?**

No. A majority of the library funding will come from Washington County (WCCLS) which increases annually.

**Is the city and taxes paying for the housing?**

No. By law, the bond taxes can only pay for the construction of the library. The city is paying nothing for the housing. Bienestar is bringing at least \$8 million to the project to pay for the housing and two-thirds of the building, landscape and maintenance costs.

**What role does Bienestar, the developer, have?**

**Is the developer making a profit off the city?**

No, Bienestar is a non-profit organization and is taking on long term debt to fund this project.

**Does this have any impact on the “water” (utility) bill?**

No. The utility bill does have a general use fee that goes to the city general fund. It can only be changed by the Mayor and City Council at a public meeting.

**Won't this increase traffic around the school and endanger children?**

Since school opens much earlier than the library, only the afternoon dismissal may be impacted by additional traffic while parents and busses are picking up students. A new four-way stop light at the corner of Adair and 14<sup>th</sup> will improve the safety of that intersection.

**Why can't this money be put toward fire, police, schools, industrial buildings, potholes, sidewalks, etc?**

Most government money can only be used for the specific purpose it was collected for. For example, the schools are not funded by the city – they are funded by the school district, and their money can't fund the public library.

The police, fire and library do all get operating funds from the same city general fund. These cannot be used for construction. The city could put a bond on the ballot for other city construction needs, but Cornelius Place has presented a special opportunity. Right now, the community can get a \$4.8 million library and \$12.8 million building in the town center for \$2.4 million. The library expansion has been in the planning for over ten years and this opportunity is an incredible way to leverage public funds.

**Why do this now when the economy is bad and people are out of work?**

This is actually a good time to build as materials and labor are lower than they are predicted to be as the recession continues to fade. The library also has significant free resources for job seekers and small or home businesses.

**What will happen if the other \$2.4 million is not raised?** A consultant and other research indicates the money can be raised over the 2-3 year period allotted; however, if it is not, the bonds would never be issued (no taxes) and the project would not be constructed.

**Aren't Cornelius taxes higher than Portland who has more services?**

No. Cornelius has a permanent tax rate of \$3.9836 per \$1,000 assessed valuation and the City of Portland is \$4.5770 per \$1,000 of assessed valuation.

**Aren't the senior apartments too expensive to get renters?**

No. A marketing study provided by a third party indicated a clear need for these apartments. The rents are determined by the federal definition of this type of housing. People are already trying to get on the waiting list for these apartments.

**Will there be a lack of parking with the resident needs?**

No. The project has the sufficient number of parking spaces determined by the citizen Planning Committee and the city code. In addition there is significant additional parking on the newly redesigned Adair and Baseline streets. Formal arrangements could possibly be made with the neighboring school and old Hanks lot owner for additional parking.

Additional parking would increase the project cost. The project team has balanced the need for parking with our budget. The project will have more parking than the Forest Grove library and city hall.



# Cornelius Public Library Bond

## Measure 34-205

### Cornelius Place: a new library and senior apartments



#### CORNELIUS PLACE PROJECT INFORMATION

##### Project Overview

A new public library is proposed as part of the Cornelius Place project at Adair Street and 14th Avenue in Cornelius. The new 16,000 square foot ground floor library would replace the current 3,025 square foot library on North Barlow Street. The project also includes a 3,500 square foot community room adjacent to the library. The City would join a non-profit, Bienestar, to jointly construct the building to provide 41 one and two bedroom apartments for seniors 62 and older that would be built on the second and third floors.



##### Project Finances

The cost estimate for the entire project including the library, apartments and community room is \$12.8 million.

##### Cornelius Public Library Bond

Measure 34-205 authorizes the City to issue \$2.4 million in general obligation bonds. The City estimates the bonds would cost property owners \$0.29 per \$1,000 of assessed value (not real market value) per year. For a home with an assessed value of \$180,000, the bonds are estimated to cost \$59 per year. The bonds would be issued and repaid over 20 years or less. Bond proceeds would be used only to fund the new library and community room; not the apartments. Bond proceeds would be used solely for capital improvements and would not be used to pay for library staff or the operation of the library.

##### Library Capital Campaign

In addition to bond funds, Friends of the Cornelius Library would raise \$2.4 million in private donations and grants.

##### Bienestar Apartment Funding

Bienestar would raise \$8 million from housing program grants.

##### Project Schedule

Library Bond Election            November 5, 2013

If the library bond measure passes:

- Design Phase            2013-2016
- Fundraising Phase       2013-2016
- Construction Phase     2016-2018

If the bond measure does not pass, the agreement between the City of Cornelius and Bienestar ends and the Cornelius Public Library will continue to operate in the existing North Barlow Street location.

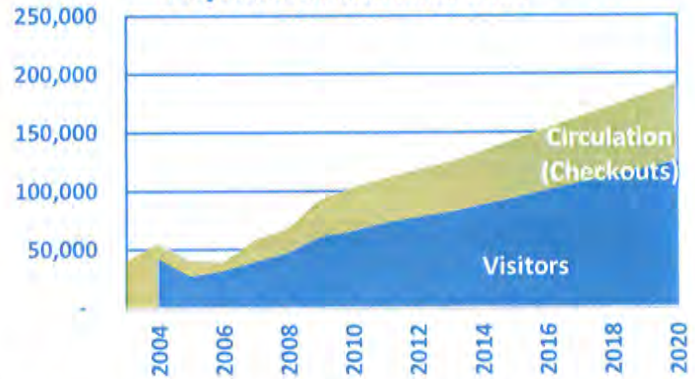
## Library Usage

The Cornelius Public Library has been serving the community for over 100 years to provide materials and services to meet the informational, educational, professional, and recreational needs of community residents of all ages and cultural backgrounds.

According to the annual Oregon Public Library Statistical Report<sup>1</sup>, in the last ten years, the use of the Cornelius Library increased from 40,545 to 118,072 checkouts. Library materials circulation per capita has risen from 4.0 to 9.9. The Library had

77,339 visitors in 2012, an 83% increase from 42,156 in 2004. The existing library building lacks operational and programming spaces in the areas of: book and media collections, capacity for public computer users, children, teen and adult programming, and community meetings. Since 2000, every library in Washington County has remodeled, expanded, or built a new building or added a branch, except for the Cornelius Library.<sup>2</sup>

Visitors & Circulation Growth 2003-2013, Projected Growth 2014-2020



## Project Team

The project is being managed by representatives from the City of Cornelius; Bienestar, Inc.; Scott | Edwards Architecture, LLP; and Walsh Construction Co.

## Project Goals

### Library Goals

- Additional space for books and media library collections
- New areas for adult, teen and children's educational and cultural programming
- More space for public computer use
- Multipurpose community meeting room
- New areas for a coffee cart, gallery and historical displays
- Study and tutoring rooms
- Space for youth recreation
- More self-service technologies
- Work space for staff and volunteers

### Apartment Goals

- Resident membership in a community-wide volunteer network to support active healthy aging.
- Resident community room and terrace
- Direct access to public transportation and pedestrian routes

## Bienestar

Bienestar, formerly Housing Development Corporation, is in its 31<sup>st</sup> year of service to the community. Their mission is to build affordable housing located close to community services and mass transit. They provide programs that integrate housing, health, education and skill development. More information available at: [www.bienestar-or.org](http://www.bienestar-or.org).

For more information, visit [www.ci.cornelius.or.us/library](http://www.ci.cornelius.or.us/library) or call 503-992-5307.

Information reviewed by the Oregon Secretary of State Elections Division for compliance with ORS 260.432.

<sup>1</sup> Oregon State Library Public Library Statistics, <http://www.oregon.gov/osl/LD/Pages/statsplOregon.aspx>

<sup>2</sup> Washington County Cooperative Library Services, [http://www.wccils.org/your\\_libraries](http://www.wccils.org/your_libraries)



# Bono de la Biblioteca Pública de Cornelius

Medida 34-205

Plaza Cornelius: una biblioteca nueva y viviendas para personas mayores



## Información del Proyecto Plaza Cornelius

### Visión general del proyecto

Una biblioteca nueva está propuesta como parte del proyecto Plaza Cornelius ubicada en la esquina de la calle Adair y la avenida 14 en Cornelius. La nueva biblioteca de 16.000 pies cuadrados reemplazaría la biblioteca actual de 3.025 pies cuadrados en la calle Barlow del norte. El proyecto también incluye una sala comunitaria de 3.500 pies cuadrados al lado de la biblioteca. La Ciudad se juntaría con una organización sin fines de lucro, Bienestar, para construir el edificio colectivamente para proveer 41 apartamentos de un cuarto y dos cuartos para personas de 62 años o mayor que serían construidos en el segundo y en el tercer piso.



### Finanzas del proyecto

El costo estimado del proyecto entero, incluyendo la biblioteca, apartamentos, y sala comunitaria es \$12,8 millones.

### Bono de la Biblioteca Pública de Cornelius

Medida 34-205 autoriza que la ciudad expida \$2,4 millones en bonos de obligación general. La Ciudad estima que el bono le costaría a dueños de propiedad \$0,29 por cada \$1.000 de valor asesado (no valor de mercado real) al año. Por una casa con un valor asesado de \$180.000, está estimado que los bonos costarían \$59 al año. Los bonos serían expedidos y repagados sobre 20 años o menos. Recaudaciones de los bonos serían usados para financiar la biblioteca nueva y la sala comunitaria; no los apartamentos. Recaudaciones de los bonos solo sería usado para mejoras capitales y no serían usados para pagar personal de la biblioteca o la operación de la biblioteca.

### Campaña capital de la biblioteca

Además de los fondos de los bonos, Amigos de la Biblioteca de Cornelius recaudaría \$2,4 millones en donaciones privadas y becas.

### Financiamiento de los apartamentos de Bienestar

Bienestar recaudaría \$8 millones por medio de becas del programa de vivienda.

### Horario de proyecto

Elección de bono de la biblioteca 5 noviembre, 2013

Si el bono de la biblioteca se aprueba:

- Etapa de diseño 2013-2016
- Etapa de recaudación de fondos 2013-2016
- Etapa de construcción 2016-2018

Si la medida del bono no se aprueba, el acuerdo entre la Ciudad de Cornelius y Bienestar terminaría y la Biblioteca Pública de Cornelius continuaría operando en el lugar actual de la calle Barlow del norte.



## Uso de la biblioteca

La Biblioteca Pública de Cornelius ha estado sirviendo a la comunidad por más de 100 años para proveer materiales y servicios para llenar las necesidades informacionales, educacionales, profesionales y recreativos de los residentes de la comunidad de todas edades y antecedentes culturales.

Según el Reportaje Anual Estadístico de las Bibliotecas Públicas de Oregón<sup>1</sup>, en los últimos diez años, la

Biblioteca de Cornelius aumentó el uso de préstamo de materiales de 40.545 a 118.072. Circulación de materiales bibliotecarios por cápita ha aumentado de 4.0 a 9.9. Del 2004 al 2012, la Biblioteca tuvo un aumento de visitantes de un 83%, 42.156 a 77.339 visitantes. El edificio de la biblioteca actual carece de espacios de operación y programación en las áreas de: colecciones de libros y materiales, capacidad para usuarios de computadoras públicas, programación para niños, jóvenes, y adultos, y juntas comunitarias. Desde el año 2000, cada biblioteca en el Condado de Washington ha remodelado, expandido, o construido un nuevo edificio o añadió una rama nueva, excepto la Biblioteca de Cornelius.<sup>2</sup>



## Equipo del proyecto

El proyecto está siendo manejado por representantes de la Ciudad de Cornelius; Bienestar, Inc.; Scott | Edwards Architecture, LLP; y Walsh Construction Co.

## Metas del proyecto

### Metas de la biblioteca

- Espacio adicional para colecciones de libros y materiales
- Nuevas áreas para programación educacional y cultural para adultos, jóvenes, y niños
- Más espacio para el uso de computadoras públicas
- Sala multiuso de juntas comunitaria
- Nuevas áreas para un carrito de café, galería, y exposiciones históricos
- Salas de estudio y tutoría
- Espacio para recreación de niños
- Más tecnología autoservicio
- Espacio de trabajo para personal y voluntarios

### Metas de los apartamentos

- Membresía para residentes en un sistema voluntariado de la comunidad que apoya envejecimiento activo y sano
- Sala comunitaria y terraza para residentes
- Acceso directo a transporte público y rutas peatonales

## Bienestar

Bienestar, anteriormente Housing Development Corporation, está en su 31 año de servicio a la comunidad. Su objetivo es construir viviendas asequibles ubicadas cerca de servicios comunitarios y transporte público. Proveen programas que integran vivienda, salud, educación, y desarrollo de talentos. Más información está disponible en: [www.bienestar-or.org](http://www.bienestar-or.org). Para más información, visite a [www.ci.cornelius.or.us/library](http://www.ci.cornelius.or.us/library) o llame 503-992-5307.

<sup>1</sup> Oregon State Library Public Library Statistics, <https://www.oregon.gov/osl/LD/Pages?statsploreregon.aspx>

<sup>2</sup> Washington County Cooperative Library Services, [http://www.wccls.org/your\\_libraries](http://www.wccls.org/your_libraries)

