

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF COUNCIL APPROVAL ) RESOLUTION NO. 04-3462  
OF THE WILSONVILLE TRACT MASTER )  
PLAN AND NATURAL RESOURCES ) Introduced by Michael Jordan, Chief  
MANAGEMENT PLAN ) Operation Officer, with the concurrence of  
 ) David Bragdon, Metro Council President

WHEREAS, in July, 1992, via Resolution No. 92-1637 (“For the Purpose of Considering Adoption of the Metropolitan Greenspaces Master Plan”), Metro Council adopted the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, the Tonquin Geologic Area was identified as a regionally significant natural area by the Metro Greenspaces Master Plan; and

WHEREAS, in May 1995 the Metro electors approved ballot measure 26-26, authorizing Metro to issue \$135.6 million for bonds for Open Spaces, Parks and Streams (the "Bond Measure"); and

WHEREAS, in February 1996, via Resolution No. 96-2300 (“For the Purpose of Approving a Refinement Plan for the Tonquin Geologic Target Area as Outlined in the Open Space Implementation Work Plan”), Metro Council adopted a refinement plan for the Tonquin Geologic Target Area which identified acquisition of property owned by the Oregon Division of State Lands as a Tier 1 objective, in order to provide a regional scale natural area/park site; and

WHEREAS, in 2001, via Resolution No. 01-3036 (“For the Purpose of Authorizing the Executive Officer to Purchase the Wilsonville Tract in the Tonquin Geologic Target Area”), Metro Council authorized Metro to negotiate and execute an Agreement of Purchase and Sale for the Wilsonville Tract, which was completed in 2001; and

WHEREAS, in 2002 the City of Wilsonville retained Mayer / Reed to perform master planning services for the Wilsonville Tract; and

WHEREAS, Metro worked in partnership with the City of Wilsonville throughout the development of the Wilsonville Tract Master Plan and Natural Resources Management Plan; and

WHEREAS, the Wilsonville Tract Master Plan and Natural Resources Management Plan has been completed and meets the intent of Metro's Open Spaces, Parks and Streams bond measure and the Tonquin Geologic Target Area Refinement Plan; and

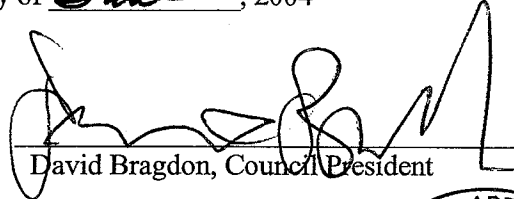
WHEREAS, on February 11, 2004 the Wilsonville Planning Commission forwarded a recommendation of approval of the Wilsonville Tract Master Plan and Natural Resources Management Plan to the Wilsonville City Council; and

WHEREAS, on March 15, 2004 the Wilsonville City Council forwarded a recommendation of approval (attached as Exhibit A) of the Wilsonville Tract Master Plan and Natural Resources Management Plan to the Metro Council;

WHEREAS, subsequent to the Wilsonville City Council approval of the master plan, the Mayor of Wilsonville officially changed the name of the Wilsonville Tract to the Graham Oaks Natural Area; now therefore,

BE IT RESOLVED that the Metro Council hereby approves the Wilsonville Tract Master Plan and Natural Resources Management Plan as approved by the Wilsonville City Council and appended hereto as Exhibit B and adopts the Graham Oaks Natural Area name for the site.

ADOPTED by the Metro Council this 10<sup>th</sup> day of June, 2004

  
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David Bragdon, Council President

Approved as to Form:

  
\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney



## EXHIBIT A

to

RESOLUTION 04-3462

**RESOLUTION NO. 1861****A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE WILSONVILLE TRACT MASTER PLAN AND NATURAL RESOURCES MANAGEMENT PLAN, AND FORWARDING A RECOMMENDATION OF APPROVAL TO THE METRO COUNCIL.**

WHEREAS, the voters of the Portland Metropolitan region passed a 135.6 million dollar Open Spaces, Parks and Streams Acquisition Bond Measure (Metro Resolution No. 95-2074-A, a.k.a. the "Greenspaces Bond Measure") in 1995 to purchase and protect regionally significant natural areas and open spaces; and

WHEREAS, to date, over 8,000 acres of regionally significant open spaces, including 80 miles of river and stream frontage have been protected to provide the public with recreational opportunities and links in the urban fabric to the natural environment; and

WHEREAS, properties purchased with Greenspaces Bond Measure funds are to be used only for passive recreational activities such as picnicking, hiking, and nature watching; and

WHEREAS, With the encouragement of a strong local grassroots effort, Metro purchased the 230 acres of property commonly referred to as the Wilsonville Tract as part of the Tonquin Scablands target area; and

WHEREAS, a City Council Goal for Fiscal Year 2003-04 was to "provide quality parks, trails and protect significant open spaces and natural areas"; and

WHEREAS, to help implement this goal, the City Council identified the completion of a management plan in cooperation with Metro for the Wilsonville Tract; and

WHEREAS, the Greenspaces Bond Measure did not provide any funding for master planning or improvements; and

WHEREAS, the City initiated the master planning effort due to the close proximity of the site to the City and the tremendous benefits the property will provide to the citizens of the City and the region and the Center for Research on Environmental Science and Technology (CREST); and

WHEREAS, over the past year and a half, the City of Wilsonville has prepared a "Wilsonville Tract Master Plan and Natural Resources Management Plan" (Master Plan) with the assistance of the public and a Stakeholder Advisory Committee (SAC); and

WHEREAS, the planning process included a substantial public involvement process that included three public open houses, numerous SAC meetings, and a number of additional special meetings and site visits; and

WHEREAS, the Master Plan that has been prepared has been closely coordinated with Metro, the West Linn-Wilsonville School District and community members and is consistent with community vision and the use limitations outlined in the Bond Measure; and

WHEREAS, the Master Plan has been developed to guide future management and development of the property consistent with Metro Bond Measure requirements; and

WHEREAS, the Master Plan provides for a model for public education and environmental stewardship, and provides a framework for ecological recovery in balance with human activity and interests; and

WHEREAS, the Master Plan will assist the City and Metro in obtaining funding for future improvements related to habitat restoration and providing public access; and

WHEREAS, the Wilsonville Tract property will provide important future bicycle and pedestrian connections from Villebois to the Boones Ferry Primary, Wood Middle School, CREST Educational campus; and

WHEREAS, the Wilsonville Planning Commission held two public hearings on the Master Plan, the first on January 14, 2004 and the second on February 11, 2004 at which time the Planning Commission forwarded a recommendation of approval of the Wilsonville Tract Master Plan and Natural Resources Management Plan to the City Council; and

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Findings and Recommendations.

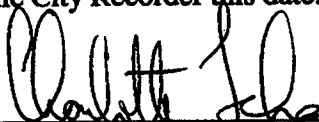
- a) The City Council hereby adopts as findings of fact the above recitals and the Statements of Fact and Conclusionary Findings in the staff

report on this matter dated March 15, 2004, incorporated herein by reference as if fully set forth.

b) The City Council hereby forwards a recommendation of approval of the Wilsonville Tract Master Plan and Natural Resources Management Plan to the Metro Council and directs Staff to work with Clackamas County to obtain the necessary permits to implement the plan.

c) This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of March 2004, and filed with the Wilsonville City Recorder this date.

  
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CHARLOTTE LEHAN, Mayor

ATTEST:

  
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Sandra C. King, City Recorder, CMC

**SUMMARY OF VOTES:**

Mayor Lehan	Yes
Council President Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes

EXHIBIT B to RESOLUTION NO. 04-3462  
Wilsonville Tract  
Master Plan & Natural Resources Management Plan - March 2004



**Note: The Wilsonville Tract Master Plan is a document of approximately 200 pages – too many to be sent electronically. A supply of the complete Master Plan has been provided to Council along with the Resolution and Staff Report and Exhibit A (Wilsonville resolution recommending Metro Council approve the Master Plan) and Exhibit B (the cover of the Master Plan).**  
**PS**

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 04-3462, FOR THE PURPOSE OF APPROVING THE WILSONVILLE TRACT MASTER PLAN AND NATURAL RESOURCES MANAGEMENT PLAN

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Date: May 17, 2004

Prepared by: Jane Hart

## BACKGROUND

Metro Council Resolution No. 96-2300 (“For the Purpose of Approving a Refinement Plan for the Tonquin Geologic Target Area as Outlined in the Open Space Implementation Work Plan”) identified the Wilsonville Tract (formerly Division of State Lands property) as a priority for acquisition in order to provide a regional scale natural area. The 230-acre Wilsonville Tract, recently named the Graham Oaks Natural Area, is located in unincorporated Washington County approximately one mile north of the Willamette River. The site will serve as an anchor in the proposed Tonquin Greenway Trail connecting the Willamette River with the Tualatin River National Wildlife Refuge.

Metro Council Resolution No. 01-3036 (“For the Purpose of Authorizing the Executive Officer to Purchase the Wilsonville Tract in the Tonquin Geologic Target Area”) authorized Metro to negotiate and execute an Agreement of Purchase and Sale for the Wilsonville Tract, which was completed in 2001. Metro holds property title to the Wilsonville Tract.

In 2002 the City of Wilsonville retained a professional planning firm, Mayer / Reed to perform the master planning services for the Graham Oaks Natural Area. The master plan and natural resources management plan represents the culmination of an 18-month planning process. The City of Wilsonville worked closely with Metro, a Stakeholder Advisory Committee, the West Linn-Wilsonville School District, Clackamas County, the Villebois design team and adjacent landowners. Additionally, neighbors and interested citizens participated by attending public open houses, trail tours, community meetings and by submitting written comments.

Metro staff provided the following in-kind services to the City of Wilsonville during the planning process:

- GIS and graphics support for public meeting notices
- Participation on Stakeholder Advisory Committee
- Participation in project team meetings and all public meetings
- Staff review of project information

## ANALYSIS/INFORMATION

### 1. **Known Opposition:** None.

There is no known opposition to the Wilsonville Tract Master Plan and Natural Resources Management Plan. During the Stakeholder Advisory Committee meetings, public open houses, and meetings with neighbors, concerns and issues were raised related to appropriate types and levels of public use, trail design and development and long term operation. The public feedback has been incorporated into the



Master Plan. The Master Plan has recently been approved by both the Wilsonville Planning Commission and the Wilsonville City Council.

## **2. Legal Antecedents**

Metro Council Resolution No. 96-2300 identified the Wilsonville Tract as a priority for acquisition in order to provide a regional scale, publicly accessible natural area in the Tonquin Geologic Target Area. Metro Council Resolution No. 01-3036 authorized Metro to negotiate and execute an Agreement of Purchase and Sale for the Wilsonville Tract.

## **3. Anticipated Effects**

When completed, the future 230-acre Grahams Oaks Natural Area will offer the public an opportunity to enjoy a variety of natural landscapes including forest, meadow, prairie, oak savannah and wetlands. A carefully planned trail system will allow the public to take advantage of spectacular views and interpretive opportunities to learn about the unique habitats and the wildlife that live in these settings. The trail system will also provide connections to the nearby Villebois development and schools and serve as the southern anchor of the future Tonquin Greenway Trail stretching from the Willamette River to the Tualatin River National Wildlife Refuge. The adjacent Center for Research on Environmental Science and Technology (CREST), which serves the West Linn-Wilsonville School District, will be a gateway to the natural area and a partner in various research and volunteer stewardship activities for the natural area.

The Master Plan and Natural Resources Management Plan provides a conceptual vision of the future natural area and will help guide the site improvements and natural resource restoration and enhancement activities. The document provides estimated costs of development, maintenance, site amenities, security considerations, and natural resource restoration and management. A phasing plan includes timeframes and specific actions necessary for master plan implementation. A detailed natural resources management plan contains site restoration guidelines and management practices to be used.

The Master Plan and Natural Resources Master Plan includes the following specific recommendations:

- A hierarchy of trail types designed to be sensitive to the diverse habitats on site and accessible to people of all abilities
- Pedestrian and bike linkages to nearby schools, neighborhoods, CREST Center, regional open spaces and future linkage to the Willamette River
- Trailhead with parking (vehicular access from Wilsonville Road)
- Site amenities such as benches, bike racks, trash receptacles, drinking fountains
- Site monitoring to ensure safety of visitors
- Interpretive and education programs that focus on natural and cultural history of the natural area
- Creek bed and hydrological restoration in certain locations to restore damage from stormwater run-off
- Native re-vegetation and habitat restoration using appropriate native plant communities
- Phase out existing agricultural use when site restoration and enhancement work begins
- Restore wetlands, successional forests and oak savannah and monitor efforts
- Invasives species control

## **Budget Impacts**

The development of the Graham Oaks Natural Area has been divided into three phases: early opportunities, mid-range opportunities and long-range opportunities. Timeframes were not provided for the phases since a funding source was not identified at the time the master plan was developed. The cost to design and construct all recommended improvements and to restore the natural resources (Phases 1, 2 and 3) is approximately \$5.9 million. Cost estimates to maintain the site range from \$23,000 per year in Phase 1 to \$132,000 per year in Phase 3.

Metro will be the primary funding source for project implementation, but other financial partnerships will be pursued. Metro's FY 2004-05 budget includes \$150,000 identified for design and engineering and land use approvals. The new excise tax money for parks, if approved, may be applied to this project in future years as well. When the parks funding proposal was put together, it was projected that approximately \$1.8 million could be made available in future years for capital improvements and habitat enhancements. This would be sufficient to fund most of the Phase 1 improvements, with a goal of using those funds as leverage to attract additional funds to complete Phases 2 and 3.

A Phase 1 task calls for Metro and the City of Wilsonville to enter into an intergovernmental agreement to establish specific timeframes for phased project implementation and to determine management responsibilities for the site management and operation. This task will occur in summer 2004.

### **RECOMMENDED ACTION**

Michael J. Jordan, Chief Operating Officer, with the concurrence of David Bragdon, Council President, recommends approval of Resolution No. 04-3462.