

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE	)	RESOLUTION 94-2050
CONTENT OF PUBLIC INFORMATION	)	
MATERIALS FOR THE 1995	)	Introduced by Rena Cusma,
GREENSPACES BOND MEASURE	)	Executive Officer

WHEREAS, On July 28, 1994, through Resolution No. 94-2011A, the Metro Council referred a \$138.8 million greenspaces bond measure for voter consideration in spring 1995; and

WHEREAS, On September 22, 1994, through Resolution No. 94-2029B, the Metro Council endorsed the production of public information materials for the 1995 greenspaces bond measure, pending the review and approval of the materials by the Metro Council; and

WHEREAS, On September 28, 1994, the Metro Council provided \$12,900 from the General Fund Contingency to produce public information materials for the 1995 greenspaces bond measure as authorized in Ordinance No. 94-573; and

WHEREAS, On November 10, 1994, through Resolution No. 94-2049B the Metro Council modified the greenspaces bond measure to a final \$135.6 million package including 14 regionally significant greenspace acquisitions, 5 regional trail projects, and over 80 local greenspace projects; and

WHEREAS, The Metro Council recognizes the need for Metro as the referring agency of a bond measure to provide impartial public information to citizens about the bond measure; now, therefore,

BE IT RESOLVED,

1. That the Metro Council approves the content of the 1995 greenspaces bond measure public information products in Exhibit A as impartial, neither supporting or opposing the passage of the measure.

2. That the public information materials in Exhibit A are hereby authorized for subsequent production and distribution with funds approved in Ordinance No. 94-573.

ADOPTED by the Metro Council this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

TABLED

Judy Wyers, Presiding Officer

**Resolution No. 94-2050**  
**Exhibit A**

- 1. Greenspaces Acquisition Bond Measure Resolution 94-2049B**
- 2. Greenspaces Fact Sheet 1: Overview and Background**
- 3. Greenspaces Fact Sheet 2: Reasons for Bond Measure**
- 4. Greenspaces Fact Sheet 3: Commonly Asked Questions**
- 5. Greenspaces Acquisition Bond Measure Map**

## STAFF REPORT

### **CONSIDERATION OF RESOLUTION NO. 94-2050, FOR THE PURPOSE OF APPROVING THE CONTENT OF PUBLIC INFORMATION MATERIALS FOR THE 1995 GREENSPACES BOND MEASURE**

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Date: 5 December 1994

Presented by: Ron Klein

#### PROPOSED ACTION

Resolution No. 94-2050 requests the approval of the content of printed materials intended to provide the public with factual and impartial information related to the 1995 Greenspaces Bond Measure. The package of public information pieces include Resolution No. 94-2049B referring the greenspaces bond measure to voters; three (3) fact sheets; and a map depicting the acquisition sites, regional trail projects, and local greenspace projects.

These public information items were approved for production as authorized by Metro Council in Resolution No. 94-2029B on September 22, 1994. This resolution also requires Metro Council to review and approve all bond measure related public information materials prior to printing and distribution.

#### BACKGROUND AND ANALYSIS

On September 23, 1993, the Metro Council passed Resolution No. 93-1844A stating its intent to submit to the voters in 1994, a general obligation bond measure for the acquisition and development of a regional greenspaces system consistent with the Metropolitan Greenspaces Master Plan. Metro staff and Councilors worked extensively with local governments, Greenspaces Policy Advisory Committee, Greenspaces Technical Advisory Committee, Greenspaces Blue Ribbon Committee, and citizens to identify an appropriate bond measure package.

On July 28, 1994, the Metro Council passed Resolution No. 94-2011A, referring a \$138.8 million bond measure to acquire land for a regional system of greenspaces. The Metro Council incorporated local greenspace projects and made final adjustments to the bond measure package in Resolution No. 94-2049B on November 10, 1994. The measure is expected to be filed with county election officials sometime in December 1994.

Voters of the region are now making requests for information about the greenspaces bond measure, and the demand for information is expected to increase. The production of impartial informational materials such as fact sheets, maps, public notice signs, and copies of the bond measure language will meet the need to fulfill public information requests regarding the bond measure.

#### EXECUTIVE OFFICER RECOMMENDATION

The Executive Officer recommends adoption of Resolution No. 94-2050.

## REGIONAL FACILITIES COMMITTEE REPORT

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### RESOLUTION NO. 94-2050, APPROVING THE CONTENT OF PUBLIC INFORMATION MATERIALS FOR THE 1995 GREENSPACES BOND MEASURE

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Date: December 15, 1994

Presented by: Councilor Hansen

**COMMITTEE RECOMMENDATION:** At its December 14, 1994 meeting the Regional Facilities Committee voted 5-0 to recommend Council adoption of Resolution No. 94-2050. All committee members were present and voted in favor.

**COMMITTEE DISCUSSION/ISSUES:** Senior Regional Planner Ron Klein presented the staff report. He said that three informational fact sheets had been prepared for Council review, in conformance with a provision of Resolution 94-2029 which requires Council approval of informational material related to the 1995 Greenspaces bond measure. In addition, staff has reproduced the resolution submitting the bond measure (No. 94-2049B) for public distribution.

Mr. Klein reviewed the content of the three fact sheets. He noted that Fact Sheet #1 includes a map, which will also be available as a stand-alone piece for the public. Councilor Moore noted that the map shows that most of the land proposed for acquisition is within the urban growth boundary. Mr. Klein said a suggestion had been made to prepare another fact sheet outlining the Greenspaces options that Metro is acquiring. He said if this is done, it will be done after the first of the year.

Councilor Washington discussed the information on page 2 of Fact Sheet #1 regarding the cost of the bond measure, asking what the annual cost per thousand would be over the life of the bonds and whether the costs will be reduced annually. Mr. Klein said the average annual cost of 20-year bonds would be some 15 cents per thousand, and the highest cost would be 22.5 cents. Senior Assistant Counsel Larry Shaw said he had some minor language changes to make in this section. Councilor Washington suggested the fact sheet include a year-by-year estimate of the cost per thousand to the property tax payer over the anticipated 20-year term of the bonds, and the committee agreed to include this.

Councilor Moore suggested language in Fact Sheet #2 to indicate that development of this bond measure has taken several years, rather than the one year indicated. Regional Parks & Greenspaces Director Charlie Ciecko explained that the language was drafted as it was to reflect the work done on this phase of the process. Councilor Moore said she understood the distinction he raised, but thought that would be lost on the general public; she and Councilor Hansen preferred to stress the fact that development of this proposal began with development of the Metropolitan Greenspaces Master Plan in 1990.

Councilor Moore suggested that more questions and answers be listed in Fact Sheet #3. She also suggested there be a more thorough explanation of the question on page 3, "How does the removal of property from tax rolls affect property-based revenues?" She made the point that many of the areas proposed for acquisition are not readily developable because of their topography or other features. Councilor Hansen suggested this sheet include a discussion of the Greenspaces options program.

Councilor Washington moved the resolution to the Council for approval, with the changes suggested by the committee and language to be drafted by counsel. The committee acknowledged that the language of the fact sheets would be somewhat different from the language they had seen, and authorized staff to make the changes they had indicated.



**Metro Regional Parks and Greenspaces**

# *Greenspaces Acquisition Bond Measure Resolution*

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BEFORE THE METRO COUNCIL

RESOLUTION No. 94-2049B

FOR THE PURPOSE OF MODIFYING THE SUBMISSION TO THE VOTERS  
OF A GENERAL OBLIGATION BOND INDEBTEDNESS TO PROCEED WITH  
THE ACQUISITION OF LAND FOR A REGIONAL SYSTEM OF GREENSPACES

Introduced by Rena Cusma, Executive Officer

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**METRO**

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WHEREAS, Metro has taken a leadership role in identifying remaining natural areas in the region and planning for their protection or potential acquisition; and

WHEREAS, Such activities have been and will continue to be coordinated with the affected federal, state and local governments and citizens in the region; and

WHEREAS, Numerous planning efforts, studies and recommendations have been proposed over the past 90 years to develop a system of interconnected greenspaces for the Portland/Vancouver region; and

WHEREAS, On June 28, 1990, by Resolution No. 90-1261, the Metro Council established the Greenspaces Policy Advisory Committee to assist the Council in coordinating its Natural Areas Planning Program and to develop a regional consensus in the development of a Metropolitan Greenspaces Master Plan; and

WHEREAS, On September 26, 1991, the Metro Council adopted Regional Urban Growth Goals and Objectives by Ordinance No. 91-418B, including Objective 9: Natural Areas, Parks, and Wildlife Habitat which calls for a regional open space system linking public and private open spaces, trails, recreational and wildlife corridors; and

WHEREAS, In July 1992 the Metro Council adopted the Metropolitan Greenspaces Master Plan by Resolution No. 92-1637; and

WHEREAS, The Metropolitan Greenspaces Master Plan recommends that Metro seek a regional funding mechanism to assemble, through acquisition and other strategies, and develop a regional greenspaces system and also assume operations and management responsibility for components of the system in cooperation with local governments; and

WHEREAS, On July 23, 1992, the Metro Council submitted a \$200 million General Obligation bond measure in Resolution No. 92-1939A for the acquisition of greenspaces that did not pass; and

WHEREAS, The voters approved the 1992 Metro Charter which specifically authorizes Metro to acquire, develop, maintain and operate a regional system of parks, open spaces and recreational facilities; and

WHEREAS, The Metro Council approved an intergovernmental agreement with Multnomah County which transferred the Parks Services Division to Metro; and

WHEREAS, The Metro Council formed the Metropolitan Greenspaces Blue Ribbon Committee by Resolution No. 94-1942 to seek advice and evaluation of proposals for a new bond measure for acquisition of greenspaces; and

WHEREAS, Both the Greenspaces Policy Advisory Committee and the Metropolitan Greenspaces Blue Ribbon Committee recommended a General Obligation bond measure for acquisition of greenspaces in the range of \$136-\$139 million, including up to \$25 million for local government greenspaces projects; and

WHEREAS, An initiative on the November 1994 ballot, if adopted, could change the first 1995 election date from March 1995 to May 1995, or some other date; and

WHEREAS, The Council on July 28, 1994, adopted Resolution No. 94-2011A submitting to the voters a general bond indebtedness in the amount of \$138.8 million to proceed with the acquisition of land for a regional system of greenspaces; and

WHEREAS, The City of Fairview has acknowledged the regional significance of Fairview Creek and Fairview Lake; and

WHEREAS, The City of Fairview has guaranteed the protection of Fairview Creek and Fairview Lake outside the need for use of Metro funds; and

WHEREAS, Deleting Fairview Creek and Fairview Lake as a target area for acquisition with General Obligation bond funds will result in a savings; and

WHEREAS, Local governments have submitted a list of proposed greenspace projects to Metro for inclusion in the local program to be funded with the General Obligation bonds as provided in Resolution No. 94-2011A; and



WHEREAS, The City of Cornelius was the only local government which declined to submit any proposed greenspace projects for the local program in this bond measure, thereby waiving participation in this program; therefore, the City of Cornelius local share allocation will be withheld unless an acceptable list of projects is submitted to the Metro Council.

WHEREAS, It is appropriate to modify the amount of the bond measure, the ballot title and the description of the bond measure to reflect the deletion of Fairview Creek and Fairview Lake and the list of local government greenspace projects; now, therefore,

BE IT RESOLVED,

1. That the Metro Council hereby submits to the qualified voters of the District the question of contracting a General Obligation bond indebtedness of \$135.6 million for greenspaces, including up to \$25 million for local government greenspace projects as described in Exhibit "B." The bonds shall mature over a period of not more than 30 years.
2. That the measure shall be placed on the ballot for the General election held on the 28th day of March 1995.
3. That this Resolution and the Ballot Title attached as Exhibit "A" shall be submitted to the Elections Officer, the Tax Supervising and Conservation Commission, and the Secretary of State in a timely manner as required by law.
4. That the Executive Officer, pursuant to ORS 251.305 and Metro Code Chapter 9.02, shall transmit this Measure, Ballot Title, an Explanatory Statement and arguments for or against, if any, to the County Elections Officers for inclusion in any county voters' pamphlets published for the first election date in 1995.
5. That the question, measure description and ballot title authorized by this Resolution amends the question, measure description and ballot title approved by the Council pursuant to Resolution No. 94-2011A.

ADOPTED by the Metro Council this 10th day of November, 1994.

Judy Wyers, Presiding Officer

**Exhibit "A"**

**BOND MEASURE FOR RESOLUTION No. 94-2049B**

**"Caption:** Bonds to buy open space for wildlife, parks and trails."

**"Question:** Shall Metro issue \$135.6 million of general obligation bonds to finance land for open space, parks and trails? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of section 11b, Article XI of the Oregon Constitution."

**"Summary:** Buys land to preserve an open space network. More public green space will be preserved for our growing population. Will curb loss of natural areas to help protect water quality. Will save wildlife habitat near urban growth. Will add outdoor recreation options and improvements. Trails will link open spaces. Up to \$25 million will go to local governments for open space and trails. Bonds mature in not more than thirty years. Bond cost estimate is about twenty-two cents per one thousand dollars of assessed value."

## Exhibit "B"

### GREENSPACES ACQUISITION BOND MEASURE

The basis for this land acquisition program is the Metropolitan Greenspaces Master Plan. The Master Plan is the growth management strategy which details the vision, goals and organizational framework of a regional system of natural areas, open space, trails and greenways for wildlife and people. The primary objective of the Master Plan is protection of natural resource areas in the public interest. The analysis is based on watersheds or stream basins to encourage review of the ecosystem in each part of the region. The Master Plan includes 1989 inventories and maps of 109,000 acres of then existing natural areas in and near the Metro boundaries. In 1989, approximately 9,200 acres were in public ownership. Nearly half of the publicly-owned acreage is located in Forest Park.

Metro estimates that the Portland-Vancouver metropolitan area will grow by more than 1.1 million people by the year 2040. More homes and businesses will be built to serve this anticipated growth. As communities continue to develop, the land supply available for open space and parks will be smaller and generally more expensive to purchase. If the region is to have parks and open space areas in the future, planning and funding priorities are needed now to reflect the importance of greenspaces. The protection, acquisition and active stewardship of greenspaces must become just as important as planning transportation, water, sewer and other basic infrastructure.

One goal of the Master Plan is to improve water quality in the region which is degraded as natural areas are lost. Retaining forested areas on slopes minimizes erosion that pollutes streams. Wetlands and floodplains hold runoff allowing plants and micro-organisms to biologically filter pollutants. Natural areas with riparian corridors will be purchased and preserved. Restoring native vegetation along these waterways will improve water quality.

The Master Plan identifies regional trails and regional wildlife corridors. The trails provide means of human-powered access to commerce, recreation and natural areas. This includes links between parks, local trails and local communities and access to regionally significant parklands and natural areas. Wildlife corridors protect habitat for maintaining biological diversity. Linked habitat is important for species that reside in and pass through the region along regular migratory routes.

From the Master Plan inventory a number of existing large acre sites throughout the region were designated as regionally significant open space protection areas. These areas would be used to provide and protect open space and for passive recreational activities, including but not limited to, picnicking, hiking, bicycling, camping, bird watching, and boating. In 1992, these sites were estimated to be 9,962 acres, based on the 1989 studies. Over 3,000 acres were located in each county within Metro's boundaries. The 1992 measure proposed issuing \$200 million in bonds for acquisitions from 57 of these areas and the region-wide trail network identified in the Metro Plan.

This referral to the voters of \$135.6 million in general obligation bonds is based on advisory groups recommendations. This proposal has three components. It proposes acquisitions from 14 of the regionally significant areas (approximately 5,982 acres) and regional trail segments from the Master Plan plus local open space and trail projects. The inventory in these target areas has been reviewed in 1994.

The following are the 14 regionally significant natural areas and estimated acreages:

Willamette River Greenway	1,103
<i>Willamette Narrows</i>	
<i>Canemah Bluffs</i>	
<i>Cathedral Park to railroad bridge</i>	
<i>Oaks Bottom to OMSI</i>	
<i>West side of Multnomah Channel</i>	
East Buttes/Boring Lava Domes	545
Newell Creek Canyon	370
Sandy River Gorge	808
Cooper Mountain	428
Buffer and expansion of Forest Park	320
Jackson Bottom and McKay Creek/Dairy Creek Addition	333
Tonquin Geological area	277
Tualatin River Greenway, access points	266
Clear Creek Canyon	343
Gales Creek	775
Columbia Shoreline	95
Rock Creek	300
Tryon Creek linkages	20

The following are the five regionally significant trail segments targeted for acquisition:

- Peninsula Crossing Trail (Improvements only)
- Fanno Creek Greenway
- Sauvie Island to Beaverton/Hillsboro Trail
- Clackamas River Greenway (north bank)
- Beaver Creek Canyon Greenway (Troutdale)

They will be the first priority for acquisitions from the bond proceeds. Other regionally significant open spaces and regional trails identified in the Master Plan may be acquired if target areas become degraded, cost prohibitive or otherwise infeasible as determined by the Metro Council after a public hearing. New target areas shall be selected to retain a regional balance of sites acquired. In addition, some new opportunities may arise to acquire natural resource areas not in the Master Plan if funding permits. These will not be approved unless the Master Plan is first amended by the Metro Council after a public hearing on the amendment.

There are various means intended to be used to secure rights to natural resource land. This will include outright purchase of title to the land with the assistance of outside professional realtors. However, other methods insure preservation of the character of the land as open space and may allow its use by the public. Purchase through a nonprofit land preservation organization may enable the program to secure land at below market rates due to the favorable tax benefits that accrue to sellers. Easements, rather than full title to the land, can be donated or sold by a landowner. Donations, bequests and grants will be sought to enable the program to protect and acquire more natural resource land.

In addition to the regional areas and trails, \$25 million of bond proceeds will be used to buy and make capital improvements on lands for local open spaces and trails. These purchases and improvements will be made by cities, counties and park districts which provide parks services. The local governments shall be permitted to pay administrative costs associated with land acquisition and capital improvements from this local share of bond proceeds or from their own resources. Intergovernmental agreements between Metro and the park providers will be used to assure that the funds are expended for greenspaces related activities. Interests in land acquired from this local share would be for regionally or locally significant natural areas, open space, trails and greenways, including accessible waterways, that function for both wildlife and people. Capital improvements would be for restoration or enhancement of natural areas, trail construction, access facilities, public use facilities and environmental education facilities. Ownership of lands will be consistent with the Greenspaces Master Plan. Provision must be made for lands acquired with the local share to be maintained for its intended recreational, natural area or trail activities.

It is important to identify local projects to be funded and their estimated costs in time to inform the voters prior to the vote on this ballot measure. Therefore, a list of local projects with estimated costs matching nearly all providers' pro rata share has been delivered to Metro.

The list of local projects, the sponsoring local government and the estimated acreage are:

**Clackamas County**

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Springwater Corridor Trail	Land acquisition to complete trail near Boring
Barton Park Quarry Reclamation	Capital improvements of Barton Park; restoration and campground
Damascus Greenspace	Acquire 25-30 acres in the Damascus area for a park
Clackamas River North Bank Park trail	Acquisition of park land along the proposed greenway
Kellogg Creek Natural Area	Natural area acquisition near Jennings Avenue
Boardman Slough Wetland Park	Land acquisition for a wetland park near Gladstone
Mt. Talbert	Acquire 15 acres on top and east slope; south of Sunnyside Rd.
Portland Traction Company Right-of-Way	Acquire about 7 miles of rail line between Milwaukie and Gladstone
Meldrum Bar Park, Gladstone	Riparian restoration and picnic shelters of this Willamette River park
Cross Memorial Park, Gladstone	Trail improvements
Glen Echo Wetlands, Gladstone	Land addition to wetland park; trails
Mt. Scott Creek Trail, Happy Valley	Trail construction to provide park access from Sunnyside Road
Scott View Nature Park, Happy Valley	Trail construction
West Waluga Park Trail, Lake Oswego	Perimeter trail and access points around natural area park
Roehr Park Willamette Greenway, L. Oswego	Acquire land and construct trail along park and greenway
Lusher Farm / Cook's Butte Trail, L. Oswego	Acquire land and construct trail between parks
Canal Acres Natural Area, Lake Oswego	Trail construction connecting to Bryant Woods Park
Milwaukie Waterfront	Acquire about 2.5 acres at the confluence of Johnson Creek
Kellogg Lake, Milwaukie	Acquire land west of Kellogg lake and east of McLoughlin Blvd.
Springwater Corridor, Milwaukie	Acquire land between Johnson Creek and the Springwater Trail

**Clackamas County** *continued*

Rosewell Wetland, Milwaukie	Natural habitat enhancements to a stormwater detention pond
Willow Place Wetland, Milwaukie	Natural habitat enhancements to a stormwater detention pond
Ardenwald to Springwater Corridor, Milwaukie	Trail construction to connect Ardenwald neighborhood to Springwater
High Rocks River Bank, Oregon City	Acquire park land on south bank of the Clackamas River
Barclay Hills Park, Oregon City	Nature trail construction in the upper reaches of Newell Creek Canyon
Clackamette Park, Oregon City	Picnic shelters, restrooms, fishing dock
Tualatin River Access, Rivergrove	Boat ramp improvement at city park near SW Dogwood Road
Burnside Park, West Linn	Acquire 8 acres of natural area adjacent to city park on Willamette River
Memorial Park, Wilsonville	Trail construction in park and to the Willamette River Greenway
Boeckman and Mill Creek, Wilsonville	Habitat restoration along creeks at four public schools in area
Wilsonville City Trail System	Capital improvements to complete city trail system to natural areas
Gordon's Run Open Space, Wilsonville	Trail construction along Willamette Greenway near Charbonneau

**Washington County**

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Henry Hagg Lake / Scoggins Valley Park	Six individual picnic sites, one group picnic shelter, restrooms
Bethany, Reedville, Cedar Mill, Bull Mt. Parks	Acquire land to establish small natural area parks
Tualatin Hills Nature Park	Acquire 22 acres to add to existing park
Koll Center Wetland	Acquire right-of-way access, trail construction, viewing platform
Cedar Mill Creek Corridor	Acquire about 22 acres near Sunset Highway and Cornell Road
Golf Creek Corridor	Acquire about 10 acres west of Sylvan and north of Sunset Highway

**Washington County** *continued*

Fanno Creek Greenway	Trail construction to connect Fanno Creek Park to neighborhoods
Stonegate Woods, Beaverton	Acquire about 7 acres of wetland forest along Willow Creek
Hart Road Natural Area, Beaverton	Acquire 18 acres to establish greenspace park near SW Hart Road
Johnson Creek Corridor, Beaverton	Acquire about 45 acres along greenway
Forest Glen Park / Hiteon Creek, Beaverton	Habitat restoration including native tree and vegetation plantings
Durham City Park	Trail and bridge construction
David Hill Forest Park, Forest Grove	Acquire up to 10 acres to establish greenspace park in NW area of city
Gales Creek Linear Park, Forest Grove	Acquire land along greenway in SW area of city
Fernhill Wetlands, Forest Grove	Trail access, trail construction, interpretive center near Tualatin River
Noble Woods Park, Hillsboro	Trails, picnic shelters, viewing areas for park on Rock Creek
Rood Bridge Road Park, Hillsboro	Restoration, canoe launch, trails, at confluence of Rock Creek & Tualatin River
Rock Creek Corridor, Hillsboro	Acquisition along the greenway
Cedar Creek Greenway, Sherwood	Acquisition and trail construction in the riparian zone
Fanno Creek /Summer Creek Greenway, Tigard	Trail construction
Natural Area Park, Tigard	Acquire about 7.5 acres of forest land for a city nature park
Tualatin River Corridor, Tualatin	Acquisition along the south bank of the greenway

**Multnomah County**

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Burlington Bottom Wetlands, Mult. Channel	Road access, trails, wildlife blind
Howell Territorial Park, Sauvie Island	Picnic shelters, trails, and wildlife viewing blind for 73-acre site
Sauvie Island Boat Ramp	Improvements to launch ramp, boarding docks
Ancient Forest Grove	Trail construction and signage for 38 acre site north of Forest Park



**Multnomah County** *continued*

Hogan Cedars	Acquisition along Johnson Creek near Telford Road / Springwater
Oxbow Regional Park, Sandy River	Water system upgrade, picnic shelters, group camp shelters
Blue Lake Regional Park, Fairview	Restore and enhance 10 acre wetland , boardwalks
Fairview Creek Riparian Area, Fairview	Enhancement of 50- acre wetland west of NE 207th connector
Springwater Corridor Trail, Gresham	Trail heads, trail construction, info center, native vegetation plantings
Fairview Creek Headwaters, Gresham	Enhancement of 18 acres, habitat plantings, picnic shelters, trails
Butler Creek Greenway Trail, Gresham	Soft surface trails, bridge over Johnson Creek
Kelly Creek Greenway, Gresham	Acquisition of 4.5 acres, soft surface trails
Beaver Creek Greenway, Troutdale	Acquisition, trails, pedestrian bridge, habitat restoration, erosion control
Wood Village City Park	Habitat improvements, trails, erosion control for 12 acre addition
Springwater Corridor, Portland	Trail heads and trail improvements in SE Portland
OMSI to Springwater Corridor, Portland	Trail heads and trail improvements on east bank of Willamette River
Whitaker Ponds, Portland	Acquisition for greenspace park along Columbia Slough in NE Portland
Tryon Creek Linkages, Portland	Acquisition in Tryon Creek watershed in SW Portland
M. James Gleason Boat Ramp, Portland	Improvements to launch facility on Columbia River in NE Portland
Terwilliger-Marquam Natural Area, Portland	Acquisition of upland forest in SW Portland
Columbia Slough, Portland	Acquisition of greenspace along or near slough in N and NE Portland
Johnson Creek Corridor, Portland	Acquisition of greenspace along creek in SE Portland
Mocks Crest, Portland	Acquisition of greenspace in N Portland
Kelley Point Park, Portland	Acquisition of adjacent land in N Portland
Oaks Bottom, Portland	Habitat restoration, improvements in SE Portland
Powell Butte, Portland	Habitat restoration, improvements SE Portland
Community Natural Areas, Portland	Acquisition of small greenspaces in NE King or Elliot neighborhoods

**Multnomah County** *continued*

Hoyt Arboretum, Portland	Acquisition of adjacent land in NW Portland
Leach Botanical Garden, Portland	Acquisition of adjacent land in SE Portland
Crystal Springs Rhododendron Garden, Portland	Acquisition of adjacent land in SE Portland
40-Mile Loop Trail, Portland	Trail right-of-way acquisition along the 40-Mile Loop
River Place to Willamette Park, Portland	Acquisition and trail construction on the west bank of Willamette River
Fanno Creek, Portland	Acquisition along the greenway in SW Portland
Forest Park Wildwood Trail, Portland	Access and habitat improvements in NW Portland

Other local projects may be substituted if the target areas become degraded, cost prohibitive or otherwise infeasible. Capital improvements of lands acquired with bond proceeds are intended to be a secondary purpose of this entire program. However, for individual purchases or some local projects, greenspaces related capital improvements, may be a primary element. Allowable improvements include, but are not limited to, restoration or enhancement of natural areas, trail construction, nature centers, interpretative displays, facilities for disabled people, access roads and facilities, parking, boat ramps, trail heads, rest rooms, picnic tables, shelters, viewing facilities, water systems, camp sites, fishing piers, signs, fences, and security lighting.

Regionally significant lands acquired by Metro would be "land banked" with the property interest owned by Metro. The Metro Regional Parks and Greenspaces Department may operate and maintain these lands or other cooperative arrangements may be made consistent with the Greenspaces Master Plan. Initially, most of these lands will be held with limited maintenance and development. If the acquisition bond measure is approved by the voters, Metro excise taxes have been committed for this low level of maintenance. No bond funds can be legally used for any operating expenses. Some improvements could be done with bond funds and new grants to start public use. At the same time, user fees and other revenue must be developed to offset increased costs from increased public use. The July 1992 Metropolitan Greenspaces Program Financial Study identified the following alternatives for such revenue: greenspaces parking permit, day use or camping fees, concessions, volunteer services. Other revenue sources may be investigated depending on the type of improvement.

Other allowable expenditures for this program include acquisition administrative expenses, bond issuance costs and reimbursable bond preparation expenses relating to the design planning and feasibility of the acquisition program. Administrative expenses include, but are not limited to, assistance from professional realtors, real estate appraisals, title companies and environmental evaluation firms.

The preference is to issue bonds which mature in 20 years. However, to maintain the flexibility to respond to the market existing at time bonds are issued, the maturity period may be up to 30 years.



# 1995 Ballot Measure 26-25

## Greenspaces Fact Sheet 1

### Overview and Background

#### What is Ballot Measure 26-25?

Ballot Measure 26-25 is a general obligation bond measure for \$135.6 million to buy lands for regional parks, open spaces and trails. It also provides money for local greenspace purchases and public access improvements.

The bond measure will appear on a special election mail-in ballot March 28, 1995.

The measure's primary goal is to purchase natural areas, trails and greenways to be held in public trust for future use as parks, trails, fish and wildlife habitat.

#### What types of areas would be purchased?

The bond measure consists of three major elements: (1) regional greenspace target areas, (2) regional trails and greenways and (3) local government greenspace projects.

Regional greenspace target areas in the bond measure consist of 6,000 acres located in 14 specific areas throughout the tri-county region. About \$76 million, or 56 percent, of the bond measure would be spent on this component. (See page 2 for a complete list of regional target areas.)

Regional trails and greenways consist of five specific projects throughout the region that will link new or existing publicly owned parks and natural areas. About \$16 million, or 12 percent, of the bond measure would be spent on this component. (See page 3 for a complete list of regional trails and greenway areas.)

The local government greenspace projects consist of 90 specific projects that have been identified by local governments. About \$25 million, or 18 percent, of the bond measure would be used to purchase and make capital improvements on lands for local parks, open spaces and trails within Clackamas, Multnomah and Washington counties. The purchases and improvements would be made by cities, counties and special district park providers. See pages 3, 6 and 7 for a complete list of specific greenspace projects selected by local governments.

The remaining \$18.1 million, or 14 percent, is allocated for land purchase expenses, bond issuance costs, administrative expenses and contingency.



**METRO**

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The local government component allocation is based on the allocation formula in the *Metropolitan Greenspaces Master Plan* adopted in July 1992 and amended in November 1994. Ownership and management of the land to receive bond proceeds must be consistent with the master plan.

Metro and the cities, counties and park providers will draw up intergovernmental agreements to make sure the funds are being used for approved lawful and appropriate activities.

**How much will the bond measure cost?**

In the first year, it will cost approximately 22.5 cents per \$1,000 of assessed value, or about \$22 per year for a \$100,000 home. Over the life of the 20-year bond, the average cost per household is estimated to decrease to an average of 15 cents per \$1,000 of assessed value. The reason is that growth will occur in the region and property values will generally increase, thus bringing down the cost per household over time.

The intention is to issue bonds that mature in 20 years, although the maturity period may be changed to 30 years to allow flexibility in responding to the financial market. If the term is changed to 30 years, the rate associated with bonds is estimated to decrease to 20 cents per thousand the first year and approximately 11 cents per thousand over the life of the bond.

<i>Bond debt year*</i>	<i>Annual cost per \$1,000 assessed value</i>	<i>Annual cost for \$100,000 home</i>
1 .....	22.5¢ .....	\$22.50
5 .....	19.0 .....	19.00
10 .....	15.6 .....	15.60
15 .....	12.8 .....	12.80
20 .....	5.3 .....	5.30
<i>average cost of 20 year bond</i> .....	<i>15.0¢</i> .....	<i>\$15.00</i>

\*chart assumes 6.5 percent interest rate on bonds.

**How many acres are proposed for purchase in the regional acquisition target areas?**

<i>Regional Greenspaces target areas</i>	<i>Proposed acres to purchase</i>
1. Willamette River Greenway .....	1,103
2. East Buttes and Boring Lava Domes .....	545
3. Newell Creek Canyon .....	370
4. Sandy River Gorge .....	808
5. Cooper Mountain .....	428
6. Forest Park Expansion .....	320
7. Jackson Bottom (Dairy/McKay creeks) .....	333
8. Tonquin Geologic Area .....	277
9. Tualatin River Greenway Access .....	266
10. Clear Creek Canyon .....	346
11. Gales Creek .....	775
12. Columbia Shoreline .....	95
13. Rock Creek .....	300
14. Tryon Creek Linkages .....	20
<i>Total Greenspaces acreage</i> .....	<i>5,982</i>

**What are the regional trail and greenway corridor areas?**

*Regional trail and greenway projects ..... County location*

- 1. Peninsula Crossing ..... Multnomah
- 2. Fanno Creek Greenway..... Washington
- 3. Sauvie Island to Beaverton/Hillsboro ..... Multnomah and Washington
- 4. Clackamas River Greenway..... Clackamas
- 5. Beaver Creek Canyon ..... Multnomah

**What are the specific local greenspace projects?**

The local government greenspace projects and descriptions are listed here by county. Each project area has a number that corresponds to its location on the map on pages 4 and 5.

*Washington County*

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>1. Bull Mt. Park<br/><i>Acquire land to establish small natural area park</i></li> <li>2. Cedar Creek Greenway, Sherwood<br/><i>Acquisition and trail construction in the riparian zone</i></li> <li>3. Cedar Mill Creek Corridor<br/><i>Acquire about 22 acres near Sunset Highway and Cornell Road</i></li> <li>4. Cornelius Greenspaces Project<br/><i>to be determined</i></li> <li>5. David Hill Forest Park, Forest Grove<br/><i>Acquire up to 10 acres to establish greenspace park in Northwest area of city</i></li> <li>6. Durham City Park<br/><i>Trail and bridge construction</i></li> <li>7. Fanno Creek/Summer Creek Greenway, Tigard<br/><i>Trail construction</i></li> <li>8. Fanno Creek Greenway<br/><i>Trail construction to connect Fanno Creek Park to neighborhoods</i></li> </ul> | <ul style="list-style-type: none"> <li>9. Fernhill Wetlands, Forest Grove<br/><i>Trail access, trail construction, interpretive center near Tualatin River</i></li> <li>10. Forest Glen Park/Hiteon Creek, Beaverton<br/><i>Habitat restoration including native tree and vegetation plantings</i></li> <li>11. Gales Creek Linear Park, Forest Grove<br/><i>Acquire land along greenway in Southwest area of city</i></li> <li>12. Golf Creek Corridor<br/><i>Acquire about 10 acres west of Sylvan and north of Sunset Highway</i></li> <li>13. Hart Road Natural Area, Beaverton<br/><i>Acquire 18 acres to establish greenspace park near Southwest Hart Road</i></li> <li>14. Henry Hagg Lake/Scoggins Valley Park<br/><i>Six individual picnic sites, one group picnic shelter, restrooms</i></li> <li>15. Johnson Creek Corridor, Beaverton<br/><i>Acquire about 45 acres along greenway</i></li> </ul> | <ul style="list-style-type: none"> <li>16. Koll Center Wetland<br/><i>Acquire right-of-way access, trail construction, viewing platform</i></li> <li>17. Natural Area Park, Tigard<br/><i>Acquire about 7.5 acres of forest land for a city nature park</i></li> <li>18. Noble Woods Park, Hillsboro<br/><i>Trails, picnic shelters, viewing areas for park on Rock Creek</i></li> <li>19. Rock Creek Corridor, Hillsboro<br/><i>Acquisition along the greenway</i></li> <li>20. Rood Bridge Road Park, Hillsboro<br/><i>Restoration, canoe launch, trails, at confluence of Rock Creek and Tualatin River</i></li> <li>21. Reedville, Bethany, Cedar Mill<br/><i>Acquire land to establish small natural area parks</i></li> <li>22. Stonegate Woods, Beaverton<br/><i>Acquire about 7 acres of wetland forest along Willow Creek</i></li> <li>23. Tualatin River Corridor, Tualatin<br/><i>Acquisition along the south bank of the greenway</i></li> </ul> |
|--|--|--|

# BOND MEASURE MAP

BOND MEASURE  
MAP

*Multnomah County*

24. 40-Mile Loop Trail, Portland  
*Trail right-of-way acquisition along the 40-Mile Loop*
25. Grove of Ancient Forest  
*Trail construction and signage for 38-acre site north of Forest Park*
26. Beaver Creek Greenway, Troutdale  
*Acquisition for trails, habitat restoration, and erosion control*
27. Blue Lake Regional Park, Fairview  
*Restore and enhance 10-acre wetland, boardwalks*
28. Burlington Bottom Wetlands, Multnomah Channel  
*Road access, trails, wildlife blind*
29. Butler Creek Greenway Trail, Gresham  
*Soft surface trails, bridge over Johnson Creek*
30. Columbia Slough, Portland  
*Acquisition of greenspace along or near slough in North and Northeast Portland*
31. Community Natural Areas, Portland  
*Acquisition of small greenspaces in Northeast King or Eliot neighborhoods*
32. Crystal Springs Rhododendron Garden, Portland  
*Acquisition of adjacent land in Southeast Portland*
33. Fairview Creek Headwaters, Gresham  
*Enhancement of 18 acres, habitat plantings, picnic shelters, trails*
34. Fairview Creek Riparian Area, Fairview  
*Enhancement of 50-acre wetland west of Northeast 207th connector*
35. Fanno Creek, Portland  
*Acquisition along the greenway in Southwest Portland*
36. Forest Park Wildwood Trail, Portland  
*Access and habitat improvements in Northwest Portland*
37. Hogan Cedars  
*Acquisition along Johnson Creek near Telford Road/Springwater*
38. Howell Territorial Park, Sauvie Island  
*Picnic shelters, trails, and wildlife viewing blind for 73 acre site*
39. Hoyt Arboretum, Portland  
*Acquisition of adjacent land in Northwest Portland*
40. Johnson Creek Corridor, Portland  
*Acquisition of greenspace along creek in Southeast Portland*
41. Kelly Creek Greenway, Gresham  
*Acquisition of 4.5 acres, soft surface trails*
42. Kelley Point Park, Portland  
*Acquisition of adjacent land in North Portland*
43. Leach Botanical Garden, Portland  
*Acquisition of adjacent land in Southeast Portland*
44. M. James Gleason Boat Ramp, Portland  
*Improvements to launch facility on Columbia River in Northeast Portland*
45. Mocks Crest, Portland  
*Acquisition of greenspace in North Portland*
46. Oaks Bottom, Portland  
*Habitat restoration, improvements in Southeast Portland*
47. OMSI to Springwater Corridor, Portland  
*Trail heads and trail improvements on east bank of Willamette River*
48. Oxbow Regional Park, Sandy River  
*Water system upgrade, picnic shelters, group camp shelters*
49. Powell Butte, Portland  
*Habitat restoration, improvements Southeast Portland*
50. River Place to Willamette Park, Portland  
*Acquisition and trail construction on the west bank of Willamette River*
51. Sauvie Island Boat Ramp  
*Improvements to launch ramp, boarding docks*
52. Springwater Corridor Trail, Gresham  
*Trail heads, trail construction, info center, native vegetation plantings*
53. Springwater Corridor, Portland  
*Trail heads and trail improvements in Southeast Portland*
54. Terwilliger-Marquam Natural Area, Portland  
*Acquisition of upland forest in Southwest Portland*
55. Tryon Creek Linkages, Portland  
*Acquisition in Tryon Creek watershed in Southwest Portland*
56. Whitaker Ponds, Portland  
*Acquisition for greenspace park along Columbia Slough in Northeast Portland*
57. Wood Village City Park  
*Habitat improvements, trails, erosion control for 12 acre addition*



*Clackamas County*

58. Ardenwald to Springwater Corridor, Milwaukie  
*Construct trail to connect Ardenwald area to Springwater*
59. Barclay Hills Park, Oregon City  
*Nature trail construction in upper Newell Creek Canyon*
60. Barton Park Quarry Reclamation  
*Barton Park capital improvements; restoration and campground*
61. Boardman Slough Wetland Park  
*Land acquisition for a wetland park near Gladstone*
62. Boeckman and Mill Creek, Wilsonville  
*Habitat restoration along creeks at four public schools in area*
63. Burnside Park, West Linn  
*Acquire 8 additional acres of natural area for city park.*
64. Canal Acres Natural Area, Lake Oswego  
*Trail construction connecting to Bryant Woods Park*
65. Clackamas River North Bank Greenway  
*Acquisition of park land for greenway*
66. Clackamette Park, Oregon City  
*Picnic shelters, restrooms, fishing dock*
67. Cross Memorial Park, Gladstone  
*Trail improvements*
68. Damascus Greenspace  
*Acquire 25-50 acres for a park near Damascus*
69. Glen Echo Wetlands, Gladstone  
*Land addition to wetland park and trails*
70. Gordon's Run Open Space, Wilsonville  
*Trail construction along Willamette Greenway near Charbonneau*
71. High Rocks River Bank, Oregon City  
*Acquire park land on south bank of the Clackamas River*
72. Kellogg Creek Natural Area, Milwaukie  
*Natural area acquisition near Jennings Avenue*
73. Kellogg Lake, Milwaukie  
*Acquire land west of Kellogg lake and east of McLoughlin Boulevard*
74. Lusher Farm/Cook's Butte Trail, Lake Oswego  
*Acquire land and construct trail between parks*
75. Meldrum Bar Park, Gladstone  
*Riparian restoration and picnic shelters*
76. Memorial Park, Wilsonville  
*Trail construction in park and to the Willamette River Greenway*
77. Milwaukie Waterfront  
*Acquire about 2.5 acres at the confluence of Johnson Creek and Willamette River*
78. Mt. Talbert  
*Acquire 15 acres on Mt. Talbert; south of Sunnyside Road*
79. Mt. Scott Creek Trail, Happy Valley  
*Trail construction for park access from Sunnyside Road*
80. Portland Traction Company Right-of-Way  
*Acquire 7 miles of rail line between Milwaukie and Gladstone*
81. Roehr Park Willamette Greenway, Lake Oswego  
*Acquire land and construct trail along park and greenway*
82. Rosewell Wetland, Milwaukie  
*Habitat enhancements to a stormwater detention pond*
83. Scott View Nature Park, Happy Valley  
*Trail construction*
84. Springwater Corridor Trail  
*Land acquisition to complete trail near Boring*
85. Springwater Corridor, Milwaukie  
*Acquire land between Johnson Creek and the Springwater Trail*
86. Tualatin River Access, Rivergrove  
*Public boat ramp improvement at park near Southwest Dogwood Road*
87. West Waluga Park Trail, Lake Oswego  
*Perimeter trail and access points around park*
88. Willow Place Wetland, Milwaukie  
*Habitat enhancements to a stormwater detention pond*
89. Wilsonville City Trail System  
*Capital improvements to complete city trail system to natural areas*

*Ballot Measure 26-25 contains the following language:*

**Caption:** Bonds to buy open space for wildlife, parks and trails.

**Question:** Shall Metro issue \$135.6 million of general obligation bonds to finance land for open space, parks and trails? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of section 11b, Article XI of the Oregon Constitution.

**Summary:** Buys land to preserve an open space network. More public green space will be preserved for our growing population. Will curb loss of natural areas to help protect water quality. Will save wildlife habitat near urban growth. Will add outdoor recreation options and improvements. Trails will link open spaces. Up to \$25 million will go to local governments for open space and trails. Bonds mature in not more than thirty years. Bond cost estimate is about twenty-two cents per one thousand dollars of assessed value.

**For more  
information  
about Ballot  
Measure  
26-25**

Call Metro Regional Parks and Greenspaces at 503/797-1850 or write us at 600 NE Grand Avenue, Portland, OR 97232.



**METRO**

The material produced by Metro related to the Greenspaces bond measure was authorized by the Metro Council under Resolution 94-2050.



# 1995 Ballot Measure 26-25

## Greenspaces Fact Sheet 2

### Reasons for Bond Measure

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#### What is the basis for this measure?

The *Metropolitan Greenspaces Master Plan*, adopted by the Metro Council in 1992, provides the foundation for this bond measure. The master plan is a growth management strategy for maintaining the character and livability of this region as our population expands, by assuring provision of lands for parks, trails, and fish and wildlife habitat.

The master plan details the vision, goals and framework for a regional system of natural areas, open space, trails and greenways for wildlife and people. It identifies 57 natural areas and 34 trail corridors of regional significance. The bond measure's 14 target areas and 5 trail projects were selected from the master plan.

#### What was the process used for developing the bond measure package?

The bond measure is the result of a several year-long process that involved citizens, businesses, interest groups and local governments throughout the region.

The acquisition target areas and trails/greenways were selected from among the 57 greenspaces sites and 34 trails/greenways identified in the *Metropolitan Greenspaces Master Plan*. Estimated cost per acre, at risk status, public accessibility and land availability were factors that determined the potential size of an acquisition area.

Metro's Regional Parks and Greenspaces Department initially developed a list of 25 potential sites from the master plan. The list was forwarded to an independent advisory group, consisting of natural resource experts, that ranked the 25 potential sites.

The advisory group's prioritized list was forwarded in February 1994 to the Greenspaces Policy Advisory Committee for consideration. The committee, consisting of citizens and elected local officials, examined bond measure issues such as amount and timing, narrowed the list of target areas and trail projects, and set guidelines for the local greenspaces project component. The committee forwarded its recommendations to the Metro Council in June 1994.



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Metro Regional Center

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An independent Blue Ribbon Committee, composed of business and civic leaders in the region, was appointed to further analyze the issues and advise the Metro Council about the timing, size and components of the measure.

Metro also held a series of public forums around the region to gather citizen recommendations regarding the bond measure.

The Metro Council then considered all the recommendations, heard additional testimony and voted to refer the \$135.6 million Greenspaces bond measure to the voters.

**What effect will growth have on open spaces in the region?**

With an increase in population, our natural resources and accessibility to nature will decrease, and water quality will be affected. Land available for parks, trails and open spaces and wildlife habitat will continue to decline unless additions are made to the land base at the same rate that development occurs.

In 1989 an inventory and mapping project was undertaken to determine the amount of open space remaining in Multnomah, Clackamas and Washington counties. Of the 372,682 acres in the region, 108,077 acres, or 29 percent, of the region's lands were considered natural areas. Of the 108,077 acres, 8.5 percent of these natural areas (9,186 acres) were in public ownership. More than half the acres in public ownership existed in just two locations: 5,000-acre Forest Park and 1,000-acre Oxbow Regional Park.

Open spaces not in public ownership are being reduced as a result of a growing population. Between 1979 and 1994, more than 35,400 acres of privately owned open space were converted to accommodate regional growth. At this rate of growth, the region is losing an average of 2,360 acres of open space each year.

**What is the need for recreation lands in our region?**

Our growing population is placing additional demands for quality recreational opportunities on our public parks systems. A five-year study conducted from 1988 to 1993 by Oregon State Parks revealed that many types of recreation activities are experiencing mid to high levels of growth and that the region lacks sufficient supply for many recreation activities.

The study found that people want high quality recreation experiences. Park visitors' most common goal is to recreate in an attractive, natural environment under uncrowded, non-stressful conditions. More than 65 percent of all visitors surveyed use the parks and natural areas for relaxing, viewing scenery, enjoying solitude, wildlife viewing, picnicking, hiking and fishing.

Many of the high growth activities require land space within or near population centers and are largely dependent on the quality and quantity of the land. Moderate and high growth activities include: tent camping, bicycle trips, day hiking on trails, wildlife observation, bank and boat fishing, outdoor photography, nature study, RV camping and jogging.

There will be a continued need in the region for parks, trails and wildlife habitat to meet the ongoing and increasing recreation demands of a growing regional population.

**How much is the region expected to grow in population?**

It is estimated that our population will increase by an additional 500,000 people between 1990 and the year 2010. By 2040 a total of 1.8 million people are expected to be living in the three-county region. In looking at "future growth" and its impact on greenspaces, it's important to keep in perspective that growth happens incrementally, year by year. Between 1990 and 1993, for example, our regional population grew by nearly 94,000 people, or 8 percent. A growing population places additional demands for more parks and natural areas and increases the use of existing publicly owned natural areas for recreation and leisure pursuits and escaping the stress of urban living. Open spaces can reduce the negative impacts of growth, providing a separation between urban areas within and outside the urban growth boundary. Open spaces can help ensure that as development occurs, our communities remain livable.

Historical growth rates are an indication of what to expect for future growth. The following illustrates how much various cities and communities in the region have increased in population between 1960 and 1990.

<i>Area</i>	<i>30-year growth rate</i>	<i>30-year population increase</i>	<i>Annual growth rate</i>	<i>Annual population increase</i>
Tualatin	4,082%	14,654	13.3%	2,000
Gresham	1,630%	64,293	10.0%	6,803
Beaverton	798%	47,373	7.6%	4,050
Hillsboro	356%	29,288	5.2%	1,950
Lake Oswego	243%	21,670	4.2%	1,285
Milwaukie	105%	9,593	2.4%	454
Portland	17%	64,643	0.05%	2,317

**How is the bond measure related to Metro's Region 2040 growth management program?**

Metro's Region 2040 growth concept is the beginning of a 50-year plan for guiding and managing growth in the tri-county region. The Region 2040 concept integrates land use, transportation and open spaces into a regional vision for growth and livability. At its core is a basic philosophy to preserve our access to nature and build better communities.

The overall direction of Region 2040 is to accommodate growth within a compact urban form inside the urban growth boundary. This will require higher density development. Parks and open spaces help separate urban areas from one another and ensure that as development occurs, nature continues to be an integral component of our communities.

Metro's Regional Urban Growth Goals and Objectives (RUGGOs) provide the regulatory foundation for the Region 2040 concept. The RUGGOs specifically list the acquisition, protection and management of natural areas, parks and wildlife habitat as a means of maintaining and enhancing the region's livability.

The *Metropolitan Greenspaces Master Plan* is the implementation strategy for open space elements in both RUGGO and Region 2040. As a growth management strategy, the master plan includes policies and objectives intended to assure that nature, wildlife habitat, and outdoor recreation opportunities are integrated into our increasingly urban landscape.

**How  
does land  
availability  
affect land  
prices if  
purchase is  
delayed?**

Metro conducted a study comparing the ratio of land value pricing to availability of land supply for the period of 1990-1992. The study shows that as vacant lands are purchased and developed, the price of the remaining vacant lands increases in value. This trend was found to be true across all urban zoning types. This measure is intended to allow the purchase of quality land for open space, parks and trails now, rather than waiting until land prices increase or choices are diminished.



**METRO**

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# 1995 Ballot Measure 26-25

## Greenspaces Fact Sheet 3

### Commonly Asked Questions

#### Why is Metro managing the bond measure?

Metro is responsible for providing regional services that cannot be addressed adequately at the local level.

The Metro Charter, adopted by the voters in 1992, authorized Metro to establish a regional greenspaces system that provides ecological connections that cross jurisdictional boundaries in the region.

In January 1994, Metro's Greenspaces program and Multnomah County Parks merged to become the Metro Regional Parks and Greenspaces Department. The new department's primary objective is to carry out and implement the policies and goals of the *Metropolitan Greenspaces Master Plan*.

The master plan is the growth management strategy that details the vision for a cooperative regional system of parks, open space, trails and greenways for wildlife and people. The primary objective of the master plan is to protect natural resource areas for wildlife and public use.

The *Metropolitan Greenspaces Master Plan* – adopted by the Metro Council in 1992 after a two-year development process involving local governments, businesses, environmental groups, and thousands of citizens – identifies Metro as the primary coordinator of the program.

The plan assigns Metro the responsibility of working cooperatively with governments, nonprofit organizations, land trusts, businesses and citizens to provide long-term protection and accessibility to natural areas in the metropolitan area.

#### How is this bond measure different from other recent parks bond measures?

The emphasis of this Greenspaces bond measure is to assure land availability on a broad regional scale for outdoor recreation and wildlife habitat as the tri-county population continues to grow. The measure is designed to purchase additional land that will become a foundation for a system of parks, natural areas and trail corridors of regional significance that crosses jurisdictional boundaries.



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The 1994 Portland Parks Bond Measure was crafted to deal with existing capital maintenance and capital improvement needs within the city of Portland, including neighborhood and community facilities. It did not include purchase of any new land.

The \$25 million 1994 Tualatin Hills Park and Recreation District Bond Measure focused primarily on park and facility improvements and replacements and development of new neighborhood parks and community centers. Neither the Portland nor the Tualatin Hills measures addressed the regional scope and natural area emphasis that is the focus of Metro's bond measure.

**How will the new lands and trails be managed?**

The regionally significant lands purchased by Metro will be managed under a "land-banking" strategy that may provide for limited public use until long-term management plans and appropriate facilities are developed.

Land-banking is a resource management approach that will maintain property in a stable condition for an interim period. These activities may include law enforcement, signage, fencing, gates, hazard mitigation, resource monitoring and nuisance abatement.

Some park improvements, such as trails, ADA access, rest rooms and interpretive signage, are allowed with bond funds. Grant funds may also be used for development of some public use facilities.

Metro may make cooperative agreements with other jurisdictions or agencies for the care of these lands consistent with the *Metropolitan Greenspaces Master Plan*. The lands purchased and capital improvements made under the local government greenspace component will be the responsibility of cities, counties and park districts.

**How will operations and maintenance be funded?**

Bond funds can be used only for costs related to buying and improving land. No portion of the bond funds can be used for operation and maintenance. Metro will use its existing excise tax revenue for land-banking costs. Other funding options may be considered.

The exact costs for land-banking will be determined when several specific factors are finalized. The factors that affect land-banking costs include size of the parcels, condition of the property at time of purchase, geographic distribution, surrounding land uses, traditional or informal uses, type of structures on site and interim public use policy. It currently is estimated that the cost of land-banking 6,000 acres will be about \$500,000 a year.

Land-banking costs can be contained or reduced by several strategies that include utilizing life estates, renting or leasing the property and transferring land to other entities for operations and maintenance.



**How does the removal of property from tax rolls affect property-based revenues?**

The total value of property in the region is currently estimated at about \$50 billion. The bond measure funds used to purchase land at market value would reduce the taxable property base by 2/10 of one percent, or \$105 million.

**Can a target area, trail project or local greenspace project be changed after the bond measure is approved?**

The 14 regional acquisition target areas, five trail and greenway corridors and 90 local government greenspace projects submitted under this measure were selected from region-wide public review processes during 1994. Should any of the acquisition areas or trails projects specified in the bond measure be unavailable for acquisition, become degraded, cost prohibitive, or otherwise unfeasible, the bond measure allows that other properties or sites can be selected by the Metro Council after a public hearing. A similar provision is included for local greenspace projects at the local government level. Alternative sites must be consistent with *Metropolitan Greenspaces Master Plan* criteria.

**How would the greenspaces and trail corridors be purchased?**

A number of steps would be taken to acquire greenspace and trail properties. Option agreements to purchase land that were signed prior to the bond measure election would be implemented. Intergovernmental agreements between Metro and local government park providers would be signed to begin local greenspace projects identified in the bond measure package.

For regional greenspace target areas and regional trail projects, Metro would work with local governments, citizen groups and other interested parties to identify priority acquisition sites. All real estate transactions would be subject to review by the Metro Council, Metro Regional Parks Citizen Advisory Committee and public hearing.

Once a greenspace or trail corridor is acquired, the site would be subject to management planning to identify appropriate improvements, levels of public use and maintenance objectives.



**METRO**

The material produced by Metro related to the Greenspaces bond measure was authorized by the Metro Council under Resolution 94-2050.