

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF A PROPOSAL) RESOLUTION NO. 95-2143
FOR A LONG-TERM LEASE OF THE)
250-ACRE WILSONVILLE TRACT) Introduced by Mike Burton,
) Executive Officer

WHEREAS, The Division of State Lands has issued a Request for Proposals for long-term use and lease of the 250-acre Wilsonville Tract near Damdash Hospital; and

WHEREAS, Metro desires to join with the City of Wilsonville, Clackamas County, and West Linn-Wilsonville School District in a joint proposal for long-term use and lease of the Wilsonville Tract; and

WHEREAS, The proposal states that City of Wilsonville would hold a long-term lease of the site from the Division of State Lands; and

WHEREAS, A Master Plan to determine the appropriate long-term uses parcel-by-parcel would be conducted by 1997; and

WHEREAS, A 20-acre school site adjacent to the existing Wood Middle School and a 40-acre water treatment plant on the 250-acre site are under consideration by Division of State Lands; and

WHEREAS, Metro's ability to acquire portions of this tract for long-term use as a southern terminus for a Tonquin Geological Area greenway is contingent upon passage of Measure 26-26 on the May 16, 1995 ballot; now, therefore,

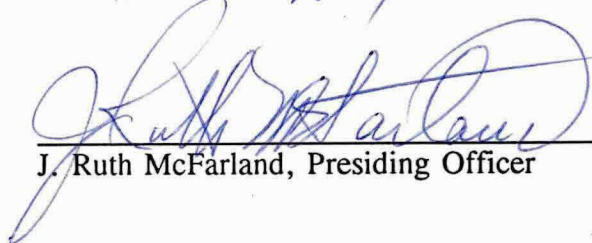
BE IT RESOLVED,

That Metro shall participate in City of Wilsonville's proposal to lease the Wilsonville

Tract as follows:

1. Metro shall negotiate some staff and/or financial participation with the City and the County in the proposed West Wilsonville Master Plan relating to restoration and preservation of open spaces and natural areas on the Wilsonville Tract;
2. Contingent upon passage of Measure 26-26 or another source of capital funding, Metro shall have first priority to acquire at market value at least 143 acres as shown on Exhibit "A" for a greenway connected to Tonquin Geological Area and as much as the entire Wilsonville Tract;
3. Metro shall continue its Urban Reserves Area study based on the requirements of state law separate and apart from its participation in City of Wilsonville's proposal;
4. Metro has not reviewed a specific proposal and it has taken no position on a water treatment plant for 40 acres of agricultural land on the Wilsonville Tract; and
5. Metro has not reviewed and it cannot prejudge any future Urban Growth Boundary amendments related to this proposal.



ADOPTED by the Metro Council this 11 day of May, 1995.

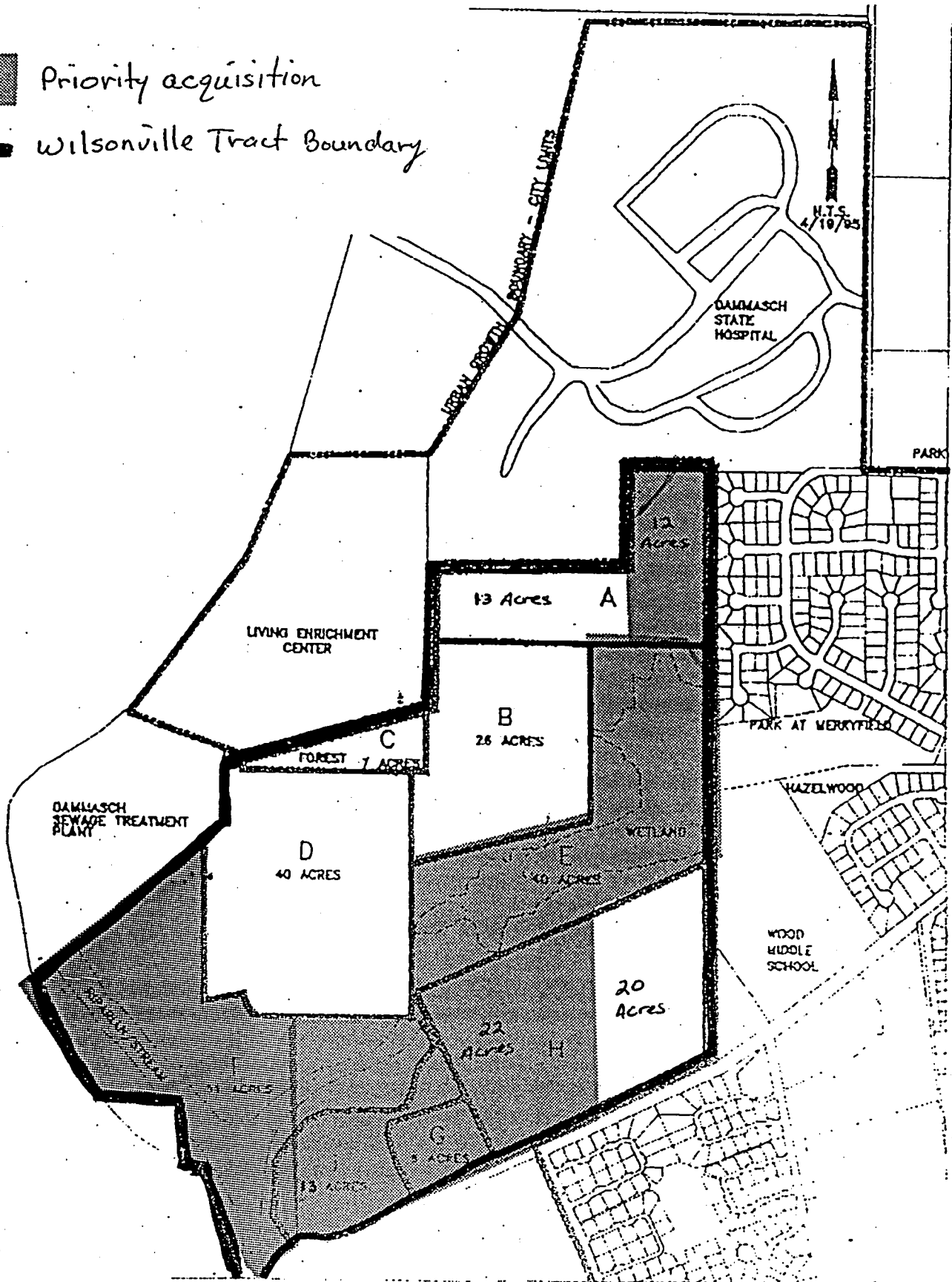


J. Ruth McFarland, Presiding Officer

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EXHIBIT A WILSONVILLE TRACT

-  Priority acquisition
-  Wilsonville Tract Boundary



**METRO**

Date: May 1, 1995

To: Metro Council
Executive Officer Mike Burton

From: Larry Shaw, Senior Assistant Counsel *lls*

Regarding: WILSONVILLE TRACT DRAFT PROPOSAL
Our file: 7.5.L

Introduction

City of Wilsonville seeks to respond to a Division of State Lands Request For Proposals by May 15, 1995, on uses for about 250 acres adjacent to the Dammasch UGB at Wilsonville previously proposed for the nurseryman's arboretum. A known alternative proposal has been a large water treatment plant by the water district on 40 acres of agricultural lands of the site. The City's proposal could allow Metro to purchase open space lands if the bond measure is successful on May 16, 1995.

City Proposal - Long-Term Lease

The basic proposal is for the City to pay \$18,000 per year to lease the property (part from farm revenues) with the option for the City to purchase and distribute the property based on a Master Plan done with Metro and Clackamas County.

Metro Commitments

Metro is included as a "participant" in the original proposal. Metro-City-County "have agreed to develop the West Wilsonville Master Plan . . ." that includes Dammasch and this site. Each of nine parcels included acquisition by Metro as an option and Metro's proposal for a five-year option to purchase the entire tract. The primary focus was 91 acres of wetland and forest. These are contingent upon Measure 26-26 passage. However, the Draft Proposal includes 20 acres for a school site, city purchase and lands added to the UGB, the continuing possibility of the 40-acre treatment plant.

Metro has an "urban reserve study area" that include this tract. Proposal states the tract unlikely to be in urban reserves due to its agricultural lands.

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Based on the City's agreement to make Metro acquisition of at least 143 acres the first priority for long-term use if Measure 26-26, Metro participation is outlined in the draft resolution.

Metro Department Comments

Parks and Greenspaces is interested in the entire 250 acres, but at least the 143 acres needed for a southern terminus for a greenway into the Tonquin Geological Area. This is consistent with target areas if Measure 26-26 passes. However, 91 acres surrounded by other uses may not be regionally significant. Metro has not yet committed to the Master Plan study, for example.

Conclusion

The original Draft Proposal stated Metro's agreement to acquire parcels E and F (91 acres) without repeating the bond measure contingency in 3.5 and 3.6. The Metro Council should take action by resolution or, preferably, by intergovernmental agreement on terms of financial, staff participation in the Master Plan, Metro's first priority for open space acquisition. Lacking the time for an agreement, Metro participation should be stated in a resolution to base Metro participation on first priority for acquisition of at least 143 acres if the bond measure passes.