

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 95-2199A
THE EXECUTIVE OFFICER TO PURCHASE)
PROPERTY WITHIN THE FOREST PARK) Introduced by Mike Burton,
REGIONAL TARGET AREA) Executive Officer

WHEREAS, In July 1992, Metro completed the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, Acquisition of natural areas from willing sellers is a primary strategy for preservation of natural areas; and

WHEREAS, the Forest Park Target Area is designated as a Greenspace of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, the property owned by Portland Area Council of Camp Fire, Inc. has been identified as an important natural area within the Forest Park Target Area; and


WHEREAS, A Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-1982 authorized the Executive Officer to enter into an Option Agreement with Portland Area Council of Camp Fire, Inc. to option its property based on the terms outlined in Exhibit A, now therefore,

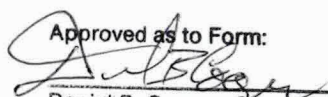
BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$60,000 plus closing costs and taxes, subject to certain conditions being fulfilled.

ADOPTED by Metro Council this 7 day of Sept., 1995.



J. Ruth Mc Farland, Presiding Officer

Approved as to Form:


Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF RESOLUTION NO. 95-2199A, FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN THE FOREST PARK REGIONAL TARGET AREA.

Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2199A would authorize the Executive Officer to purchase property in the Forest Park Regional Target Area from Portland Area Council of Camp Fire, Inc.

BACKGROUND AND ANALYSIS

The property consists of 1.70 acres located adjacent to Forest Park. Acquisition of the property will expand Forest Park habitat at its boundary. Protecting the property for open space use will minimize the development of inholdings in Forest Park and could serve as public or maintenance access to the park.

An Option Agreement was approved by Council Resolution No. 95-1982 on January 5, 1995. The Option Agreement set a purchase price to be based on a fair market value as determined by full narrative written appraisal. An appraisal was completed by Day Appraisal Company, Inc. on July 21, 1995. The appraised value of the property is \$60,000. All due diligence items have been approved by Open Space staff and General Counsel.

BUDGET IMPACT

Funding for this property will come from the Open Space, Parks and Streams Bond Measure. The Forest Park Regional Target Area budget is 4.7 million dollars with an acquisition goal of 320 acres. This acquisition represents .53% of the acre acquisition goal using 1.27% of the budgeted dollars (see Exhibit B for Forest Park Target Area Goal Statement). Bond funds will be received by September, 1995. This property is scheduled to close on September 14, 1995. Future management responsibility and/or ownership may ultimately be transferred to the City of Portland Bureau of Parks and Recreation for management as part of Forest Park.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 95-2199
THE EXECUTIVE OFFICER TO PURCHASE)
PROPERTY WITHIN THE EAST BUTTES) Introduced by Mike Burton,
AND FOREST PARK REGIONAL TARGET) Executive Officer
AREAS)

WHEREAS, In July 1992, Metro completed the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, Acquisition of natural areas from willing sellers is a primary strategy for preservation of natural areas; and

WHEREAS, the East Buttes Target Area and the Forest Park Target Area were designated as a Greenspaces of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, the property owned by Portland Area Council of Camp Fire, Inc. has been identified as an important natural area within the East Buttes Target Area and the Forest Park Target Area; and

WHEREAS, A Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-1982 authorized the Executive Officer to enter into Option Agreements with Portland Area Council of Camp Fire, Inc. to option its property based on the terms outlined in Exhibit A and Exhibit B, now therefore,

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$55,000 plus closing costs and taxes, subject to certain conditions being fulfilled; and to purchase the property identified in Exhibit B, for \$60,000 plus closing costs and taxes, subject to certain conditions being fulfilled.

ADOPTED by Metro Council this _____ day of _____, 1995.

J. Ruth Mc Farland , Presiding Officer

Staff Report

CONSIDERATION OF RESOLUTION NO. 95-2199, FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN THE EAST BUTTES AND FOREST PARK REGIONAL TARGET AREAS.

Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2199 would authorize the Executive Officer to purchase property in the East Buttes and Forest Park Regional Target Areas from Portland Area Council of Camp Fire, Inc.

BACKGROUND AND ANALYSIS

East Buttes - Wekio Site

The Property consists of 15.62 acres located within the East Buttes Regional Target Area. Located on the north slope of Mt. Scott, this undeveloped parcel is forested with second growth big leaf maple and fir. Other open space in proximity include Johnson Creek, Leach Botanical Garden, and Willamette National Cemetery. Adjacent undeveloped parcels are potential expansion areas for this acquisition.

An Option Agreement was approved by Council Resolution No. 95-1982 on January 5, 1995. The Option Agreement set a purchase price to be based on a fair market value as determined by a full narrative written appraisal. An appraisal was completed by Day Appraisal Company, Inc. on July 19, 1995. The appraised value of the property is \$55,000. All due diligence items have been approved by Open Space staff and General Counsel.

Forest Park - Tolinda Site

The property consists of 1.70 acres located adjacent to Forest Park. Acquisition of the property will expand Forest Park habitat at its boundary. Protecting the property for open space use will minimize the development of inholdings in Forest Park and could serve as public or maintenance access to the park.

An Option Agreement was approved by Council Resolution No. 95-1982 on January 5, 1995. The Option Agreement set a purchase price to be based on a fair market value as determined by full narrative written appraisal. An appraisal was completed by Day Appraisal Company, Inc. on July 21, 1995. The appraised value of the property is \$60,000. All due diligence items have been approved by Open Space staff and General Counsel.

BUDGET IMPACT

East Buttes - Wekio Site. Funding for this property will come from the Open Space, Parks and Streams Bond Measure. The East Buttes/Boring Lava Domes Regional Target Area budget is 10.5 million dollars with an acquisition goal of 545 acres. This acquisition represents 2.9% of the acre acquisition goal using .52% of the budgeted dollars (see Exhibit C for East Buttes Target Area Goal Statement). Bond funds will be received by September, 1995. This property is scheduled to close on September 14, 1995.

Forest Park - Tolinda Site. Funding for this property will come from the Open Space, Parks and Streams Bond Measure. The Forest Park Regional Target Area budget is 4.7 million dollars with an acquisition goal of 320 acres. This acquisition represents .53% of the acre acquisition goal using 1.27% of the budgeted dollars (see Exhibit D for Forest Park Target Area Goal Statement). Bond funds will be received by September, 1995. This property is scheduled to close on September 14, 1995. Future management responsibility and/or ownership may ultimately be transferred to the City of Portland Bureau of Parks and Recreation for management as part of Forest Park.