

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 95-2202  
THE EXECUTIVE OFFICER TO PURCHASE )  
PROPERTY WITHIN THE NEWELL CREEK ) Introduced by Mike Burton,  
CANYON 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 Newell Creek Canyon was designated as a Greenspace of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, the McEwen property has been identified as an important natural area within the Newell Creek Canyon; and

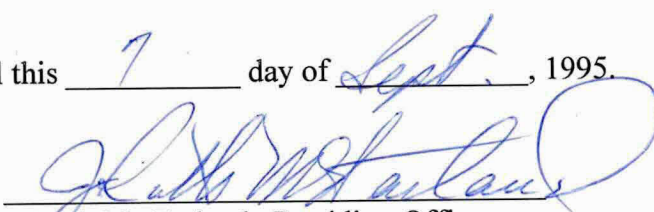
WHEREAS, a Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-2129 authorized the Executive Officer to enter into an agreement with Donald A. McEwen and Florine G. McEwen to purchase their property based on the terms outlined in Exhibit A, now, therefore,

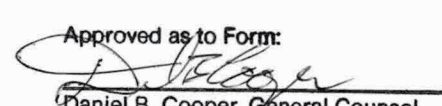
BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$199,000 plus closing costs and taxes, subject to certain conditions being fulfilled.

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

  
J. Ruth McFarland, Presiding Officer

Approved as to Form:

  
Daniel B. Cooper, General Counsel

Staff Report

**CONSIDERATION OF RESOLUTION NO. 95-2202, FOR THE PURPOSE OF  
AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN  
THE NEWELL CREEK TARGET AREA**

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Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2202 would authorize the Executive Officer to purchase property in the Newell Creek Canyon Target Area from Donald A. McEwen and Florine G. McEwen.

BACKGROUND AND ANALYSIS

The McEwen property consists of approximately 9.16 acres within the Newell Creek Canyon Target area. The property is important because of its location in the watershed. Located near the canyon rim, it will provide buffer between the developed area and the undeveloped natural area targeted for acquisition. Newell Creek still provides salmon, trout and steelhead habitat within a highly-urbanized area of the region. Protection of the existing forested portions of the watershed, particularly the upper reaches, is vital to sustaining and enhancing this creek's water quality and its exceptional fishery. Acquisition of the subject property will become an important element in providing watershed protection.

An Offer to Purchase Real Estate was approved by Council Resolution No. 95-2129 on April 20, 1995. The Agreement set a sale price of \$199,000 subject to a written appraisal indicating a value within 90% of the sale price. An appraisal was completed by Hanna, McEldowney & Associates on July 25, 1995. The appraised value of the property is above the negotiated sale price. 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 Newell Creek Canyon Target Area budget is 6.7 million dollars with an acquisition goal of 370 acres. This acquisition represents 2.48% of the acre acquisition goal using 2.97% of the budgeted dollars (See Exhibit B for Newell Creek Canyon Target Area Goal Statement.) Bond funds will be received by September, 1995. This property is scheduled to close on September 29, 1995.

Maintenance costs will be minimal given the lack of structures on the property and its natural state. The property will be included with other land parcels purchased in the target area after completion of the refinement process.