

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING)
A REFINEMENT PLAN FOR THE)
EAST BUTTES AND BORING LAVA)
DOMES TARGET AREA AS)
OUTLINED IN THE OPEN SPACE)
IMPLEMENTATION WORK PLAN)

RESOLUTION NO. 96-2361

Introduced by Mike Burton
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, at the election held on May 16, 1995, the electors of Metro approved Ballot Measure 26-26 which authorizes Metro to issue \$135.6 million in general obligation bonds to finance land acquisition and capital improvements pursuant to Metro's Open Spaces Program; and

WHEREAS, the East Buttes and Boring Lava Domes was designated as a greenspace of regional significance in the Greenspaces Master Plan and identified as a regional target area in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, in November 1995, the Metro Council adopted the Open Space Implementation Work Plan, which calls for a public "refinement" process whereby Metro adopts a Refinement Plan including objectives and a confidential tax-lot-specific map identifying priority properties for acquisition; and

WHEREAS, Resolution No. 95-2228^A authorizes the Executive Officer to purchase property with accepted acquisition guidelines as outlined in the Open Space Implementation Work Plan, now therefore,

BE IT RESOLVED,

That the Metro Council adopts the East Buttes and Boring Lava Domes Refinement Plan, consisting of objectives and a confidential tax-lot-specific map identifying priority properties for acquisition, authorizing the Executive Officer to begin the acquisition of property and property rights as detailed in the Open Space Implementation Work Plan adopted in November, 1995 and in Resolution No. 95-2228^A.

ADOPTED by Metro Council this 25th day of July, 1996.



Jon Kvistad, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF RESOLUTION NO. 96-2361 FOR THE PURPOSE OF APPROVING A REFINEMENT PLAN FOR THE EAST BUTTES AND BORING LAVA DOMES TARGET AREA AS OUTLINED IN THE OPEN SPACE IMPLEMENTATION WORK PLAN.

Date: July 3, 1996

Presented by:

**Charles Ciecko
Jim Desmond**

PROPOSED ACTION

Resolution No. 96-2361 requests the approval of a refinement plan and adoption of target area boundaries and objectives for the East Buttes and Boring Lava Domes Regional Greenspace. These boundaries and objectives will be used to guide Metro in the implementation of the Open Spaces Bond Measure.

BACKGROUND AND ANALYSIS

The target area description in the Bond Measure Fact Sheet (authorized by Council Resolutions 95-2113, 94-2050 and 94-2029B) is as follows:

"A group of extinct volcanoes and lava domes located in north Clackamas and east Multnomah counties provide unique geographic character to the region, wildlife habitat and panoramic vistas."

In the 1992 Green Spaces Master Plan, the East Buttes and Boring Lava Domes area is described as follows:

"Boring Lava Domes. Group of extinct rugged lava domes providing high-quality habitat close to rapidly urbanizing areas. Second-growth forests; headwaters for several urban creeks."

"Kelly Butte East Slopes Addition. Prominent lava butte located in heavily urbanized area. Forested peak and steep walls provide drama to urban landscape and natural visual and recreational experiences for nearby residents."

"Mt. Scott. Outstanding view of Portland skyline. Wooded sides of volcanic butte provide wildlife habitat as well as green backdrop to east side of urban area. Significant development pressure."

"Mt. Talbert. Largely undeveloped, distinctive hill and valley terrain providing a diversity of wildlife habitats. Serves as green landmark on eastern edge of urban area. Some remnant "old-growth" size trees."

"Powell Butte Addition. Would add to protection of green backdrop for the city. East slopes are highly visible from Gresham. Provides linkage between protected upland habitat on Powell and Jenne buttes and Johnson Creek, which flows between them, contributing to the biodiversity of both systems."

"Rocky Butte Addition. Important for its historic prominence as a Portland landmark. Large portions of forested sides subject to increasing residential development."

Target Area Description

The East Buttes/Boring Lava Domes is the Metro Open Spaces Program's largest target area, stretching from Rocky Butte in the north to the Clackamas River in the south, and from I-205 in the west to Highway 26 in the east. There are five political jurisdictions in the area. Taken together, the East Buttes and Boring Lava Domes comprise one of nine distinct geographic features within the metropolitan region.

The area provides important recreational, wildlife, scenic and water quality benefits to the citizens of the region, particularly those east of the Willamette River. The buttes form an important green backdrop to the urban area, helping to define the southeastern Urban Growth Boundary. They rise to between 500 and 1000 feet above the nearly level plateau that otherwise defines east Portland and Gresham. They contain relatively large patches of second growth forest that provide excellent habitat for many bird species, as well as for large mammals in the southeastern portion of the target area. The buttes form the headwaters for several important urban streams or tributaries where citizen groups are working to restore water quality and habitat. Affected streams include Johnson, Mount Scott, Rock, Richardson, Noyer and North Fork Deep creeks.

Some of the buttes, particularly Mount Tabor and Rocky Butte, have been recreational areas for many years. Powell Butte Nature Park has more recently become equally valued for recreation. Gresham Butte will soon be providing recreation, as that city develops its proposed trail network. The Springwater Corridor has also recently opened the buttes area to many recreationists.

The East Buttes and Boring Lava Domes are under considerable development pressure. New subdivisions are filling the lower slopes of Powell and Gresham buttes, Scouter Mountain and Mount Talbert. They are claiming the upper slopes and tops of Mt. Scott, Clatsop and Jenne buttes. Development of infill lots on Rocky Butte has fragmented remaining open space. While most of this pressure is inside the Urban Growth Boundary, areas on the outside are also being lost to rural infilling and are subject to timber harvest and other forms of resource exploitation. Pleasant Valley and Damascus, in the heart of the buttes area, are within the proposed "Urban Reserve Study Area." Expensive homes are being built on the buttes just north of Boring.

The target area spans multiple jurisdictions and is affected by complex zoning overlays. Outside the Urban Growth Boundary, EFU, rural residential and CFU zoning may provide partial protection to some areas. Within the Urban Growth Boundary, prohibitions on steep slope construction and Goal Five measures may also provide partial protection to some areas.

The proposed Sunrise Corridor project represents a threat to wildlife connectivity between the Gresham and North Damascus Buttes and the Clackamas River and Cascade Mountains.

Refinement Process

The Open Space Implementation Work Plan adopted by the Metro Council in November 1995 required that a Refinement Plan be submitted to the Metro Council for approval for each target area. The Refinement Plan will contain objectives and a confidential tax-lot-specific map

identifying priority properties for acquisition, enabling Metro to begin the acquisition of property and property rights as detailed in the Open Space Implementation Work Plan and in Resolution No. 95-2228. Resolution No. 95-2228 "authorizes the Executive Officer to acquire real property and property interests subject to the requirements of the Acquisition Parameters and Due Diligence guidelines of the Open Space Implementation Work Plan."

During the refinement process, available information about the target area was compiled, maps were analyzed and biological field visits were conducted. Individuals (stakeholders) were interviewed representing various governmental agencies, property owners, interested friends groups, and natural resource experts. Their comments about key issues regarding land acquisition are summarized in Appendix A. In addition, a study of the biological and other values of the target area is attached as Appendix B.

Due to the large size of the target area, two public workshops were held to discuss the proposed refinement plan. The first was held May 30, 1996, at the Persimmon Country Club and the second was held June 5, 1996, at Sunrise Junior High School. Notices of the workshops were mailed to area residents and other interested stakeholders. Approximately 120 people attended and their comments are summarized in Appendix C. A questionnaire was distributed at the workshops to gather public input, and the results of approximately 38 questionnaires were analyzed. The analysis reflects general support for the refinement plan's emphasis on protecting large, contiguous acreages for passive recreation and watershed protection. The largest divergence of opinion concerned Rocky Butte, which was rated a first priority by 16 percent (ranking third overall in first priority ratings) but rated eighth or last by 36 percent. No other butte received even one-third as many votes for last. The table below summarizes the results of the questionnaire, a copy of which is included as Appendix D.

**East Buttes/Boring Lava Domes Questionnaire Results
(38 respondents)**

Q. #1. Prioritization of Key Elements	First Preference	2nd	3rd	4th	5th	6th
Acquisition of large tracts for open space, passive recreation, public access	28%	10%	17%	5%	17%	10%
Protection of watershed & tributaries	26%	17%	10%	14%	10%	10%
Protection of wildlife	26%	5%	16%	22%	10%	0%
Protection of scenic values	19%	17%	10%	8%	5%	28%
Links to open spaces, etc	17%	29%	11%	11%	13%	5%
Protection of plants	2%	11%	19%	24%	11%	14%

Q. #2 Prioritization of specific areas for acquisition	First Preference	2nd	3rd	4th	5th	6th	7th	8th	9th
Mt Talbert	37%	0%	2%	5%	2%	8%	10%	2%	8%
Powell Butte/Mt. Scott	32%	19%	14%	2%	8%	8%	2%	2%	0%
Rocky Butte	16%	2%	0%	5%	10%	0%	2%	10%	26%
North Gresham Buttes	10%	23%	2%	0%	2%	8%	8%	13%	5%
South Gresham Buttes	5%	7%	20%	5%	5%	7%	5%	7%	7%
Boring Buttes	2%	5%	8%	17%	10%	10%	14%	8%	0%
Kelly Butte	2%	5%	5%	17%	7%	7%	11%	7%	7%
Damascus Buttes	0%	19%	13%	22%	7%	5%	5%	5%	2%
Scouter Mountain	0%	13%	22%	10%	10%	14%	0%	5%	2%

Findings:

- The following East Buttes and Boring Lava Domes are a regionally significant natural resource because of their wildlife, recreation, water quality and scenic values:

The Gresham Buttes
 The North Damascus Buttes
 Mount Talbert
 Kelly Butte
 Scouter Butte
 South Damascus Buttes
 The Boring Buttes
 Mt. Scott/Clatsop/Powell Buttes

- The East Buttes and Boring Lava Domes target area provides an excellent opportunity to secure a large, contiguous forested natural area with wildlife corridor connections to the Cascades. The Greenspaces Master Plan goals and principles of conservation biology dictate the pursuit of such a large area.
- The Open Space Bond Measure does not provide enough funds to protect all of the East Buttes and Boring Lava Domes target area. 545 acres are expected to be purchased, about the equivalent of an additional Powell Butte. Thus, if the goals of the Greenspaces Master Plan are to be achieved, bond funds must be leveraged in some areas and other areas must be dropped from consideration.
- Many local jurisdictions have "local share" monies or other acquisition funds which could be used to leverage bond funds.
- All of the East Buttes and Boring Lava Domes have important values in the context of the Portland Metropolitan area. However, in relation to each other, they have relative values that can be analyzed and compared.
- The Gresham and North Damascus buttes provide the greatest opportunity to establish a large, contiguous open space area with high natural resource qualities of the scope of

Forest Park. Existing open space in the Gresham Buttes can be added to and connected to the North Damascus Buttes, which, in combination with the Gresham Buttes, form the opportunity for protecting the largest mass of forest habitat in the entire target area.

- Mount Talbert is an important recreational component of the North Clackamas master plan. It provides a strong visual backdrop along the I-205 corridor. Although geographically isolated, Mount Talbert remains largely undeveloped and contains high quality second growth forest with remnant old growth trees.
- Kelly Butte contains unique geologic and botanical resources and lies in a park deficient area. It is geographically isolated, but two portions are in public ownership. Significant portions of contiguous land remain in private ownership and are threatened by potential development.
- Scouter Mountain is less prominent and lower than most of the buttes, and will become biologically isolated as Pleasant Valley urbanizes, but it contains the headwaters of Mount Scott Creek and Rock Creek.
- The South Damascus Buttes are less visible from the Metro area than most, and are under less development pressure than most, but have high wildlife habitat, aquatic resource and biodiversity values.
- The Boring Buttes are important as a wildlife corridor and for water quality protection and are under moderate development pressure, but their habitat value is partially protected by existing EFU farm and forest zoning.
- The Mt. Scott/Clatsop/Powell Buttes contain significant areas of public open space. The east slopes of the Powell Butte have been largely developed since completion of the Metropolitan Greenspaces Master Plan. Thus the best use of regional funds is to make relatively small, strategic purchases that connect Powell Butte to Johnson Creek and the Springwater Corridor to the south.
- Rocky Butte has scenic and historic value, but lost much of its open space character between the commencement of the Metropolitan Greenspaces Master Plan and 1996, during which period development of infill lots fragmented remaining open space. Moreover, enforcement of existing development ordinances and the potential for an agreement with ODOT on the disposition and management of its holdings may secure protection of much of the remaining unprotected scenic and historic values.
- Mount Tabor is protected by City of Portland Water Bureau ownership and provides no opportunities for additions to the existing park, and should not be considered as a candidate for the expenditure of regional funds.
- Jenne Butte was optioned by the Trust for Public Land before the Bond Measure was passed using a separate source of money for its potential acquisition.
- The proposed Sunrise Corridor highway represents a threat to wildlife connectivity between the Gresham and North Damascus Buttes and the Clackamas River and Cascade mountains.

Regional Parks and Greenspaces Advisory Committee

A presentation of the staff report was given by Metro staff at a public meeting at the Metro Regional Center on June 18, 1996. The advisory committee voted to recommend adoption of the objectives with an amendment to include Rocky Butte in Tier 1b and to dedicate \$85,000 in challenge grant monies to specific purchases on Rocky Butte. The dedication included an allocation of \$50,000 for certain view lots and \$35,000 for a key public access property. This plan had previously recommended that Rocky Butte not be considered for regional funding. The \$85,000 recommendation is included in this refinement plan, except that, rather than identify and make eligible only the five specific parcels recommended by the advisory committee on Rocky Butte, this report includes all of the unprotected parcels identified by the City of Portland Parks and Recreation Bureau and the Rocky Butte Preservation Society (so as to allow for lack of willing sellers and similar contingencies).

GOAL:

Create a regionally and biologically significant natural area between Gresham and Damascus. Leverage acquisition funds by entering into partnerships to make strategic additions to existing open space areas. As budget and opportunity allow, pursue protection of biological linkages to other habitat areas outside the target area.

OBJECTIVES:

Tier Ia Objectives:

- Acquire a biologically significant, contiguous open space of approximately 400-600 acres in the Gresham and North Damascus Buttes areas.
- Acquire property on Jenne Butte as optioned by the Trust for Public Land prior to the bond measure's passage with funds earmarked for that purpose.

Tier Ib Objective:

- Encourage participation of other governments and non-profit organizations in acquiring strategic properties that enhance and connect existing open space in the Mt. Scott/Clatsop/Powell Buttes, Kelly Butte, Rocky Butte and Mt. Talbert areas by establishing a challenge grant program. (See Appendix E).

Tier II Objectives:

- Acquire property interests that create biological linkages in the Boring Buttes.
- Acquire property interests that enhance existing public open space in the Scouter Mountain area.
- Acquire or otherwise protect forested canyon areas that provide biological linkages between the Gresham and North Damascus Buttes and the Clackamas River and Cascade Mountains.

Partnership Recommendations:

- Coordinate acquisition efforts with local jurisdictions.
- Leverage bond funds with funds from local jurisdictions or other sources.
- Participate in Sunrise Corridor design process to assure protection of biological linkages and natural corridors.

Executive Officer's Recommendation

The Executive Officer recommends passage of Resolution No. 96-2361.

APPENDIX A

East Buttes and Boring Lava Domes Target Area Stakeholder Interview Summary

- purchases inside the Urban Growth Boundary (UGB) are most important; the greenspace Bond Measure serves quality of life issues for urban voters, and greenspaces are needed for densely populated urban areas
- acquisition of large parcels near the edge of the UGB and beyond are important
- acquired land should straddle or be adjacent to UGB to buffer wild lands
- Metro should focus on large, cheaper property outside the UGB

- ecological considerations should be balanced with social needs in urban areas; the view from our homes is important
- Kelly Butte contains rare plants whose protection will require cooperative management between city bureaus and private land owners
- Kelly Butte contains no significant wildlife, but does contain significant plants

- Mt. Talbert is an important recreational and aesthetic resource that should be protected
- Mt. Talbert has a unique geology that includes mossy boulder fields on the north slope
- Mt. Talbert contains caves on north side

- a study is underway to develop a trail connecting Happy Valley Park and North Clackamas Park
- The Damascus Buttes/Clackamas Bluffs are an important scenic and cultural backdrop for Damascus
- The North Damascus Buttes are the most important large undeveloped land mass remaining in the target area
- The Gresham Buttes are important if connected to the North Damascus Buttes
- The Clackamas Bluffs are the most important wildlife habitat area within the buttes target area
- The Clackamas Bluffs contain unstable land and important riparian buffer areas

- The Boring Buttes provide important wildlife connections between North Buttes and the Clackamas River
- The Boring Buttes offer the possibility of creating a Boring Butte loop trail from the Springwater Corridor

- There is little opportunity for purchase of land on Mt. Scott
- Powell Butte's grassy top openings are regionally significant
- The Sunrise Corridor has the potential to break wildlife linkages between the buttes and the Cascades
- Metro participation in the Sunrise Corridor study should be encouraged to avoid severance of Buttes with Deep Creek and the Clackamas River
- Connectivity to streams is critical
- Rocky Butte has outstanding recreational potential and important scenic and cultural values
- Butler Ridge has great scenic quality
- Jenne Butte is important

Stakeholders Interviewed:

Linda Bauer, Pleasant Valley Neighborhood Association

Chris Beck, The Trust for Public Land

Jody Bruch, Damascus CPO Chair

Duncan Brown, Portland Planning Bureau

Kayda Carpenter, ODOT

Julee Conway, Parks & Recreation Division Manager, Gresham

Judie Hammerstad, Clackamas County Board of County Commissioners, North Clackamas
Parks & Recreation District Board of Directors

Darlene Hooley, Clackamas County Board of County Commissioners

Sharron Kelley, Multnomah County Board of County Commissioners

Barbara Kemper, Clackamas County CPO, Vice President

Harry Landers, West Mt. Scott Neighborhood Association Chair

Maurice Larsen, Sunnyside United Neighbors Chair

Esther Lev, Biologist

Justin Patterson, City of Happy Valley, Planning

Ralph Rogers, Ecologist, USEPA

Glen Sachet, Rock Creek CPO

Hazel Stevens, Eagle Creek CPO Chair

Jim Sjulín, City of Portland Parks & Recreation

Charles Zulauf, Boring CPO chair

APPENDIX B

East Buttes/Boring Lava Domes Study of Values by Mike Faha and Associates

To best meet the goals of protecting biological diversity in the Metro region, it is generally accepted that securing large blocks of habitat, well connected to "source" areas, is an essential strategy. The East Buttes/Boring Lava Domes area offers one of the only opportunities to secure a large forested block that is connected to the Cascade Mountains in the Metro area. Consequently, this goal has been a major focus of our analysis and findings.

We divided the study area into 10 separate geographic units in order to facilitate the analysis. These areas were established based on the relative connectivity or separation from each other and their position relative to the Urban Growth Boundary (UGB). Each was analyzed for multiple values: recreation, scenery, cultural/historic, watershed, and wildlife. All of the buttes have high value, but in this analysis they are weighed against each other. Some stand out for wildlife, some for scenery, others for recreation or watershed importance. The area was studied through a number of field trips, including auto tours, bicycle rides, and one fixed wing overflight. In addition, several recent reports that detail natural resources in this area were reviewed, including: the Johnson Creek Corridor Management Plan, the Sunrise Corridor Environmental Impact Statement (draft), and the Rock Creek Atlas. Existing natural resource protection available through land use regulations in the various jurisdictions within the study area was also reviewed. Key stakeholders were interviewed to help fill information gaps.

On the biological/ecological analysis, we used generally agreed upon principals from conservation biology and landscape ecology:

- large, contiguous habitat areas are preferred to small ones
- areas connected to "source habitats" (Cascade Mountains) are preferred to isolated ones

Explanation of Rating Criteria

- Wildlife connectivity the extent to which the area is linked with forested habitat to "source" areas in the Cascade Mountains.
- Internal habitat..... the value of the habitat in terms of scale, diversity, and uniqueness.
- Slope sensitivity..... steepness of slopes and erodability of soils
- Scenic visibility how visible the area is, and to how many viewers.
- Scenic character..... uniqueness or strength of landform, vegetation, or special features.
- Recreation Linkage..... position relative to major trails or use areas.
- Recreation access potential for providing future access via public roads.
- Land Costs high cost areas were rated low, due to the difficulty in purchasing large acreage

- Adjacent land use compatibility of neighboring uses with open space resources.
- Ownership areas with large plats and other public ownerships were rated highest.
- Cultural known historic or prehistoric resources in the area.
- Vegetation diversity areas with more diversity were rated highest (mix of forest/prairie/wetlands).
- Vegetation uniqueness ... special habitats or species (Kelly Butte—glacier city).
- Watershed importance.... based on relative biological values. Some watersheds are very important socially, but not biologically.

Mt. Scott/Clatsop/Powell Buttes

This area is in the northwestern part of the study area. It includes Mount Scott, Powell Butte, Clatsop Butte and Jenne Butte. Johnson Creek and the Springwater Corridor slice through these hills, which straddle the county line and southern edge of the Portland city limits. Jenne Butte lies within Gresham. The entire area lies within the UGB, and is under very high development pressure. Public open space exists on Powell Butte, Jenne Butte, Leach Botanical Garden, Beggar's Tick Marsh, and the Springwater Corridor. The Portland Bureau of Environmental Services recently purchased wetlands along Johnson Creek for open space conservation.

Resource findings

High Value

Sensitive soils subject to erosion
 High visibility
 Strong landform character
 Historic/cultural
 Diverse Vegetation (wetlands)
 Unique vegetation (vernal pool)
 Adjacent land uses (public open space)
 Recreation Access
 Recreation linkages

Moderate Value

Wildlife connectivity
 Internal habitat

Low Value

High land cost
 Fragmented ownership

Recommended Strategy

Tier IB acquisition priority. In spite of high land costs, there are opportunities for some strategic, small acreage purchases to help expand existing open spaces, or to secure linkages between them. There are potential partnerships with the City of Portland along Johnson Creek. There are a growing number of private open space plats around Clatsop Butte, as a consequence of Portland E Zone regulations. These provide scenic, watershed, and wildlife values to non-residents, and could be buffered or linked by strategic purchases. There appear to be few or no opportunities to purchase open space along the north and east flanks of Mount Scott. If the Peasant Valley area eventually urbanizes, wildlife connectivity, already tenuous, will likely be cut off altogether but for the very thin green line of Johnson Creek. Target: +/- 60 acres.

Gresham Buttes

This is the urbanized or urbanizing part of Gresham and Multnomah County, and includes Gresham, Grant, Butler, Hogan and Towle Buttes, as well as Gabbert Hill. The southern part of this area crosses the UGB and Clackamas County line. The headwaters of several tributaries to Johnson Creek are in Gresham Buttes. The Springwater Corridor abuts its northeastern edge. The City of Gresham has concentrated most of its own Open Space Bond Measure funds on acquisition of land on the slopes of Gresham and Grant Buttes. A master plan for a linked trail system is nearing completion. Development pressure within Gresham is very high. Pleasant Valley, adjacent to the west, is in the proposed urban reserve. Sunshine Valley, to the south, is expected to remain rural.

High Value

Wildlife connectivity

High visibility

Strong landform character

Good recreation linkages

Good recreation access

Land use compatibility (public open space, rural land uses)

Diverse vegetation (wetlands, hogan cedars, forest, meadows)

Large ownership blocks

Moderate Value

Internal habitat

Vegetation uniqueness

Watershed importance

Low Value

High land cost

Cultural resources

Recommended Strategy

Tier IA priority. Build on existing open spaces along Gresham and Grant Buttes, and along the Springwater Corridor. Partner with Gresham Parks to get maximum value from bond funds. Protect headwaters of Johnson Creek tributaries. Orient acquisition towards the southwest in order to link with the North Damascus Buttes along Butler Ridge. Work with Clackamas County to maintain rural land uses in Sunshine Valley and Boring Buttes in order to maintain wildlife connectivity with Cascade Mountains. This area could be the beginning of an "eastside Forest Park," due to its relative intactness and large mass. Target: +/- 150 acres.

North Damascus Buttes

This area lies southwest of the Gresham Buttes, between Pleasant and Sunshine valleys. In combination with its northern neighbors, it forms the largest "mass" of forest habitat in the entire target area. It lies just outside of the UGB, but potentially partly within the Pleasant Valley/Damascus urban reserve. It contains important headwaters for Johnson and Rock creeks. There are several, fairly isolated rural residential subdivisions within this area that occupy the tops of buttes. Although outside of the urban area, North Damascus Buttes form an important part of the green scenic backdrop viewed from as far away as the west hills and downtown Portland.

High Value
 Internal habitat (large mass)
 Low land costs
 Large ownership blocks

Moderate Value
 Connectivity
 Visibility
 Scenic character
 Adjacent land uses
 Vegetation diversity
 Vegetation uniqueness
 Watershed Importance

Low Value
 Recreation linkage
 Recreation access
 Cultural resources

Recommended Strategy

Even though this area does not rank highly for most resources, we recommend that it be a Tier IA priority. This is due to several factors. First, when combined with the Gresham Buttes, it forms the largest block of forest habitat in the east Metro area. If we are to be successful in eventually establishing a "Forest Park East," then this is an essential area to secure. Second, land costs are presently low, but could go up quickly due to land speculation around the urban reserve boundaries. Third, existing county ordinances and state forest practices provide poor protection for this area's forest and watershed resources. By purchasing in this area now, Metro can establish a permanent "green edge" to southeast Portland, Gresham, and the future urban area that will occupy Pleasant Valley. The strategy should be to purchase one or two large forest blocks, preferably in the northern part of this area, as a "beachhead" that could be added to in the future. Target: +/- 250 acres.

Mount Talbert

This is a geographically isolated butte in the southwest corner of the study area. Mount Talbert provides a very strong green backdrop from I-205 and the Clackamas/Sunnyside area. Urbanization has claimed the lowlands all the way around the mountain. It has a few remnant old growth trees on its north slope, and lies adjacent to Mount Scott Creek. Mount Talbert is under extreme development pressure. North Clackamas Park District has set it as a high priority for open space protection, seeing it as the "hub" of their proposed natural area and trail system. There is a planned trail along Mount Scott Creek.

High Value
 Visibility
 connectivity
 Scenic character
 Large ownership blocks
 Boulder field geologic feature

Moderate Value
 Internal habitat
 Recreation linkage
 Recreation access
 Adjacent land uses
 Vegetation diversity
 Vegetation uniqueness
 Watershed importance

Low Value
 Habitat
 High land cost
 Cultural resources

Recommended Strategy

Tier IB acquisition priority, primarily due to its unique scenic character and high development pressure. This is a very important landmark to a rapidly urbanizing part of the Metro area. The focus should be on the north, east, and west slopes, as well as the top. North

Clackamas Park District would be a necessary partner and probable land manager. Target: +/- 85 acres.

Kelly Butte

This is a geographically isolated butte in southeast Portland, along I-205, between Division Street and Powell Boulevard. Kelly Butte is fairly low in elevation, and not as prominent or well known as other buttes. It lies in a relatively park deficient section of the metro area. Unique among all the buttes, Kelly Butte has a gravely, well-drained soil, and, as a consequence, has the only known natural populations of hairy manzanita and glacier lilies in the Portland area. Two portions of Kelly Butte are in public ownership, one by City of Portland Parks and Recreation Department and the other by the Water Bureau. These are separated by private land that contains the special habitats.

High Value

Vegetation diversity
Vegetation uniqueness
Land ownership

Moderate Value

Visibility
Landscape Character
Recreation linkage (I205 path)
Recreation access
Land costs

Low Value

Wildlife connectivity
Internal habitat
Adjacent land uses
Cultural resources
Watershed Importance

Recommended Strategy

Tier IB priority due to botanical uniqueness, park deficiency and the chance to link up existing public ownerships. This area is the highest priority for greenspace acquisition among the Buttes by the City of Portland Parks and Recreation Department. Focus should be on purchasing unique botanical areas and on linking existing public land ownerships. Target: +/- 40 acres.

Scouter Mountain

This is a long, low, horseshoe-shaped ridge that lies along the eastern edge of Happy Valley, separating it from Pleasant Valley. It forms the headwaters for Mount Scott Creek, and several tributaries to Rock Creek. Scouter Mountain lies partly within the UGB. It gets its name from the large Boy Scout camp on the upper slopes. Its slopes are more gentle than most of the other Buttes. Happy Valley Nature Park lies along the northwest corner of Scouter Mountain. This area will become "biologically isolated" if Pleasant Valley urbanizes.

High Value

Rock Creek watershed

Moderate Value

Wildlife connectivity
Internal habitat
Adjacent land use
Landscape character
Recreation linkage
Land costs
Vegetation diversity
Vegetation uniqueness
Ownerships

Low Value

Cultural Resources
Visibility
Recreation access

Recommended Strategy

Tier II priority. There are some opportunities to add to Happy Valley Nature Park, as well as to purchase some high view points. There may be some relatively inexpensive forest land that could be purchased on the east slope, providing watershed protection for Rock Creek, as well as open space for Pleasant Valley if and when it urbanizes. This area has a lot of nice features, but lacks the habitat mass, connectivity, visibility, and open space proximity of the Tier I areas. Purchases here should look for special opportunities (mature forest patches, headwaters, additions to existing open spaces) and partnership with Happy Valley and/or North Clackamas Parks. In addition, if efforts to acquire suitable land on Mount Talbert are unsuccessful, this area could serve as a "back-up" to meet open space needs for residents of the Sunnyside/North Clackamas area.

South Damascus Buttes

These buttes lie along the north shore of the Clackamas River, south of Damascus. They form parts of the watersheds for four salmon bearing streams; Rock, Richardson, Noyer, and North Fork Deep creeks. Of all the study areas, these rank highest for wildlife habitat, aquatic resource importance, and biodiversity conservation in general. This is due to the relatively intact condition of the Clackamas River area, and its connectivity to the Cascade Range. On the other hand, these areas are not very visible from the metro area, nor are they under as much development pressure as closer in areas. The proposed Cazdero Trail will go through the eastern portion of this area in the future.

High Value

Wildlife connectivity
Internal habitat
Low land costs
Watershed importance

Moderate Value

Scenic character
Recreation linkage
Adjacent land use
Vegetation diversity
Vegetation uniqueness

Low Value

Visibility
Recreation access
Cultural resources

Recommended Strategy

Tier II priority. This is mainly due to the lack of development pressure in this area. If priorities were to be based strictly on biological values, this area would likely rank highest. Initial opportunities should focus on two portions of this area. First, the forested canyon of North Fork of Deep Creek. This is the route of the Cazdero Trail, and likely the best big game connectivity route to the Gresham Buttes area, as well as important salmon habitat. There may be the potential for partnership with Oregon State Parks. Second, the small butte in the westernmost portion of this area. This is the one closest to the urbanizing part of Clackamas County, would help protect Rock Creek, and could serve the growing Damascus/Pleasant Valley area. It also could serve as a back-up purchase area for Mt. Talbert.

Boring Buttes

These are the two large and one small butte that lie just northwest of Boring, along the Springwater Corridor. Boring Buttes are quite prominent from Highway 26. They are entirely outside of the UGB. They appear to provide an important forested habitat link between source big game populations in the Cascades, and the interior buttes south of Gresham. They are under some development pressure, primarily for "McMansion" homes on 5-20 acre parcels.

High Value

Visibility (Highway 26)
Recreation linkage (Springwater)
Watershed importance
Land costs

Moderate Value

Wildlife connectivity
Internal habitat
Scenic character
Recreation access
Adjacent land use
Ownerships
Vegetation diversity
Vegetation uniqueness

Low Value

Cultural resource

Recommended Strategy

Tier II priority. Focus here should be on opportunities to protect headwater forest areas, and linkage to the Springwater Corridor. There are two or three large forested blocks, mostly in hardwoods, that potentially could be secured for very low cost. It is important to recognize that if this area is lost to development, there may be no other effective habitat link with the Cascades. Clackamas County should be encouraged to keep as much of the area as possible in EFU farm and forest zoning.

Rocky Butte

This is the well known butte along I-205 and I-84. It serves as a very prominent, important landmark in northeast Portland. Rocky Butte is the only butte with documented historic resource importance and is also the only butte that provides urban rock climbing opportunities. About 80 acres of it are under public ownership, but much of this is by ODOT, which wants to unload its property.

High Value

Visibility
Scenic character
Recreation Access
Historic/cultural resources

Moderate Value

Vegetation diversity
Vegetation uniqueness
Recreation linkage (I-205)

Low Value

Habitat connectivity
Internal habitat
High land cost
Adjacent land use
Ownerships
Watershed importance

Recommended Strategy

Drop from consideration. While Rocky Butte has high importance for scenic, historic, and recreation resources, its protection can be secured by the City of Portland through

enforcement of existing development ordinances, as well as agreements with ODOT on disposition and management of their land area. Remaining lots in private ownership are scattered and very small. Additionally, City of Portland Parks and Recreation Department has indicated that Kelly Butte and Powell Butte are higher priorities for acquisition under the Bond Measure.

Mount Tabor

A very prominent, well-known butte in the heart of southeast Portland. It has an existing park, partly on Water Bureau property, as well as the famous volcanic crater. Residential development surrounds the park.

High Value

Unique geology
Visibility
Scenic character
Recreation access
Cultural resources

Moderate Value

Wildlife connectivity
Internal habitat
Recreation linkage
High land costs
Ownerships
Vegetation diversity
Vegetation uniqueness
Watershed importance

Low Value

none

Recommended Strategy

Drop from consideration. There are no opportunities to add to the existing park. The main long term concern is the potential for the Water Bureau to abandon its reservoirs and sell the property, as it already has with one area along Division Street. This is a City of Portland, not Metro issue.

**Appendix C
Questions and Comments
East Buttes/Boring Lava Domes Public Workshop
May 30, 1996, Persimmon Country Club
June 5, 1996, Sunrise Junior High School Commons**

5/30/96, Persimmon Country Club, Gresham

How is wildlife going to navigate between these areas between Pleasant Valley and the big Tier I area?

Staff replied: The big area is recommended because of connectivity to Cascades; Metro wants to buy land as close to Gresham as possible.

Will that land get annexed? Will people be driven out?

Staff replied that the Metro Open Spaces Acquisition Program is a willing seller program and that land owners could do what they wanted. This is not a regulatory program and is unrelated to annexation. There is no money now, but if the land is to be opened eventually to the public, that will follow a master plan process, in which landowners will be invited to participate.

Is there any guarantee that once land is purchased for open spaces that it will not ever revert to urban land (say in 30 years)?

Staff replied that although it was not an absolute guarantee, the Bond's covenants reserved these lands for open space.

Staff also stressed that the Metro Open Spaces Acquisition Program was separate from the 2040 process and that if any acquisition areas become urban reserve areas, then a decision to include or not would be made later.

I think you should put Powell Butte in Tier Ia, can you move on that?

Staff replied that Metro would have to have a financial partner in order to do so. Portland Parks owns and manages most of Powell Butte and, therefore, it seems reasonable to ask Portland for financial assistance.

Friends of Powell Butte don't have the money

Staff replied that the idea of partnership is now conceptual and only now being developed. The partnerships could be with City of Portland, BES, a private source. City of Portland has a stake, so Metro hopes that the City can help identify a source.

Staff noted that Metro has developed matching funds for other areas; the difference in Tier Ib is that Metro wants partners; Metro would not be the decision maker in that instance.

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I'm from Portland and I met with Jim Sjulín of City of Portland, who said that the City has money for management, but that he didn't think it had money to purchase land.

Judith Rees of City of Portland replied: "my understanding is that originally we concentrated local share money in areas where we wouldn't overlap with Metro. Therefore, we didn't focus on East Buttes, because we thought Metro was; so, yes, we don't have money for East Buttes.

Metro staff pointed out that bond measure materials identified this target area as "Gresham vicinity" and "Boring vicinity."

How many here are interested in the North Slope of Powell Butte? (10 or so hands were raised).

I appreciate the work Metro is doing. I have seen deer, coyote on north slope of butte; there's wildlife there. . . Maybe a connection to Tier Ia through Johnson Creek Corridor should be considered; it would connect to the community and to Powell Butte Park. A wise use of slope would be not to build homes; there are lots of slides and it has been designated as a hazardous area (geologically).

I'm a student at Centennial High School: there are many educational opportunities at Powell Butte; kids are doing projects on the butte, science, botanical, etc. If the butte isn't preserved, we will lose a resource and learning environment.

Staff replied that Metro is looking for partnerships with schools; "your testimony is at the heart of what we want to achieve."

Boring Lava Domes mean a lot to Gresham; in Portland, you've got Forest Park.

We live in Tier Ia. If you are going for a big area, what happens to ten or so acres that sit in the middle of a large area.

Staff replied that acquisition was no exact science and explained that Metro would start with available large tracts of land and work from there. Metro will try to talk to a group of contiguous land owners at one time; wait for the right timing. There may be some in-holdings, but that is not ideal.

What will that mean--that our property is less valuable?

Staff replied that It is difficult to predict the market, but that in some instances the proximity of a large, protected open space has a positive impact on surrounding property values.

You can condemn, right?

Staff replied that legally, yes, but the current Metro Council is opposed to condemnation and is not planning to do it.

Explain the land acquisition process.

Staff said they work with interested land owners one-on-one. At the first meeting the real estate negotiator explains the program and determines what the landowner wants/needs on a case by case basis. If the property is already on the market, the process is a little different. Metro would have to negotiate on the price; as a public agency, Metro is unable to spend more than fair market value. Metro is able to move very quickly; sometimes in less than 30 days, to get the title report, environmental audit, etc.

I hear coyotes at night. I applaud Metro's look/emphasis on science. Important to preserve large trunks, connecting corridors; felt it was important to stress why connections are more important than islands.

Is there potential for all of that money to be spent only on Tier Ia?

Staff replied they felt money was available for both.

There are 90 acres about to be developed on Clatsop Butte; can Metro do anything about this?

Staff replied that it was too late for that area, that a permit had already been issued and that the development was proceeding.

6/5/96 Sunrise Junior High School Commons, Clackamas

County Commissioner Hooley expressed support for acquisition on Mt. Talbert; staff agreed

I second Commissioner Hooley. Remember Mt. Scoot Creek, Rock Creek and Deep Creek important to water quality in Clackamas. Don't sit back and wait for match.

Staff replied that Metro has flexibility and can close deal and be reimbursed at a later date.

I concur with previous two comments. The Sunnybrook Road plan points out that cutthroat trout live in Kellogg Creek.

Is the west bank of Mt. Talbert being developed? Do I have to cede acres?

Diane Campbell of North Clackamas responded that 40 acres will be divided if Cedar Park subdivision is approved; North Clackamas recently received a 5.7 acre donation from first phase.

I support protecting Mt. Talbert. 5 of 9 district advisory board members are in attendance, and that the board unanimously recommended Talbert as first priority.

Staff asked if he thought the idea presented by Metro staff made sense.

He replied yes, as long as partnerships occur, then when assured that they would, said yes without reservation.

Staff asked for a show of hands in support of Metro goals and objectives and approximately 90% of attendees raised their hands.

I think Scouter Mountain should be Tier Ib, not Tier II. There's important connectivity, willing sellers, and some protected acreage, almost all on south side of Scouter Mountain.

Staff requested land price figures from the three land owners who are willing sellers and said that if Metro could budget and dollars made sense, Metro might be able to help.

Bill Broad of North Clackamas Parks Advisory Board agreed that Mt. Talbert was priority.

I heard Metro is only keeping acquired lands as open space for five years; is that true?

Staff replied that the Bond Measure literature and covenants require it to be perpetual open space, which condition allows the money to be a tax exempt security.

How far down the Clackamas River are you going?

Staff replied that Metro studied buttes north of the Clackamas River, but that there was a separate target area on the Clackamas River, with Tier I between Gladstone and Carver north bank, Tier II Carver to Barton Park. Clear Creek is another target area.

If you do this and don't protect access routes because you run out of money for Tier II, do you lose connectivity?

Consultants responded that Tier II areas are not as threatened, have very large zoning, so will continue to provide some connective habitat for a couple decades; biggest threat is the sunrise corridor.

Staff added that a partnership recommendation of the refinement is to work with ODOT on the highway design, and that to the extent connectivity occurs in this area, it does so along steep ravines that don't need to be purchased because they are undevelopable.

We've got a farm in the red area (Tier I); I can see us being forced out of our lands by various measures that the government proposes. I've been down zoned and don't like it.

With \$136 million dollars worth of property going off the tax rolls. How will existing taxpayers handle it?

Staff replied that lands we buy will come off tax roll but the amount of property we are taking off the tax rolls is less than 1/10th of one percent of the value in the Metro area.

The Metro Open Spaces Acquisition Program is not a zoning program; we don't regulate or change taxes.

Ron Scholls, Happy Valley City Councilor--what about trails connecting these areas? We own a couple of tracts and wonder whether you can help us connect.

Staff explained that local share money was available to individual cities for trail projects.

Where is the urban reserve?

Consultants responded by pointing it out on the refinement map, and staff added that they had brought materials along and offered to distribute them.



EAST BUTTES/BORING LAVA DOMES QUESTIONNAIRE

The Metro staff invites you to participate in the refinement process for the East Buttes/Boring Lava Domes Target Area study. Refinement is the public process through which Metro adopts specific geographical boundaries and objectives for each target area. In the course of this process we interview stakeholders, evaluate the undeveloped land in the target area and formulate preliminary objectives. Please assist us by completing this questionnaire and sharing your ideas.

1. For the Refinement process being undertaken by the Metro staff, what key elements of the East Buttes/Boring Lava Domes acquisition should be emphasized? (Rank in order from 1 to 6, with 1 being the most preferred choice, and 6 the least important).

- Connecting links to existing open spaces natural areas, parks, trails and greenways.
- Acquisition of large, undeveloped tracts for open spaces, passive recreation and selected public access in or around urban reserve study areas.
- Acquisition of land to protect scenic views.
- Acquisition of land to protect diverse or unique plant communities.
- Acquisition of land to protect wildlife habitat.
- Protection of the watershed and the tributaries that feed Johnson Creek for water quantity and quality.

2. Specifically, which areas should be the top priorities for acquisition/protection by Metro, understanding that Metro has funds sufficient only to focus on a few of these areas? (Rank 1 to 9, with 1 being the most preferred choice and 9 the least preferred).

- Boring Buttes
- Damascus Buttes/Clackamas River Tributaries
- North Gresham Buttes (Urban)
- South Gresham Buttes (Urban/Rural)
- Kelly Butte
- Powell Butte/Mt. Scott (Urban)
- Rocky Butte
- Scouter Mountain
- Mount Talbert
- Other Butte (please specify) _____

3. Are there any locations where you would recommend against purchasing? Please briefly explain why.

4. What further suggestions would you propose to enhance the protection of the East Buttes/Boring Lava Domes?

5. What additional information would be helpful to you?

6. Additional comments:

7. Are you interested in participating in the Open Spaces Program as a willing seller or benefactor in the form of a donation, dedication or conservation easement?

Name, Address, Phone (OPTIONAL)

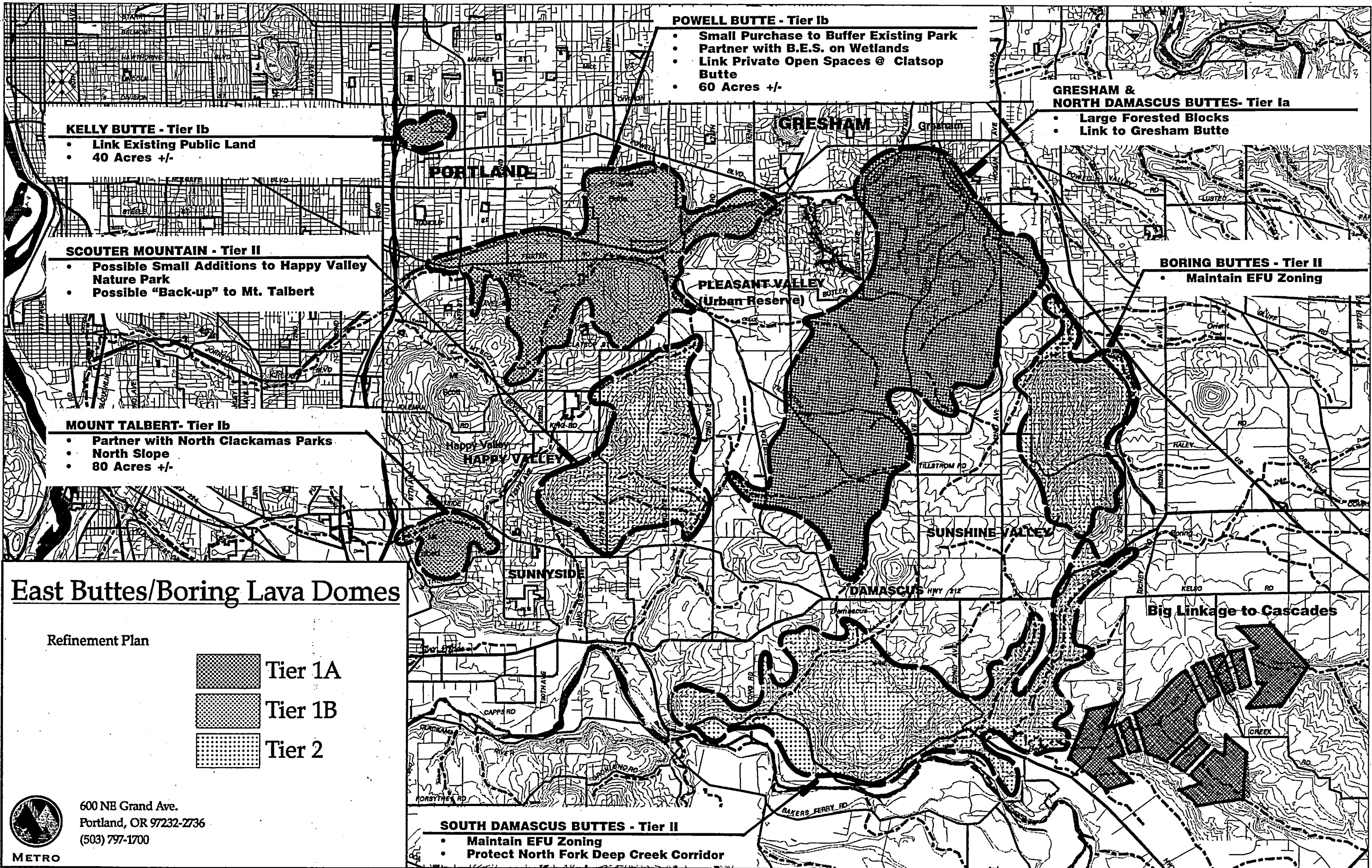
Please add my name to your East Buttes/Boring Lava Domes Mailing List regarding future information, public meetings and events.

Please return to Metro Open Spaces Program, 600 Northeast Grand Avenue, Portland, OR 97232-2736. You may also call Metro's Open Spaces Hotline at 797-1919 for more information or to leave a comment.

Appendix E

Challenge Grant Guidelines

- \$4,000,000 challenge grant account
- Willing Seller
- The property under consideration must be identified on the confidential, tax lot specific refinement map
- Subject to deed restrictions keeping property in natural condition in perpetuity
- Available until 1999 or until the fund is depleted, whichever is first
- First come/first served
- Site must be predominantly in natural condition at time of purchase
- Minimum 25 percent non-Metro match
- No more than \$85,000 available for purchases on Rocky Butte.



POWELL BUTTE - Tier 1b

- Small Purchase to Buffer Existing Park
- Partner with B.E.S. on Wetlands
- Link Private Open Spaces @ Clatsop Butte
- 60 Acres +/-

KELLY BUTTE - Tier 1b

- Link Existing Public Land
- 40 Acres +/-

SCOUTER MOUNTAIN - Tier II

- Possible Small Additions to Happy Valley Nature Park
- Possible "Back-up" to Mt. Talbert

MOUNT TALBERT - Tier 1b

- Partner with North Clackamas Parks
- North Slope
- 80 Acres +/-

GRESHAM & NORTH DAMASCUS BUTTES - Tier 1a

- Large Forested Blocks
- Link to Gresham Butte

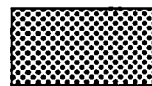
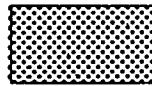
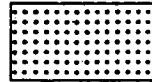
BORING BUTTES - Tier II

- Maintain EFU Zoning

PLEASANT VALLEY (Urban Reserve)

East Buttes/Boring Lava Domes

Refinement Plan

-  Tier 1A
-  Tier 1B
-  Tier 2

Big Linkage to Cascades

SOUTH DAMASCUS BUTTES - Tier II

- Maintain EFU Zoning
- Protect North Fork Deep Creek Corridor



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Portland, OR 97232-2736
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