

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING)	RESOLUTION NO. 96 -2425
THE EXECUTIVE OFFICER TO PURCHASE)	Introduced by Mike Burton
PROPERTIES AS IDENTIFIED IN THE)	Executive Officer
WHITAKER PONDS MASTER PLAN)	

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, Whitaker Pond has been identified as a local share project by Multnomah County because of its natural area value; and


WHEREAS, Metro has agreed to administer Multnomah County local share projects; and

WHEREAS, the properties to be purchased has been identified, through a public planning process, to be Priority Lands for Plan Implementation in the Whitaker Ponds Concept Master Plan as adopted by Resolution No. 95- 2159; now therefore,

BE IT RESOLVED,

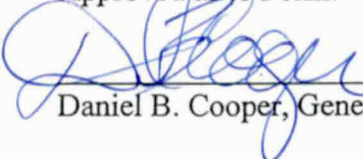
That the Metro Council authorizes the Executive Officer to purchase the Espedal and Hayes properties, identified in Exhibit A, based on the values set by the independent appraisals commissioned by the City of Portland, and further all other properties identified in Exhibit B, Priority Lands for Plan Implementation if the acquisitions meet the criteria set out in the Open Spaces Implementation Work Plan.

ADOPTED by Metro Council this 14th day of November, 1996.



 Jon Kvistad, Presiding Officer

Approved as to Form:



 Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF RESOLUTION NO. 96 -2425 , FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTIES IDENTIFIED AS PRIORITY LANDS IN THE WHITAKER PONDS MASTER PLAN

Date: 6 November, 1996

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 96-2425 requests the approval of a resolution to authorize the Executive Officer to purchase properties identified as Priority Lands for Plan Implementation on page 47 of the Whitaker Ponds Concept Master Plan.

BACKGROUND AND ANALYSIS

The Whitaker Ponds site is located in NE Portland at approximately NE 47th St. and Columbia Blvd. This site was designated as a Multnomah County local share project. Metro has agreed to be responsible for implementing the county's local share projects. A master plan for this site was adopted by Metro Resolution No. 92-1637 in July of 1992. The master plan pointed out the need for the acquisition of all or part of the 10 properties bordering Whitaker Ponds. Four of these properties have already been purchased in partnership with the City of Portland and the Multnomah County Natural Area Fund. Two additional property owners, Clarence Espedal and Ned Hayes, have recently agreed to sell to Metro, however the purchase price was set using independent appraisals that were authorized by the City of Portland.

Because this is local share money, the adopted Open spaces Implementation Work Plan criteria does not apply. Therefore, Council approval is needed in order to proceed with these acquisitions.

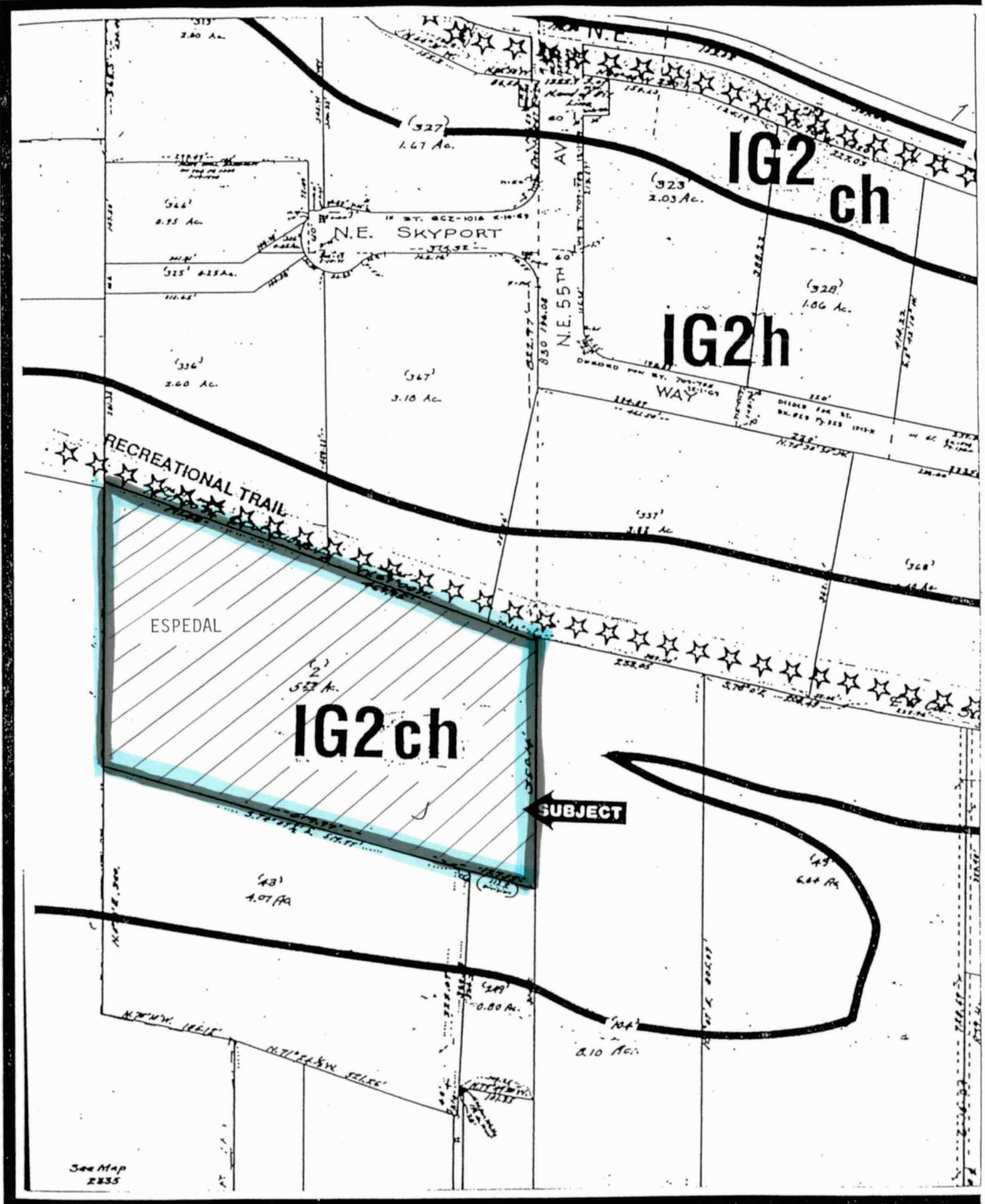
The attached resolution requests that the Executive Officer be authorized to purchase the Espedal and Hayes properties based on the values set in the City of Portland's appraisals. In addition the resolution authorizes the Executive Officer to purchase the other properties identified in the Master Plan if they meet the criteria set out in the Metro Open Spaces Implementation Work Plan.

BUDGET IMPACT

\$315,000 remain in the Whitaker Ponds budget. \$280,000 is from the Multnomah County Local Share, \$35,000 is from the City of Portland. The approximate cost of these two properties should not exceed \$102,000. The Espedal property is valued at \$62,000, this property is 5.29 acres in size. Of the Hayes property, less than 1.5 acres will be purchased. The land will be used to construct a wetland (bio-swale) for the cleansing of stormwater that now flows directly into the pond. This construction will be funded from

a federal grant which will be managed by the City of Portland. The appraisal sets a square foot price for the Hayes property based on whether the land was zoned industrial, environmental overlay or open water. Until a survey has been completed, an estimate of \$50,000 will be used.

Except for the construction of the bio-swale on the Hayes property, it is intended that the properties will be land banked until restoration and maintenance dollars for the Whitaker Ponds project are available.



SPORT FIELD

PROPOSED TRUNK
SEWER ROUTE

WHITAKER
POND

WHITAKER
POND

METRO

24+00

BUNN

HAYES

E-ZONE

26+00

28+00

30+00

20

32+00

34+00

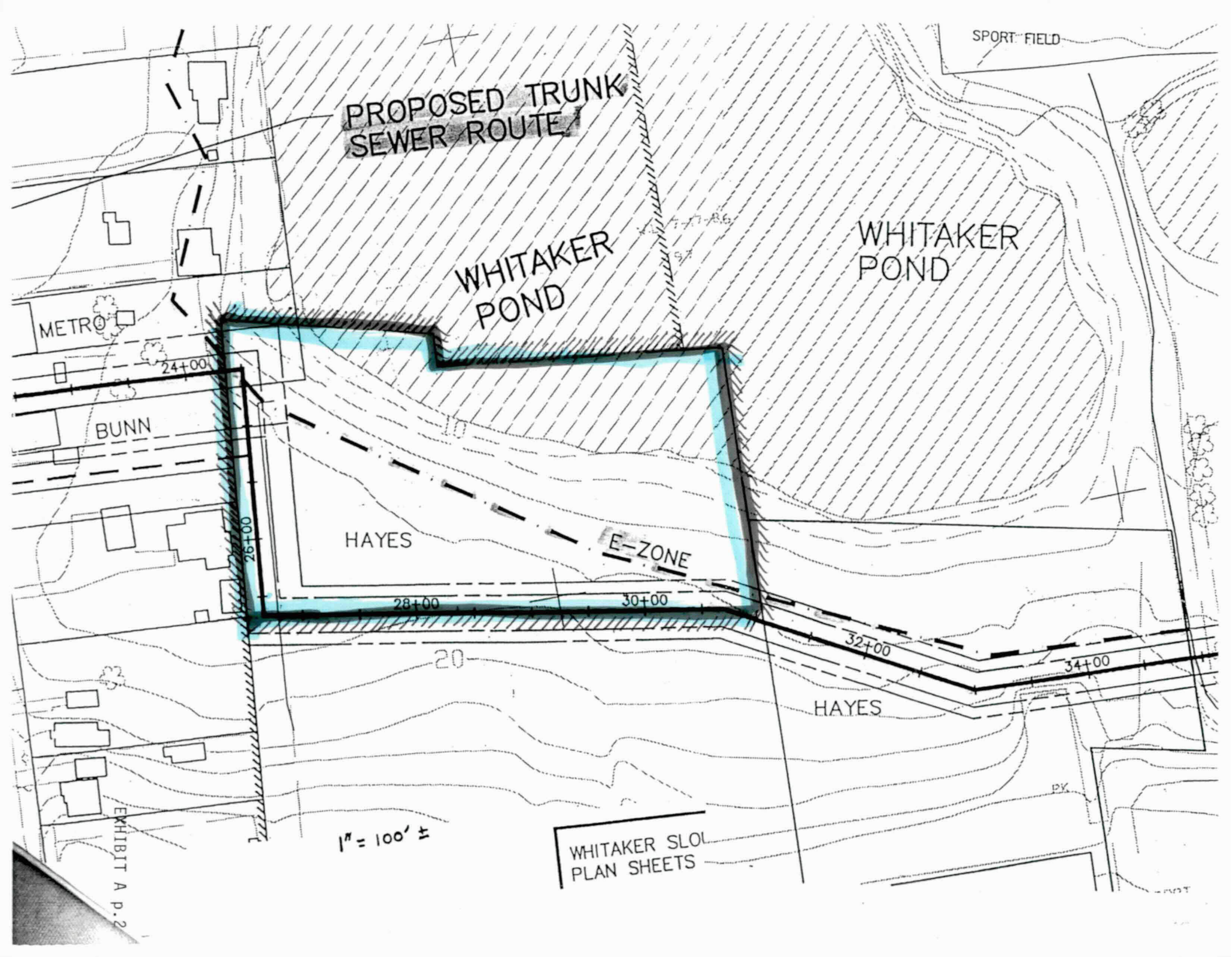
HAYES

PV

1" = 100' ±

WHITAKER SLO
PLAN SHEETS



EXHIBIT A P. 2

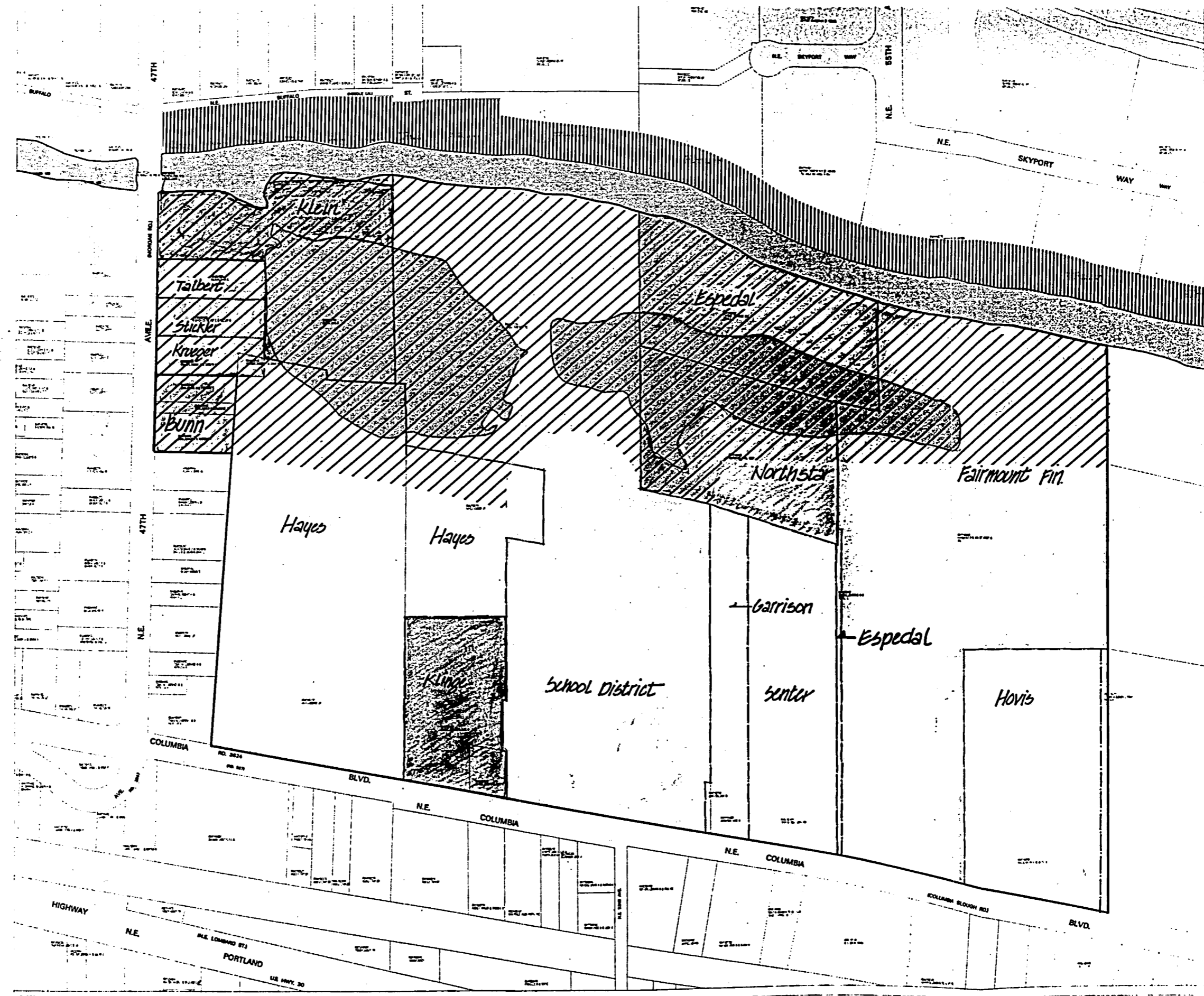


Whitaker Ponds

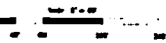
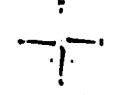
Northeast Portland

Priority Lands for Plan Implementation

-  High Priority
-  Secondary Priority



SOURCES:
 PACE MAP
 City of Portland, Multnomah, Oregon City and Tigard
 Source: City, 1976
 City survey, current plat, plat number 5 plus or minus and 6 plus or minus
 Date of survey: 1-1-80
 Multnomah County Plat of 1944 Ave
 Source: Multnomah County Assessor, 1944
 City survey, based on existing plat number. Use work assumed using existing plat number.
 Source: Pacific Coastal Survey and Maps, 1941
 City survey, current plat, plat number 5 plus or minus and 6 plus or minus
 Date of survey: 1-1-80, 1-1-80 or 1-1-80



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