

# Agenda



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

**Meeting:** Natural Areas and Capital Program Performance Oversight Committee

**Date:** Tuesday, Dec. 11, 2018

**Time:** 10 a.m. to noon

**Location** Metro Regional Center, council chamber

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10:00	<b>WELCOME/AGENDA REVIEW (5 minutes)</b>	Peter Mohr
10:05	<b>PROGRAM UPDATES (15 minutes)</b> Acquisition Dashboards Financial report Local share and capital grant programs	Brian Kennedy Dan Moeller
10:20	<b>2018/2019 COMMITTEE WORK PLAN (5 minutes)</b>	Brian Kennedy
10:25	<b>WILLAMETTE FALLS LEGACY PROJECT (20 minutes)</b>	Alex Gilbertson
10:45	<b>CHEHALEM RIDGE NATURAL AREA (20 minutes)</b>	Karen Vitkay
11:05	<b>POTENTIAL NATURAL AREAS BOND MEASURE (50 minutes)</b>	Brian Kennedy
11:55	<b>WRAP UP, NEXT MEETING (5 minutes)</b>	Peter Mohr
Noon	<b>ADJOURN</b>	

## 2019 WORK PLAN

### July 2018

Use of unusual circumstances – land acquisition  
Budget, staff capacity, cost allocation policy  
Capital projects update – Gabbert Butte  
Parks and Natural Areas Levy overview  
Annual report next steps

### December 2018

Committee 2018/19 work plan  
Capital projects update – Chehalem/Willamette Falls  
Potential 2019 bond measure

### March 2019

Target area progress report – land acquisition  
Park and Natural Areas Levy work plan

### June 2019 (combine meeting with a site visit)

Use of unusual circumstances – land acquisition  
Budget, staff capacity, cost allocation policy  
Discuss annual report issues and recommendations

*Metro Parks and Nature protects water quality, fish and wildlife habitat, and creates opportunities to enjoy nature close to home through a connected system of parks, trails and natural areas.*

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

## Natural Areas and Capital Program Performance Oversight Committee

Tuesday, Dec. 11, 2018 | 10 a.m. to noon

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### Attendees

Dean Alterman, Caylin Barter, Rick Mishaga, Chair Peter Mohr, Fritz Paulus, Shannon Shoul, Lindsay Smith

### Absent

Mark Aasland, Drake Butsch, Kelsey Cardwell, Jon Horne, Derek Johnson, Walt McMonies

### Metro

Councilor Craig Dirksen, Jon Blasher, Brian Kennedy, Karen Vitkay, Cinnamon Williams

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### Welcome and introductions

Chair Peter Mohr welcomed the committee and thanked them for attending the meeting.

### Announcements

Councilor Dirksen announced that Councilor Sam Chase will be the new council liaison to the committee. Councilor Dirksen said how pleased he has been with the work of the committee to ensure that the public's money is used in the best way possible and thanked everyone for their participation on the committee. Chair Peter Mohr and Parks and Nature director Jon Blasher thanked Councilor Dirksen for his contributions as council liaison.

### Program updates

#### Acquisition

In Dan Moeller's absence, Brian Kennedy reviewed the acquisition outlook for fiscal year 2019 and reported that there were three acquisitions since the last meeting:

- The **Hertrich acquisition** adds 100 acres to the Clackamas River Bluffs and Greenway target area, bringing the total acreage to 257.67 acres or 57 percent of the target area goal. Opportunities to protect large tracts like this are rare in this part of the region, and the property adds over 1,600 feet of stream frontage on both sides of a tributary to Richardson Creek, which flows into the Clackamas River. It also contains patches of mature forest that are approaching old-growth size. The property is adjacent to other protected lands, creating a 260-acre contiguous natural area.
- The **Sohler acquisition** adds almost 10 acres to the Chehalem Ridgetop to Refuge target area, bringing the total target area to 1,448.23 acres, well above the goal of 400 acres. The Sohler acquisition protects almost 10 acres of forested uplands that drain into Harris Creek and then the Tualatin River. By acquiring this property Metro is only one acquisition away from closing the gap between Chehalem Ridge and Fernhill Forest to the North.

- The **Johnson acquisition**, where Metro secured a conservation easement over one acre of this residential property, contains 195 feet along the main stem of Tryon Creek, 205 feet of an unnamed tributary and adjacent riparian forest. The addition of this acquisition brings the acreage total for the target area to 3.77 acres which is over 50 percent of the target area goal. This acquisition also completes a habitat corridor between Foley Balmer and Jensen natural areas, Marshall Park and Tryon Creek State Park.
- On December 6, the Metro Council approved the **disposition** of approximately 30 acres of farmland at Spring Hill Wetlands in the Wapato Lake target area. In doing so Metro is keeping its promise to the working lands community to review all acquisitions within the Wapato Lake Target Area (as well as the Dairy/McKay Creeks and Killin Wetlands target areas) to determine if there are portions of acquisitions that are not essential for meeting conservation goals and could be sold to farmers to keep them in production. Metro staff will coordinate with Washington County to accomplish the land use work necessary for the disposition over the next few months and plan to put the property on the market in the first half of 2019.

Metro currently has 452 acres and eight properties under contract that are expected to close before the end of the fiscal year. If all close they will utilize \$1,945,040.

### **Dashboard reports**

The top portion of the dashboard report shows the acquisition target areas and refinement plan goals met to date. The bottom two graphs show the two new trail dashboards – trail acquisition goals met and percentage of the ultimate length of the trail that is complete.

### **Local share and capital grant programs**

The local share dashboard displays just those jurisdictions that have not yet completed their local share spending. Only the City of Cornelius still has funds outstanding. All of the capital grant funds have been awarded.

### **Bond capital projects**

The River Island budget numbers have been adjusted to remove grant funds and now reflect actual bond costs; the remaining balance has been reallocated for site maintenance.

### **Financial report**

The administrative cost percentage of 25.09 percent is slightly inflated due to several local share and capital grant reimbursements that have not yet been paid. The overall percentage of administrative costs is still under the ten percent threshold. Discussion was held related to staffing costs for due diligence and overall indirect administrative costs.

### **2018/2019 committee work plan**

Brian Kennedy reviewed the draft work plan (noted at the bottom of each agenda). He added that he will request the committee's assistance in creating accountability measures for the proposed bond measure at the March meeting. Committee members suggested adding a review of negotiation and transaction details such as the number of unusual circumstances, payments over market value, 10 percent memos, and other metrics comparing recent years to the earlier years of the bond. Site

tours to River Island Natural Area or Chehalem Ridge or Canemah Bluff nature parks were suggested.

### **Willamette Falls riverwalk**

Willamette Falls project planner Alex Gilbertson was unable to attend the meeting; Jon Blasher provided a brief history of the site and gave an update on the project's current status. Alex's presentation and narrative are attached.

### **Chehalem Ridge Nature Park**

Parks planner Karen Vitkay provided an update on Chehalem Ridge Nature Park (presentation attached).

### **Potential natural areas bond measure**

The Metro Council has directed staff to explore a potential bond measure for the November 2019 ballot. As mentioned above, staff would like to work with the committee to build additional performance and accountability measures. Discussion was held about sharing the program's successes with the public and connecting Metro's regional investment strategy of advancing affordable housing, parks and natural areas and transportation planning.

### **Next meeting**



The next meeting will be in March 2019.

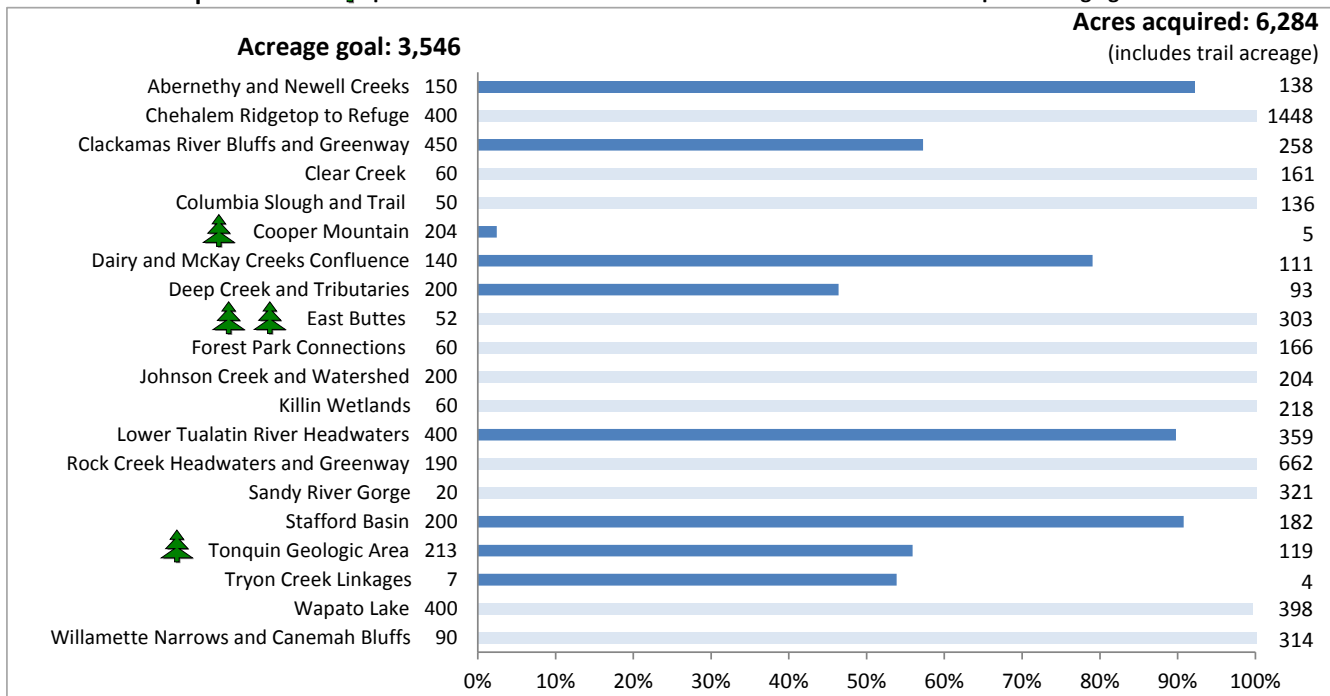
### **Adjournment**

The meeting adjourned at noon.

**Minutes recorded by Marybeth Haliski.**

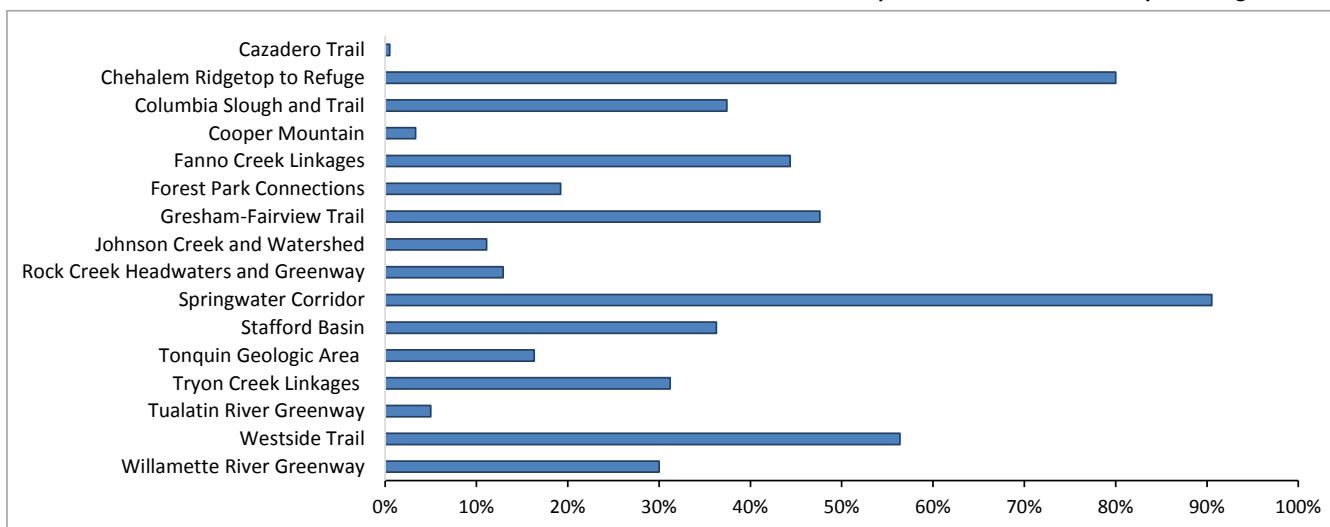
**Natural area acquisition**  **park built**

 percent of 2006 refinement plan acreage goals met  
 2006 refinement plan acreage goals met or exceeded



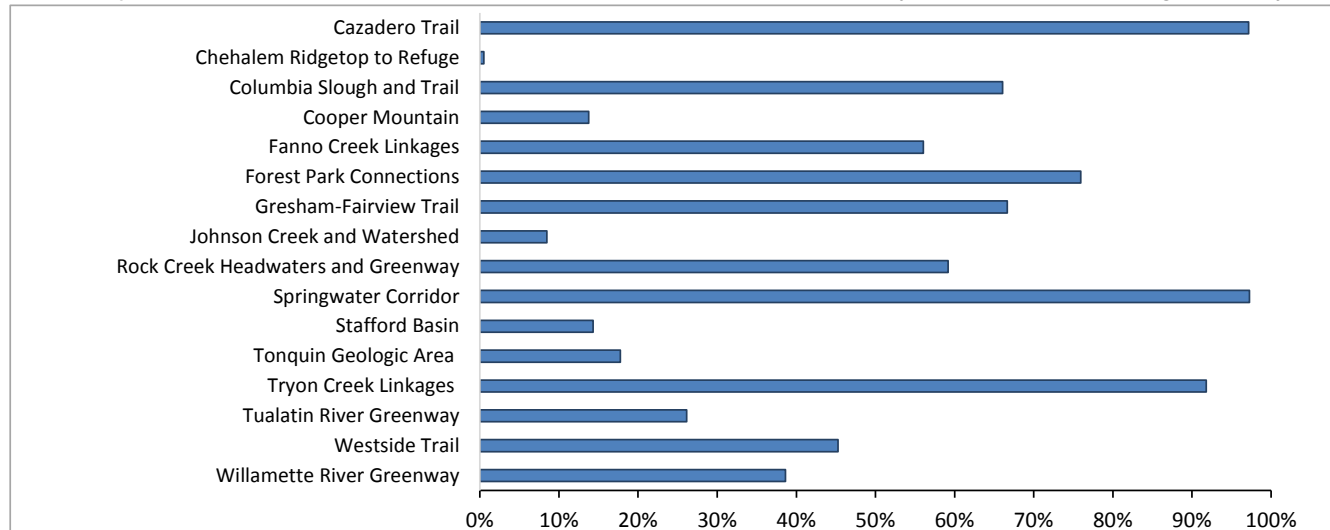
**Trail acquisition progress**

 percent of 2006 refinement plan trail goals met

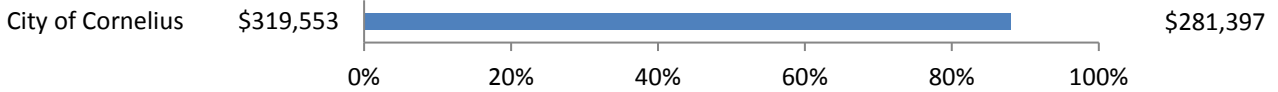


**Trail completion status**

 percent of ultimate trail length currently built

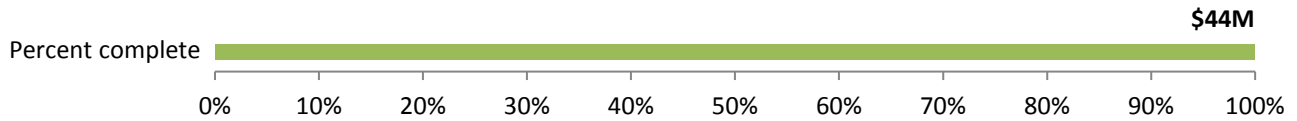


**Local share\*** ■ percent of local share allocation spent  
**Total local share funds spent to date: \$43,959,505**

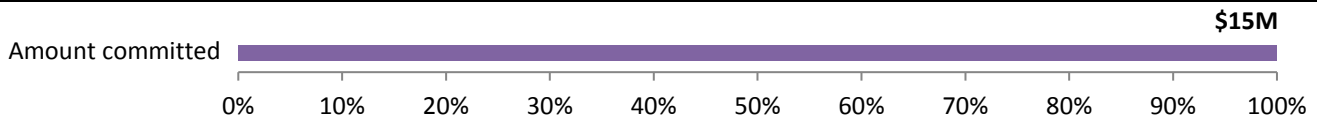


\* Chart shows only those jurisdictions that have not expended 100% of their local share funds to date.

**Local share** **123 acquisitions**   **19 trails enhanced**   **51 parks improved**



**Nature in Neighborhoods capital grants** **47 projects awarded**



<b>Bond capital projects</b>	<b>Scope</b>	<b>Schedule</b>	<b>Budget</b>	<b>Project budget</b>	<b>Spent to date</b>	<b>Remaining budget</b>
Chehalem Ridge Natural Area	■	■	■	\$2,900,000	\$121,197	\$2,778,803
Columbia Blvd. Bridge	■	■	■	\$1,900,000	\$51,354	\$1,848,646
Fanno Creek Trail	■	■	■	\$800,000	\$280,127	\$519,873
Farmington Paddle Launch	project complete			\$888,500	\$860,281	\$28,219
Gabbert Butte Natural Area	■	■	■	\$1,800,500	\$62,533	\$1,737,967
Marine Drive Trail	■	■	■	\$2,500,000	\$0	\$2,500,000
River Island Natural Area	project complete			\$5,703,000	\$5,566,143	\$0
Willamette Falls Riverwalk	■	■	■	\$4,322,000	\$1,702,463	\$2,619,537
<span style="color: green;">■</span> on-track <span style="color: yellow;">■</span> caution <span style="color: red;">■</span> off-track				<b>\$20,814,000</b>	<b>\$8,644,098</b>	<b>\$12,033,045</b>

**Notes**

- Marine Drive Trail - project delayed due to staff capacity
- River Island Natural Area - remaining balance has been reallocated for site maitenance

**2006 Natural Areas Bond Fund**

Summary of Resources, Requirements and Changes in Fund Balance  
(Unaudited)

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>Through 10/31/18</u>	<u>Program Total</u>
	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>	<u>Amount</u>
Beginning Fund Balance	-	122,299,840	93,979,814	77,117,027	56,792,607	36,469,224	98,783,002	78,247,452	65,755,472	52,348,611	36,934,540	16,426,032	33,689,770	-
<b>Resources</b>														
Bond Proceeds	130,678,369	-	-	-	-	90,015,894	-	-	-	-	-	30,688,409	-	251,382,672
Interest Earnings	1,301,230	5,600,503	2,538,906	940,859	322,830	139,417	180,451	551,006	404,005	325,517	203,942	244,209	247,380	13,000,254
Other Resources	10,000	27,380	5,322,056	385,730	414,009	964,004	882,461	3,038,628	2,679	590,211	2,143,949	319,643	57,920	14,158,669
<b>Subtotal Resources</b>	<b>131,989,599</b>	<b>5,627,883</b>	<b>7,860,962</b>	<b>1,326,589</b>	<b>736,839</b>	<b>91,119,314</b>	<b>1,062,911</b>	<b>3,589,634</b>	<b>406,684</b>	<b>915,728</b>	<b>2,347,891</b>	<b>31,252,261</b>	<b>305,300</b>	<b>278,541,596</b>
<b>Requirements</b>														
<b>Land Acquisition</b>														
Staff Costs	117,956	206,692	425,072	465,329	512,240	658,515	514,455	625,344	617,960	682,467	725,138	387,580	96,393	6,035,150
Materials & Services	6,786	2,599	334,980	328,153	8,506	3,907	31,450	4,037	10,452	6,016	6,627	58,430	1,440	803,383
Land Costs	7,596,372	25,224,753	14,517,160	10,282,293	8,416,742	14,616,212	7,802,932	5,500,237	6,429,224	3,148,085	5,363,484	3,403,597	1,798,302	114,099,392
<b>Due Diligence</b>														
Staff Costs	-	412,029	492,589	455,774	430,237	464,571	438,935	498,527	529,928	603,792	591,650	632,220	208,814	5,759,076
Materials & Services	96,539	199,756	183,474	299,244	315,358	412,112	699,814	246,354	199,088	137,362	180,056	181,435	45,042	3,195,634
<b>Stabilization</b>														
Staff Costs	19,578	116,534	190,606	290,234	388,887	430,992	441,095	431,361	507,678	512,779	408,044	333,351	73,423	4,144,573
Materials & Services	294	177,441	345,330	284,874	643,569	681,557	1,251,803	1,344,431	1,559,795	2,415,241	2,324,318	1,143,818	90,447	12,262,919
<b>Local Share</b>														
Staff Costs	-	36,269	43,872	47,458	49,759	56,434	57,341	59,700	62,704	65,137	65,790	68,225	21,835	634,527
Materials & Services	-	25	188	3,500	-	-	1,488	-	-	-	-	-	-	5,201
Payments to Jurisdictions	400,000	4,798,366	4,316,165	5,399,109	6,312,927	8,563,477	6,230,760	3,629,160	911,948	640,322	1,371,651	599,350	(236,593)	42,936,642
<b>Capital Grants</b>														
Staff Costs	-	63,831	89,352	125,466	91,744	111,876	94,896	92,017	96,385	118,485	137,734	151,290	48,448	1,221,527
Materials & Services	-	1,400	1,363	811	114	180	25	-	2,923	-	1,133	225	40	8,215
Grant Payments	-	-	49,750	534,899	1,287,039	195,282	1,510,360	747,233	744,792	922,969	2,086,173	3,140,934	(233,571)	10,985,859
<b>Capital Construction</b>														
Staff Costs	-	84,071	113,921	115,064	100,643	115,884	142,649	128,057	48,379	257,693	393,014	439,316	179,501	2,118,195
Capital	455,072	1,513,347	2,503,147	1,841,075	917,019	(9,098)	301,099	808,810	48,233	4,658,279	6,914,798	1,286,082	34,534	21,272,397
<b>Administration</b>														
Bond Issuance Costs	295,889	-	-	-	-	325,046	43	-	-	-	-	129,149	-	750,127
Refinement														
Staff Costs	1,477	5,426	-	-	-	-	-	-	-	-	-	-	-	6,903
Materials & Services	382,030	85,882	-	-	-	-	-	-	-	-	-	-	-	467,912
Direct Admin Costs														
Staff Costs	230,815	527,644	490,722	750,704	868,127	677,019	694,589	739,338	524,683	610,092	573,689	581,736	207,192	7,476,362
Materials & Services	25,980	152,422	51,490	56,082	263,857	890,303	533,379	399,297	455,907	235,698	193,823	142,453	20,663	3,421,353
Indirect Admin Costs*	60,971	339,422	574,569	370,939	453,567	611,267	851,346	827,713	1,063,468	1,315,383	1,519,276	1,309,333	485,023	9,782,277
<b>Other Requirements</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Subtotal Requirements</b>	<b>9,689,759</b>	<b>33,947,909</b>	<b>24,723,748</b>	<b>21,651,009</b>	<b>21,060,337</b>	<b>28,805,536</b>	<b>21,598,461</b>	<b>16,081,614</b>	<b>13,813,545</b>	<b>16,329,799</b>	<b>22,856,399</b>	<b>13,988,523</b>	<b>2,840,932</b>	<b>247,387,624</b>
Ending Fund Balance	122,299,840	93,979,814	77,117,027	56,792,607	36,469,109	98,783,002	78,247,452	65,755,472	52,348,611	36,934,540	16,426,032	33,689,770	31,154,138	31,154,138
	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19 YTD</u>	<u>Total</u>
<b>Administration as % of Total Expenditures</b>	10.29%	3.27%	4.52%	5.44%	7.53%	8.69%	9.63%	12.23%	14.80%	13.23%	10.01%	15.46%	25.09%	8.85%

\* Indirect Administrative Expenses are those charged through internal allocation, and include services such as Human Resources, risk management, payroll, building rents, etc.

Note: Due Diligence staff costs have been removed from "Indirect Admin Costs" and the FTE for these positions is shown as a direct expense.



My name is Alex Gilbertson and I am the riverwalk project manager for Metro. I believe the last time I was here to give an update to this committee was in Jan of last year. Since it has been a little while, I will provide a brief background on the project as well as give an update.



## Regional Context

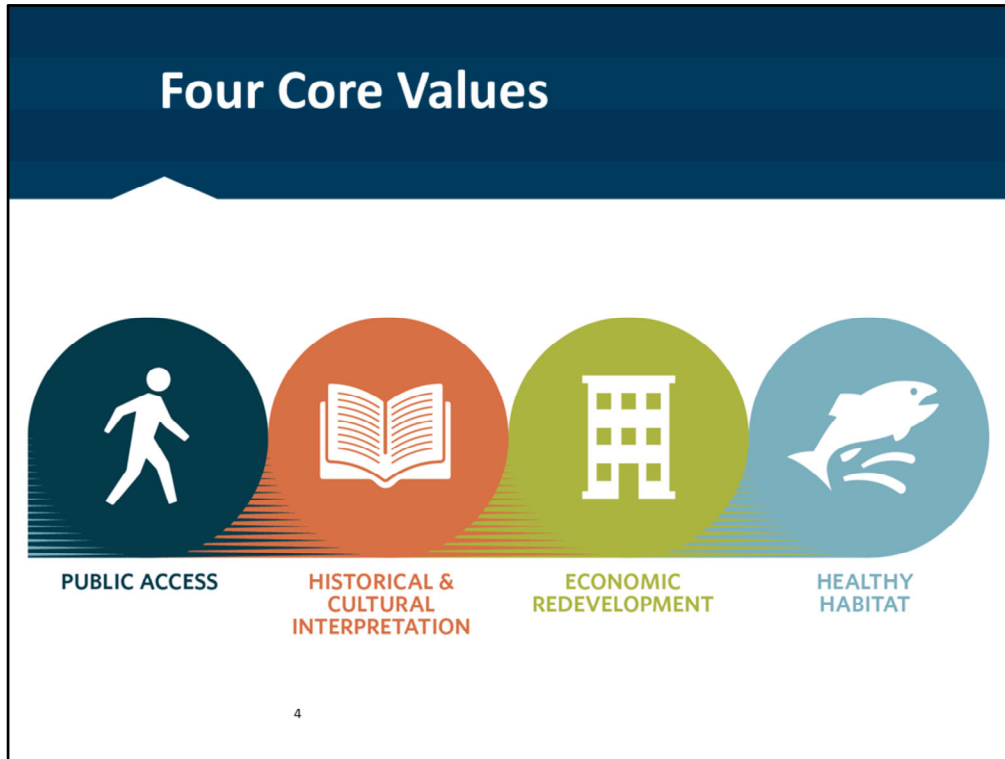


Willamette Falls is one of the nation's most beautiful and historic natural wonders. The second largest waterfall by volume in North America, it has long been an important cultural and gathering place for Native American tribes. Industrial development, beginning in the 1830s, blocked the Falls from public access and greatly modified the riverbank with man-made industrial structures. The Blue Heron Paper Company was the most recent in a succession of various industries that nested itself on the east bank of the Willamette River at Willamette Falls. The closure of the paper mill in February of 2011, due to bankruptcy, allowed the opportunity to bring public access to the Falls for the first time in more than 150 years.

## Project Partners

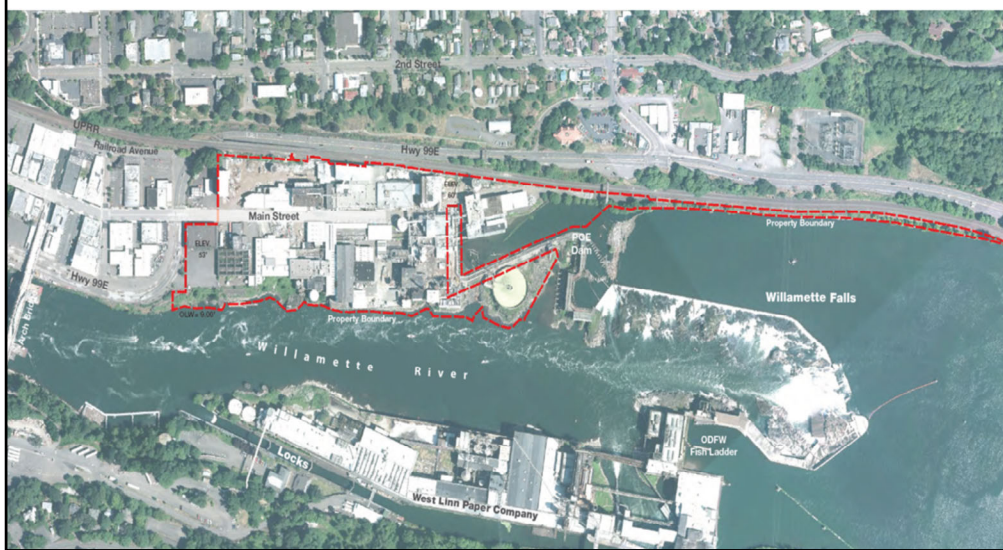


Following the paper mill's closure, the City of Oregon City, Clackamas County, Metro and the State of Oregon joined together as Project Partners to form the Willamette Falls Legacy Project. These four government agencies have partnered since 2012 to establish and carry out a vision for the 22-acre site and reduce and remove barriers to redevelopment. A key feature of the vision for the project site is the creation of a world-class riverwalk to allow for public access and viewing of Willamette Falls.



Guided by the project’s four core values of economic redevelopment, public access, historical and cultural interpretation and healthy habitat, the riverwalk design began in 2015. Robust community engagement has shaped the riverwalk conceptual design; thousands of people have participated in events, surveys, tours and meetings related to the Willamette Falls riverwalk.

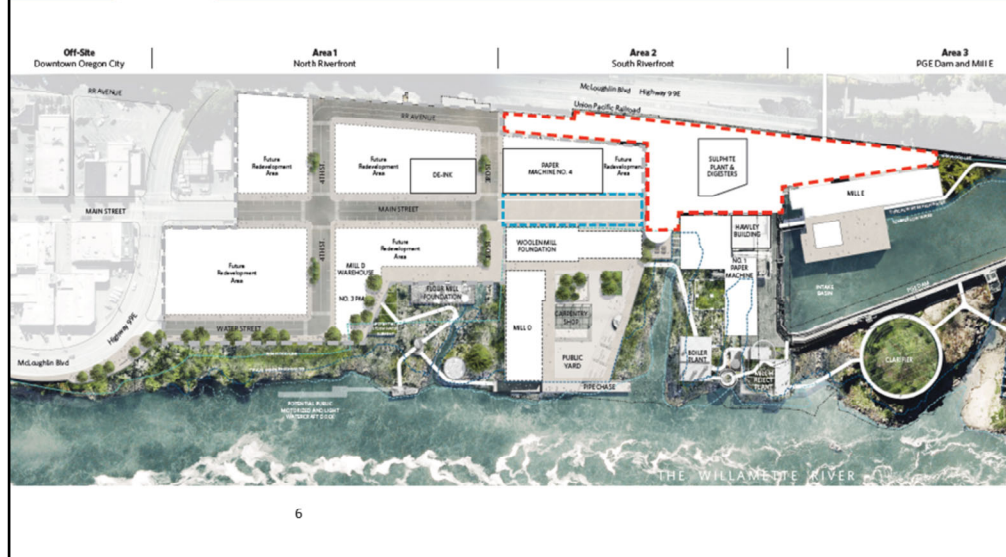
## Project Site



The Willamette Falls Legacy Project site in Oregon City contains more than 50 industrial buildings, various degraded natural habitat areas, and is partially within the Willamette River floodplain. At the southern end of the project site, and on Willamette Falls itself, is a dam owned and operated by Portland General Electric (PGE).

In 2014, Falls Legacy LLC purchased the mill site and donated an easement along the shoreline to Metro for the purposes of building a public riverwalk. Metro has taken the lead in riverwalk design using funding from its 2006 Natural Areas Bond, along with contributions from the other three agency Partners and the private property owner.

# Riverwalk and Infrastructure Concept



The riverwalk is expected to be a catalyst for the redevelopment of the remainder of the site and for economic improvement in adjacent downtown Oregon City and neighboring West Linn. Throughout the riverwalk design, public spaces intertwine with redevelopment parcels and buildings in order to increase economic viability. Pathways and promenades connect islands of re-used industrial structure and large areas of restored habitat. Exploring the site, visitors will travel through a rich sequence that celebrates Willamette Falls in its fullest depth of nature, culture, industry and time.

The concept plan was unveiled at a public celebration in June 2017. It was ultimately adopted by resolution by both Metro council and the Oregon City Commission in Jan and Feb of this year. After the unveiling we worked diligently to move the project into the permitting and construction phase. We encountered a delay as we worked through details with the property owner, Falls Legacy LLC.

# Where we left off

Falls Legacy Signed  
in March

We finalized the  
initial application  
and submitted to  
Army Corps May  
21<sup>st</sup>

**(13) SIGNATURES**

Applicant is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and to the best of my knowledge and belief, this information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities. By signing this application I consent to allow Corps or DGL staff to enter onto the above-described property to inspect the project location and to determine compliance with an authorization, if granted. I hereby authorize the person identified in the authorized agent block below to act on my behalf as my agent in the processing of this application and to furnish supplemental information in support of this permit application. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining the permits requested before commencing the project. I understand that payment of the required state processing fee does not guarantee permit issuance. To be considered complete, the fee must accompany the application to DGL. The fee is not required for submittal of an application to the Corps.

Fee Amount Enclosed: \$

**Applicant Signature (required) must match the name in Block 2**

Print Name	Title
Signature	Date

**Authorized Agent Signature**

Print Name	Title
Signature	Date

**Landowner Signature(s)**

**Landowner of the Project Site (if different from applicant)**

Print Name	Title
Signature: <i>Charles F. Heipacker</i>	OWNER
Signature: <i>Charles Heipacker</i>	3-19-2018

**Landowner of the Mitigation Site (if different from applicant)**

Print Name	Title
Signature	Date

**Department of State Lands, Property Manager (to be completed by DGL)**

If an event is located on state-owned submerged and submersible lands, DGL staff will obtain a signature from the Land Management Division of DGL. A signature by DGL for activities proposed on state-owned submerged/submersible lands does not grant the applicant consent to apply for a riparian/30 permit. A signature for activities on state-owned submerged and submersible lands grants no other authority, express or implied and a separate proprietary authorization may be required.

Print Name	Title
Signature	Date

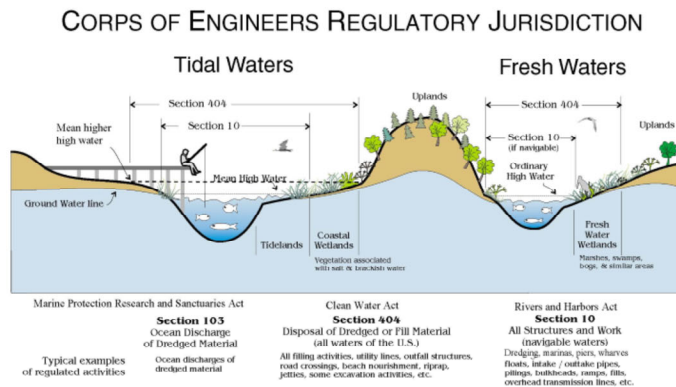
\* Not required by the Corps.  
a

After negotiations, in March, Falls Legacy LLC signed riverwalk permit applications, paid back utilities and taxes and authorized us to apply for riverwalk permits. We submitted the first of many permit applications in May and we expect the permitting process to take 18 to 24 months.

# Army Corps, NMFS, DSL

Met with the agencies to dig deeper into what they need from us...

Means and Methods



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This summer we met with Army Corps, National Marine Fishery and the Department of State Lands to understand what they need from us. Our initial application was marked incomplete, however, ACE was able to kick start the Section 106 review process, which is an integral component to the National Historic Preservation Act.

## Met with CTGR

Flagged critical issues to complete the Section 106 process...

Archeologist

Means and Methods



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This summer we extended invitations to the five tribes working with us on the project to meet and discuss the current Section 106 review process. We met with the Confederated Tribes of the Grand Ronde and have had ongoing communications with Umatilla and Siletz.

As part of the Section 106, we understand that our next task is to contract with an archeologist to conduct a pedestrian level survey and help us develop an inadvertent discovery and monitoring plan that will ultimately be signed off on by all five tribes.



# Advancing Phase 1

Schematic Designs

Renderings

Design Guidelines



Phase 1 Public Yard



The first phase of the 500,000 sq ft, three-story building will be completed through the public yard, a public space adjacent to the existing structure of the brick industrial facility. The space is public space and will be used for public events, markets, and other activities. The building is located on the corner of the intersection of the River Street and the River Street. The building is located on the corner of the intersection of the River Street and the River Street.



Also this summer, we advanced the concept design into a schematic level design for Phase 1 of the riverwalk and produced a set of design guidelines. The design guidelines define the character (the look and feel) of the riverwalk and will be used by consultants, contractors and private developers and future phases and projects as they are implemented.

# What's Next?

New Design Team  
RFP

Brownfield  
Remediation

CM/GC

New Property  
Owner?



Future Public Yard

11

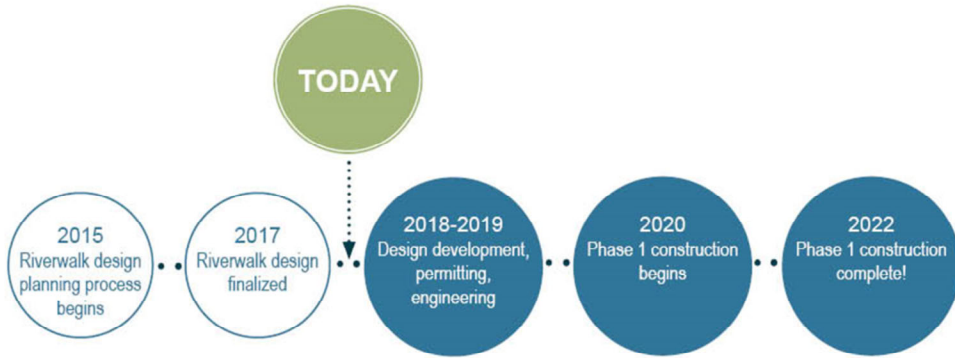
Metro, on behalf of the four partners, issued an RFP on Oct. 12, 2018 for the Willamette Falls riverwalk. We are seeking a team to advance the conceptual design for the first phase of the riverwalk into detailed permitting and construction drawings, as well as manage construction. We received 4 proposals and we hope to have a design team under contract by Jan.

We are currently seeking design services for brownfield remediation. An Analysis of Brownfield Cleanup Alternatives was completed this year and it was determined that there are three areas of contamination: underground storage tanks, hazardous building materials and contaminated soils. We are in the process of getting a consultant under contract to create remediation plans and specifications and believe the removal of the 5 underground storage tanks will be an early work package that can be completed prior to the start of the Phase 1 riverwalk construction.

The next major RFP we will be issuing is to procure a Construction Manager/General Contractor to be brought on during the early design of Phase 1. A more integrated project delivery method will be more efficient and a better use of public resources. Doing so will allow cost and time savings resulting from clearer authority and decision making structure within the consulting team.

The property is under contract. Due diligence is being conducted on the site and the prospective buyers have met with us to learn about the riverwalk design. If the property closes, we won't expect to see much change to our design or process since the public access easement runs with the land.

# Project Calendar





**Thank you!**

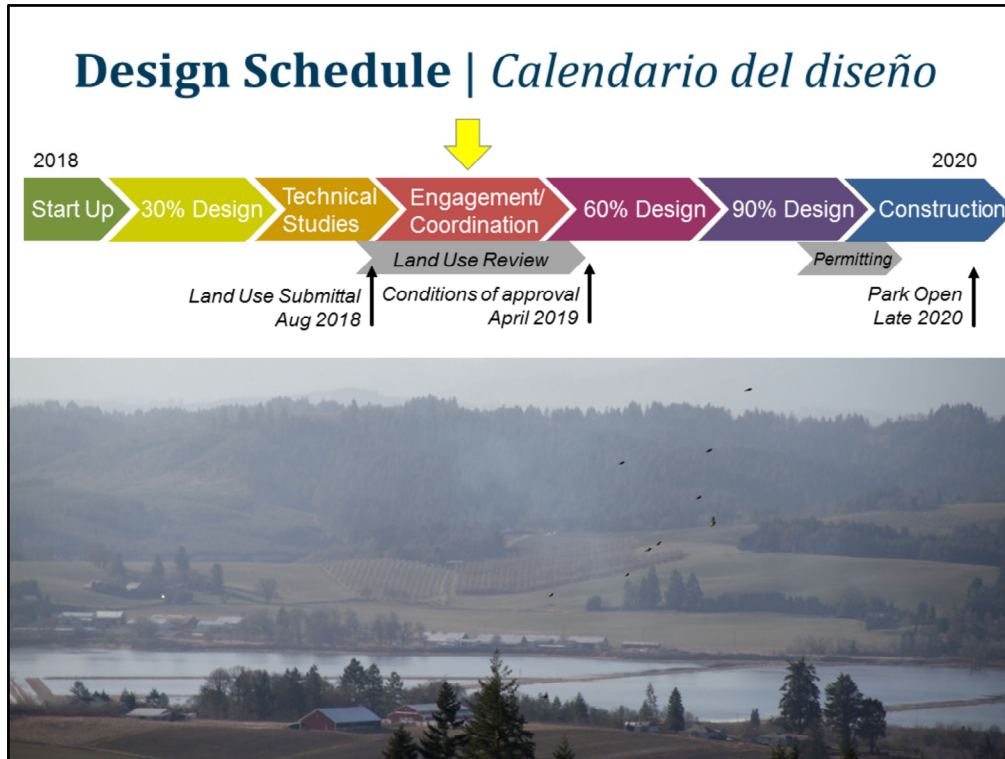
Questions:  
[alex.gilbertson@oregonmetro.gov](mailto:alex.gilbertson@oregonmetro.gov)

Myself, as well as other members of the team, lead weekly tours of the site. If you haven't been to Willamette Falls and would like to hop on a scheduled tour, please reach out to me and we will be more than happy to help make it happen. I will add that this time of the year is pretty spectacular, when the water levels are high and the Falls are rushing!

Does anyone have any questions about the update I presented today?

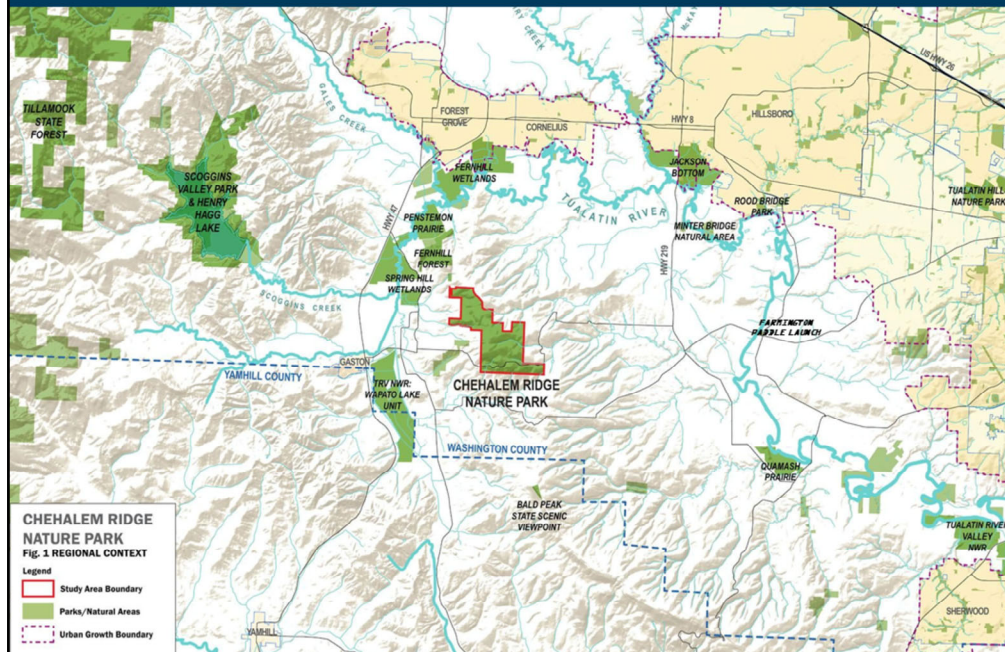


- Thank you for the opportunity to provide an update on the design development for the Chehalem Ridge Nature Park project.
- I'll share with you some background on the project and our process, I'll describe where the design is currently, as well as talk about our next steps.

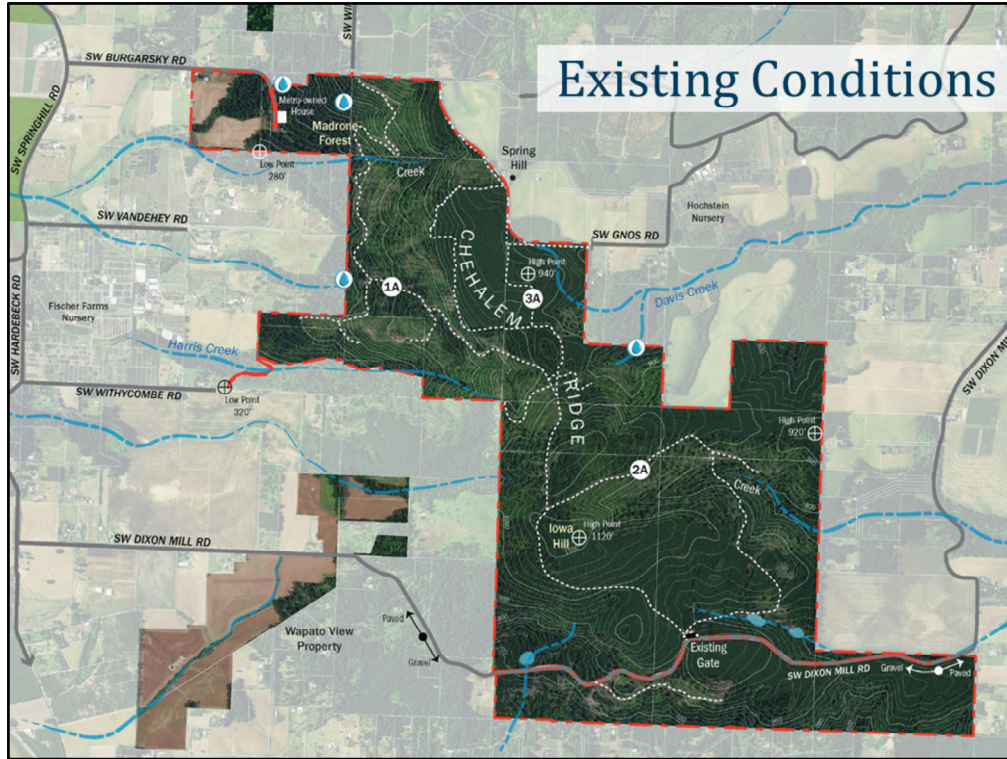


- The Metro Council adopted the access master plan for Chehalem Ridge Nature Park in October of 2017.
- Since that time we underwent a competitive process to select a design team to assist us with developing construction documents for the project. 30% designs were completed this past summer.
- With those designs and some technical studies, we assembled and submitted our land use application to Washington County. We expect to receive our conditions of approval in May of 2019 which will allow us to proceed with final engineering.
- We are aiming to put the project out to bid for construction by the end of 2019 and construct and open the park in 2020.

## Regional Context | *Contexto Regional*



- Chehalem Ridge is located in Washington County, less than five miles or about a fifteen minute drive south of Forest Grove and Cornelius.
- Chehalem Ridge was first identified in the 1992 Greenspaces Master Plan as a potential place where large areas of upland forest could be protected for the benefit of wildlife, water quality and also public recreation.



- At over 1,200 acres, Chehalem Ridge is five times the size of Cooper Mountain Nature Park.
- Once built it will be the second largest nature park within Metro's portfolio.
- With its grand size, Chehalem Ridge represents an unparalleled opportunity for future generations to be fully immersed in nature close to home.



## Restoration | *Restauración*



- Tree thinning
- Road maintenance
- Stream restoration
- Native plantings

- Metro purchased the bulk of the site from Stimpson Lumber in 2010. Since that time we've conducted significant restoration which is already benefitting wildlife habitat and water quality.

## Stakeholder Advisory Committee

*Comité consultivo de las partes interesadas*

- 
- Adelante Mujeres
  - Adventures Without Limits
  - Centro Cultural
  - City of Forest Grove
  - Clean Water Services
  - Citizen Participation Organization 15
  - Northwest Trail Alliance
  - OET/Tualatin Valley Riders
  - Pacific University
  - Tualatin Soil and Water Conservation District
  - Tualatin Riverkeepers
  - U.S. Fish and Wildlife
  - Washington County

- We've been working with a diverse stakeholder advisory committee who is serving as a sounding board on project materials while also augmenting our outreach and engagement to partners, community members and interest groups.

# Community Engagement

## *Participación de la comunidad*

- Community meetings | *Reuniones comunitarias*
- Engagement in place | *Participacion en el lugar*
- Partner led site tours | *Organizacion asociada lidero caminatas del sitio*
- On-line public surveys | *Encuestas publicas en linea*  
[www.oregonmetro.gov/chehalemridge](http://www.oregonmetro.gov/chehalemridge)



- Our community engagement process has explored new ways to incorporate diverse voices into our planning and design process.
- Aided by funds from the Partners in Nature program, we are partnering with the Community Based Organization, Centro Cultural to augment our outreach to the Latino community.
- This funding has supported capacity building within Centro and we are excited to have strengthened our relationship with the Latino community in Washington County.

# Community Engagement

## *Participación de la comunidad*

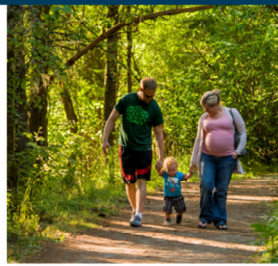


- I'd like to briefly share two outcomes of our partnership with Centro which have been particularly powerful.
- First, at Centro's request, our nature education staff trained Centro staff to lead sneak peak tours of Chehalem Ridge for both the Latino community and the general public.
- This work has led to a sense of ownership and familiarity with the site. So much so that when Centro staff were looking for a place to gather to view the 2017 solar eclipse, they navigated our Special Use Permit process and hosted a gathering where friends and families experienced the eclipse from the top of Chehalem Ridge. I viewed the eclipse from my yard, for members of the Latino community in Washington County, Chehalem Ridge is their backyard.
- Second is that we had the pleasure of working with the bright, young and ambitious assistant director of Centro throughout the process. Before one of our first community engagement events, we met to review the presentation materials because Centro staff were going to be delivering the presentation. Towards the end of our prep meeting, Juan Carlos stops, says he thinks he understands the presentation content, but just has one question: "what is a Metro?" Since that time, Juan Carlos has gone from asking what is a Metro, to becoming a champion for the future park, to appreciating what Parks and Nature does as a department, to understanding what a Metro is, to recently being elected as one of our incoming Metro Councilors.

## Activities | Actividades



**Nature Viewing |**  
*Observación de la naturaleza*



**Hiking/Walking |**  
*Senderismo/caminata*



**Picnic Areas |**  
*Zonas de picnic*



**Nature Education |** *Educación*

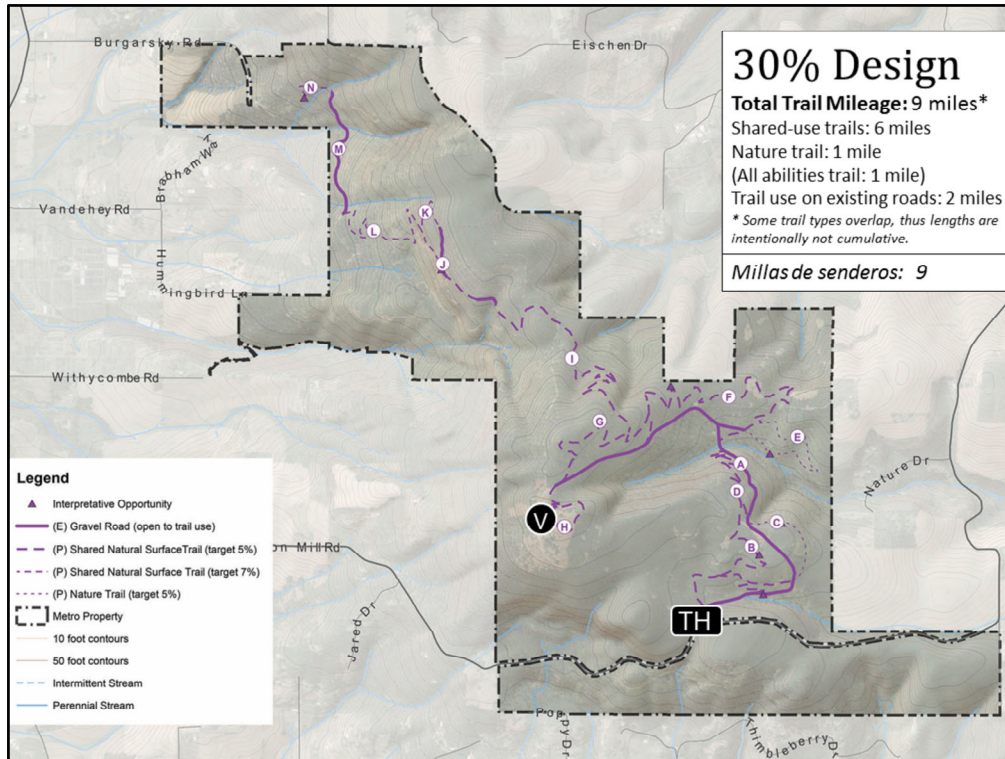


**Off-Road Cycling |**  
*Ciclismo todoterreno*



**Horseback Riding |** *Equitación*

- Activities planned for the site were informed by community input and council direction as well as the 2016 P+N System Plan.
- We see each of these listed activities as responding to community desires, as well as in line with our mission, our budget and our capacity to manage.



- Currently at 30% design, planned improvements include approximately nine miles of trails.
- Trailhead and day use features are located in the south. The southern end and eastern portions of the site have gentler topography and allows us to offer easy and approachable trails, whereas the topography to the west and north is steeper and trails are being designed to meet the needs of those looking for a more challenging experience.
- The western slope, because of its steepness, does not have the same history of agriculture or forestry and thus is largely protected and retained for conservation.
- Most trails are planned to be shared use (walking, off-road bicycles and horse).
- Next we'll take a closer look at the trailhead, then I'll show you the current design for Iowa Hill, located at the highest point on the ridge.





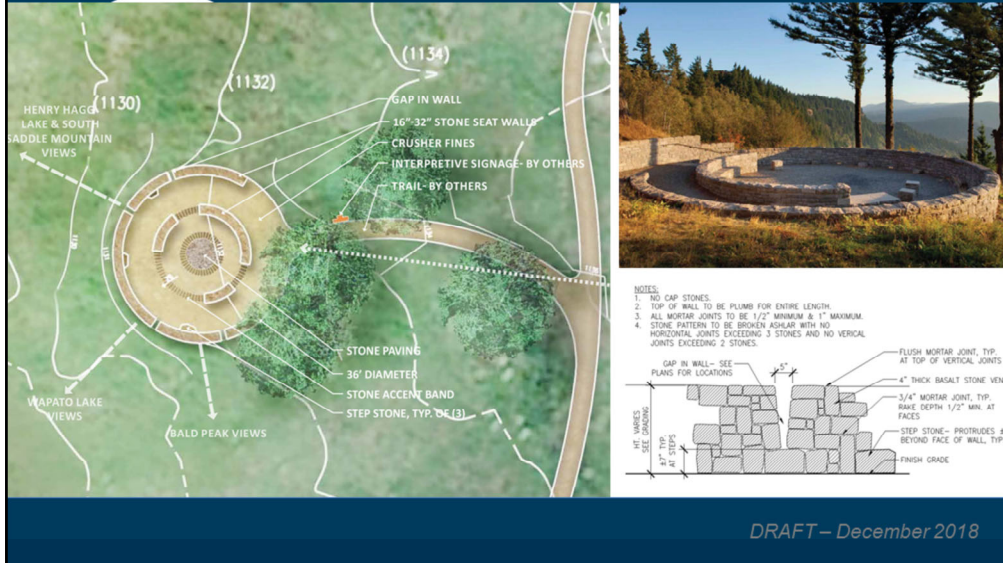
- A welcome plaza with bus drop off, will provide space for gathering, as well as restrooms and an information kiosk to orient visitors to the site.
- A trail loop connects opportunities for picnicking including two covered shelters. A flexible lawn space will allow both programmed and informal activities to occur.
- While we don't currently have funds for a nature play area, an area is set aside to allow for this future development.



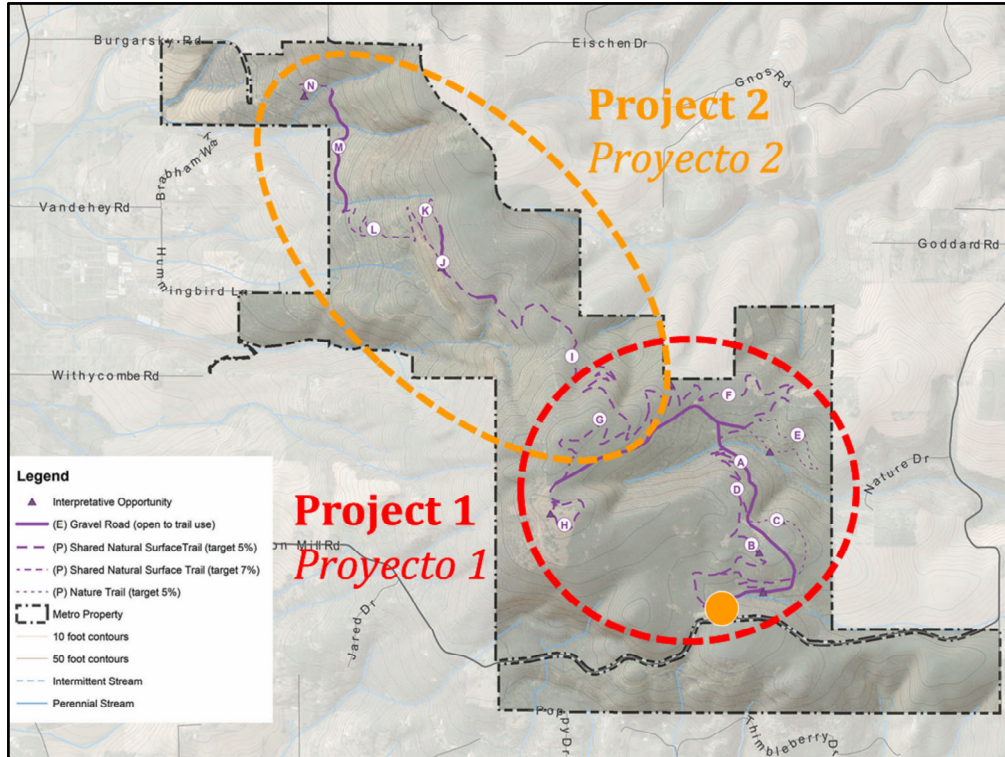


- If you haven't had a chance to visit Chehalem, this was the view from the peak this past spring. At this location, we are planning to celebrate the view of Wapato Lake, the Tualatin Valley and the coast range by building an overlook.

# Tualatin Valley Overlook



- The image on the left is a plan view drawing of the current design, while the image on the right is an example of the look we want to achieve.
- The design is intentionally simple and elegant in order to not detract from the awesome view of the surrounding landscape.



- We are fortunate in that we have dedicated funds available to build a first phase of this project. Our phase I project includes the southern trailhead, the Iowa Hill overlook and at least three miles of trails.
- Trails to the north, additional trailhead features and a secondary trailhead, will be built once funding can be identified.
- Improvements at the northern end would happen at a later date as we currently do not have dedicated funding in place.

## Next Steps | *Próximos Pasos*

- 
- Early 2019 – Stakeholder outreach
  - April 2019 – County response expected
  - Spring 2019 – Community outreach/tours
  - Summer 2019 – 60% design
  - Winter 2019 – Final design
  - Summer 2020 – Construction

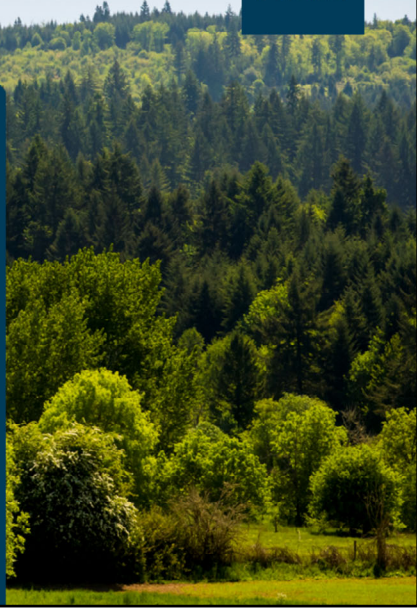
- Our next steps include more stakeholder and community engagement.
- Once we have our conditions of approval in hand from the County, we'll be able to complete the design engineering package.
- We intend to go out to bid to construction contractors by the end of 2019 and construct and open the park in 2020.



Metro

[oregonmetro.gov/  
chehalemridge](https://oregonmetro.gov/chehalemridge)

Karen Vitkay, PLA  
[karen.vitkay@  
oregonmetro.gov](mailto:karen.vitkay@oregonmetro.gov)



## Protect and connect Nature and people

Draft Parks and Nature  
Bond Framework



## Our roots

- Metro Charter and 2040 Growth Concept
- Greenspaces Master Plan
- Two bonds, two levies
- Parks and Nature System Plan

2



## Our opportunity

Align with regional policy and vision

Keep pace with changing needs

Increase benefits for more people

Maintain momentum

3



## Informing our options

Council direction

Regional policy

System Plan

Racial Equity Strategy

Community and partner input

Public opinion

4



## Listening to partners

Stakeholder Table  
Historically marginalized communities  
Conservation leaders  
Indigenous community  
Fellow park providers  
Working lands community



## Indigenous community

Metro serves as stewards of ancestral and ceded homelands  
3 sessions with Portland Parks Native American Community Advisory Council members





## Indigenous community themes

Protect culturally significant land and plants; salmon, steelhead and lamprey

Protect clean water and rare habitats

Park improvements should prioritize underserved communities, including indigenous community needs like gathering spaces and access to water

Not just *what* we do, but *how* we do it

7

## Historically Marginalized Communities

Cohort of culturally specific, conservation groups creating engagement

2 community forums, 100+ participants



## Community forum themes

Commit to ongoing community engagement

Address gentrification and displacement

Conduct an impact analysis for all projects

Prioritize interconnected projects with multiple benefits

9

## Conservation community

Longtime relationships

1-on-1 meetings

Upcoming forum



## Conservation community themes

Metro land conservation plays a unique and vital role in the region

Protect land inside and outside UGB; prioritize habitat connectivity, rare habitats and species like oak and prairie

Water is more important than ever; protect headwaters, floodplains, salmon

Support diversity, equity and inclusion

11

## Fellow park providers

Long history of collaboration

Complex relationship with Metro

1-on-1 meetings



## Park provider themes

Value local share, want flexibility

Prioritize trails, local park improvements,  
land acquisition, and renewal and  
replacement

Concerned about voters – local and  
regional

Wide spectrum of racial equity experience  
and commitment

13

## Working lands community

Neighbors, partners

Mixed feelings about  
Metro

25 interviews with  
farmers, soil and  
water districts



## Working land themes

- Protect land threatened by development
- Keep most productive farmland in farming
- Consider easements, instead of purchases
- Have trusted partners manage land
- Engage with ag community more regularly
- Minimize impacts to neighboring farmers

15

*Draft framework proposal*

## Not just what, but *how*

- Meaningful, ongoing engagement (Metro and partners)
- Measure long-term impact
- Greater accountability, especially for racial equity

16



*Draft framework proposal*

## Maintain our momentum

Keep existing tax rate (\$0.19/\$1,000)

Major program areas

- Protect clean water, healthy habitat
- Provide access to nature at regional parks and natural areas
- Support community projects through local share
- Support community projects through grants

17

*Draft framework proposal*

## Clean water, healthy habitat

Water quality and quantity

Fish and wildlife habitat

Culturally significant lands,  
plants

Priorities for communities  
of color



18

*Draft framework proposal*

## Access to nature – Metro

Take care of what we have  
Today's community needs  
Streams and rivers  
Low-impact nature opportunities  
Trails that connect  
Universal, inclusive design

19



*Draft framework proposal*

## Local share, greater impact

Create multiple benefits for people and nature  
Improve water quality, natural systems in urban areas  
Renew existing parks  
Engage communities

20



*Draft framework proposal*

## Nature in Neighborhoods grants

Benefits greater than the projects themselves

Grant funding priorities similar to regional/local priorities

Further refine in Phase II

21



## What happens next

Circle back with key partners

Metro Council framework direction

Engagement Phase II: Identify investments

Metro Council referral decision, late spring

22

