

Mayor
David M. Fuller

Council President
Peggy Jo Minter

Councilors
Beverly A. Stone

Todd Sturdavant

Patricia Smith



January 5, 2006

Rod Park
Metro Council
600 NE Grand Avenue
Portland, OR 97232

RE: NE 242nd Connector Right-of-Way

Dear Rod,

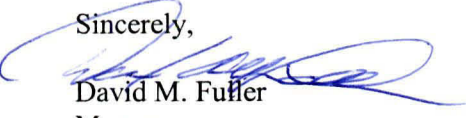
To confirm our recent phone conversation, I became aware that you called a meeting on December 14, 2005, to discuss funding for purchasing the NE 242nd Connector right-of-way between I-84 and Glisan Street. The Connector would be realized through the purchase of the County property in Troutdale. A select group was invited to this meeting, including ODOT representatives, Metro staff, the Gresham City Manager and his transportation planner, and the City Manager of Damascus.

My understanding is that the focus of the conversation at the meeting was finding a way to obtain funds to purchase the County property so that the right of way could be preserved for use as the NE 242nd Connector and the approval of JPACT could be bypassed.

Not only am I extremely disappointed that the Cities of Troutdale and Wood Village and Multnomah County were not included in this discussion, I am also incredulous at this attempt to bypass a legitimate public process. As you may know, Wood Village has publicly opposed such a Connector as having too great an impact on our small community. While I understand the transportation challenges that are growing in the East Metro region, I do not believe the economic development of one city should supersede that of another.

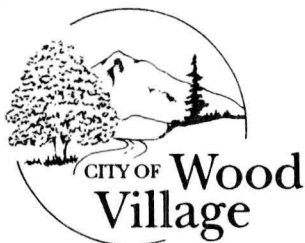
I am calling this situation to your attention in hopes that you will make every effort to insure that any discussion about a NE 242nd Connector in which Metro is involved will be fair, legitimate and above board by including all interested stakeholders in the process. Additionally, I trust that you will insure any process through which funding or policy decisions are made will adhere to legitimate public procedures, including a review by JPACT.

Sincerely,



David M. Fuller
Mayor

cc: Lonnie Roberts, Multnomah County Commissioner
Maria Rojo de Steffey, Multnomah County Commissioner
Paul Thalhofer, Mayor, City of Troutdale
Mike Weatherby, Mayor, City of Fairview
Chuck Becker, Mayor, City of Gresham
Dee Wescott, Mayor, City of Damascus



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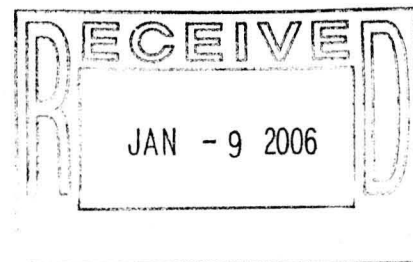
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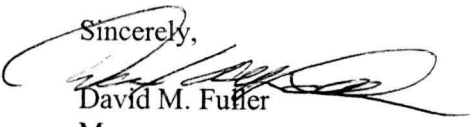
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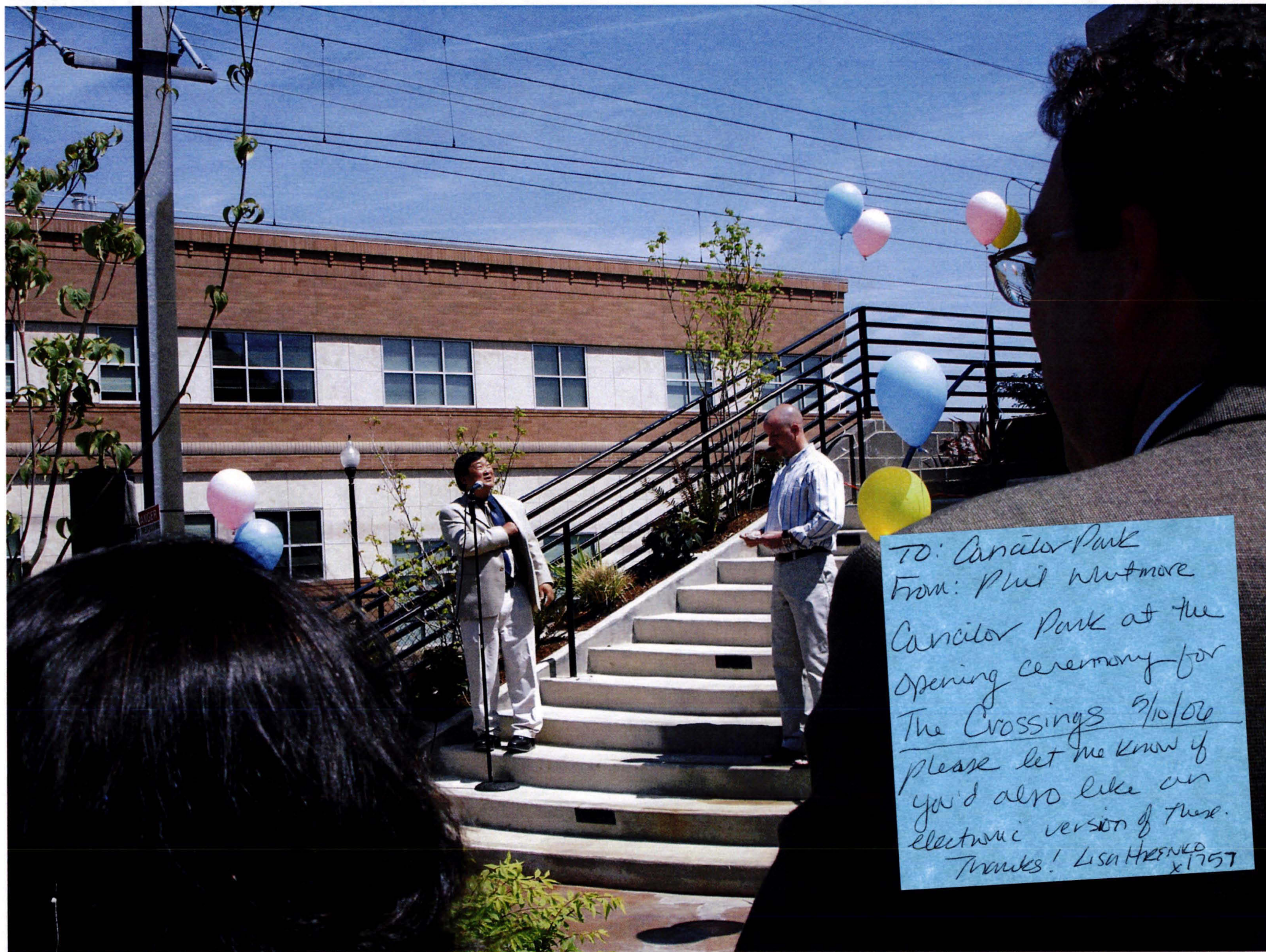
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cc: Lonnie Roberts, Multnomah County Commissioner
Maria Rojo de Steffey, Multnomah County Commissioner
Paul Thalhofer, Mayor, City of Troutdale
Mike Weatherby, Mayor, City of Fairview
Chuck Becker, Mayor, City of Gresham
Dee Wescott, Mayor, City of Damascus



TO: Canador Park
From: Phil Whitmore
Canador Park at the
opening ceremony for
The Crossings 5/10/06
please let me know if
you'd also like an
electronic version of these.
Thanks! Lisa HERNANDEZ
x1757





METRO

The Honorable Dee Wescott
Mayor, City of Damascus
19920 SE Highway 212
Damascus, OR 97015
February 9, 2006

Dear Mayor Wescott:

On behalf of the Metro Council, we are pleased to invite you to join us in celebrating the completion of the Damascus/Boring Concept Plan. The event – directly preceding the regularly scheduled MPAC meeting - is being sponsored by the Metro Council to honor more than two years of collaborative work by the 26-member project advisory committee, dedicated community members, the cities of Damascus, Happy Valley and Gresham, Clackamas County, Oregon Department of Transportation, and respective jurisdictional staff.

We hope you will find the time of the celebration convenient and will plan to attend. The completion of the 12,000-acre Damascus concept plan marks a milestone and an opportunity to take stock in the hard work of community building, a goal to which we are all dedicated. The Wednesday, Feb. 22 event will include a presentation of the concept plan and a ceremonial hand-off of the concept plan from the committee to city leaders and citizens as they continue with the planning process.

Damascus/Boring Concept Plan Regional Celebration

4 to 5 p.m., Wednesday, Feb. 22

Metro Council Chamber

600 NE Grand Avenue

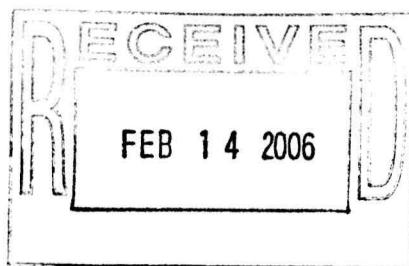
Portland, OR

Refreshments – RSVP (503) 797-1685

Sincerely,

David Bragdon
Metro Council President

Rod Park
Metro Councilor, District One



1880 NE Elrod Drive Portland, Oregon 97211
(503) 281-5675 FAX (503) 281-0392

Board President
J. Tim Warren

Board Supervisors
Larry Cooper
Chuck Harrison
George Lingelbach
Grant Zadow

Executive Director
Bob Eaton

Deputy Director
Dave Hendricks

February 13, 2006

Mike Wetter
METRO
600 NE Grand Avenue
Portland OR 97232-2736

Dear ^{Mike} Mr. Wetter,

RE: Drainage District background information

Thank you for setting the meeting last Friday. I enjoyed meeting with you all and left encouraged by the offer of assistance. It is understood you will forward to me the name of the staff person assigned to this task so we can begin to work out the details.

Councilor Park asked to receive background information – a map specifically – so he could visualize how the districts lay-out. Enclosed are copies of a brochure printed about four years ago that shows the districts' boundaries and provides information about the opportunities and challenges in managing an urban floodplain. Please distribute them as needed.

If something in addition to this would be helpful, do not hesitate to contact me. There is more but I did not want to provide an information overload.

I look forward to hearing from you and moving ahead to the next steps in this regionally significant effort.

Sincerely,

Bob Eaton
Executive Director

From: Rod Park
To: lathrop_sl@yahoo.com
Date: 2/23/2006 11:21:04 PM
Subject: Re: The meadows

Susan Lathrop,

The first place I would start is with the Gresham Planning Department. They can refer you in the right direction and as to whether this action requires a planning commission hearing. In addition if you check with you neighborhood association, they should have received notice of this application too. As for the items about the landlord, the code enforcement officer for the city of Gresham would be the one to contact.

This is a local rather than a regional jurisdictional issue but I hope this helps get you information in the right direction.

If you need further assistance, please call me or my assistant Kathryn Sofich at 503-797-1941.

Rod Park
District 1
503-797-1547

>>> Susan Lathrop <lathrop_sl@yahoo.com> 02/23/06 1:37 PM >>>
Dear Rod Park,

I am writing this letter because I am concerned about some future plans for the property at 3129 ne 13th st, gresham oregon 97030 "The Meadows. I am not sure if anything in the planning would be of concern to you but maybe you can give me a list of people or agencies that can help.

Here is the short version of what is going on. The landlord plans on adding 12 more apartment units to the property. To be quite frank this landlord Kelly Finerty is a slum lord. He does not properly maintain any of his owned properties, and now on top of that there are 61 TREES slated to be cut down. The trees are wonderful tall ceders, firs and I think even a pine or two. He does not maintain the properties he has and now he wants permits to build more onto his little slum village. If you have any suggestions for me please let me know. The 14 day public comment period ends March 10 and I would like to do what I can to prevent a further downhill slide of the neighborhood.

Thank you, Susan

lathrop_sl@yahoo.com
503-465-9321

THANK YOU,
Susan Lathrop
lathrop_sl@yahoo.com

Love like you have never had a broken heart.

What are the most popular cars? Find out at Yahoo! Autos

CC: kathryn sofich

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1547 | FAX 503 797 1793



METRO

March 2, 2006

Les Otto
PO Box 391
Boring, OR 97009

Dear Mr. Otto:

On behalf of the Metro Council, I'd like to acknowledge and thank you for your years of service on the Damascus/Boring Concept Plan advisory committee and congratulate you on the final plan adopted by the committee in November of last year. This was the largest concept plan ever developed in the region and provides a learning opportunity for the rest of the region to draw from as we continue to plan for growth.

At the February 22 event at Metro, we reviewed the concept plan, celebrated its completion, and witnessed a handoff to the local jurisdictions for the more detailed implementation phase of the concept planning process. We also presented advisory committee members with a framed Damascus/Boring Concept Plan final map, enclosed here to commemorate your service.

As you well know, concept planning -- making decisions about what our communities will look like and how they will grow -- is never easy. The residents of the region owe you many thanks for providing leadership through an often difficult process. The final concept plan is an important step toward developing a community that preserves the quality of life that its residents value while developing an urban center with efficient transportation systems and opportunities for jobs.

Thank you for your service.

Rod Park
Metro Councilor, District One

From: Rod Park
To: k.fagundes@verizon.net
Date: 3/3/2006 4:58:48 PM
Subject: Re: Tree conservation

Mr. Robert Fagundes,

As this appears to be a local code issue, I am not sure where to point you other than your local government. However, if the tree removal is causing erosion and/or water quality issues then a place to start would be the Department of Environmental Quality as they have the authority over clean water issues. I've copied my assistant Kathryn Sofich so she will be aware of the issue if you call my office number and leave me a message if you did not find this to be the answer.

I hope this helps.

Rod Park
District 1
503-797-1547

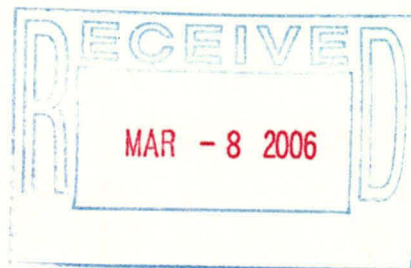
>>> "kathy fagundes" <k.fagundes@verizon.net> 03/02/06 1:48 PM >>>
Mr. Park ; my name is Robert Fagundes and I'm the current president of Carron Estates H.O.A. I have lived in Happy Valley for the past six years, in that time I have been disappointed in the Cities building department and or there mode of operation. In short the lack of proper tree removal by contractors when they prep a work site. Right now we have a problem that is not being dealt with properly, in my eyes. If you could help me or can point me in the right direction, it would be a big help.
Thank you , Robert Fagundes

CC: kathryn sofich



320 S.W. Stark, Suite 530
Portland, Oregon 97204
Telephone (503) 224-4011
Fax (503) 224-1548
E-mail olcv@olcv.org
www.olcv.org

*Rob - you forwarded
an email w/ this request
but said to wait until
things calmed down - let me*



know when you want me to schedule this...

Councilor Park
Council Office
Metro Regional Center
600 NE Grand Ave.
Portland, OR 97232

March 7, 2006

Dear Councilor Park,

As we discussed on the phone, I would like to request a meeting with you and several members of the regional environmental community (including those listed below) to discuss how to improve our communication, focused on opportunities for Metro to promote environmental stewardship in 2006. We would also be happy to discuss the 2005 OLCV Metro Scorecard as part of that meeting. We anticipate the meeting would last 60 to 90 minutes. If you are amenable to such a meeting, please let me know and I will work with your staff to find a time and date that work.

Thank you,

Anne Pernick
OLCV Multnomah and Clackamas County Field Organizer
320 SW Stark, Suite #530
Portland, OR 97204
503-224-4011

cc:
Jill Fuglister
Jim Labbe
Sue Marshall
Bob Sallinger
Tom Wolf

ENVIRONMENTAL SCORECARD 2004-2005

Issue	Bragdon President	Burkholder District 5	Hosticka District 3	Liberty District 6	McLain District 4	Newman District 2	Park District 1
Water Quality	+	+	+	+	+	+	+
Recycling/Solid Waste	=	=	+	=	+	+	=
Transportation	+	+	+	+	+	+	+
Land Use 1	+	+	+	+	+	+	+
Land Use 2	=	absent	+	+	+	=	+
Fish and Wildlife 1	=	=	+	+	=	=	=
Fish and Wildlife 2	=	=	+	+	=	+	=
Fish and Wildlife 3	=	+	=	+	=	=	=
Fish and Wildlife 4	+	=	+	+	+	+	abstain
Fish and Wildlife 5	+	+	+	+	=	+	+

TOTALS: 50% 55% 90% 90% 60% 70% 50%

⊕ = PRO-ENVIRONMENT VOTE

= = ANTI-ENVIRONMENT VOTE

What is the Metro Council?

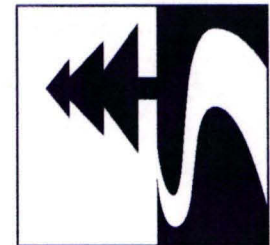
Metro is the regional government for Clackamas, Multnomah, and Washington Counties. Metro is responsible for regional planning and services such as open space, park, natural area, land use and transportation planning, and garbage disposal and recycling. This Scorecard covers 10 votes from 2005 on a range of such issues.

OLCV's Scorecard:

The Scorecard is designed to provide voters with information to separate true stewards of the Metro area's environment from those who just talk about it. For additional copies of this Scorecard, call 503-224-4011, email jdemuth@olcv.org, or visit our website at www.olcv.org.

To find out which District you live in, visit: <http://www.metro-region.org/article.cfm?articleID=778> or call the Metro Office at: (503) 797-1700

320 SW Stark, Suite 530
Portland, OR 97204



**Your Metro Councilor's
Environmental Record...
Just The Facts**

less than complete

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Metro Council - Environmental Vote Descriptions - 2005

INTRODUCTION

Much of the Metro Council's work in 2005 was the development of a plan to comply with Goal 5 of the state-wide land use planning system. Goal 5 requires all local governments to inventory and consider protecting natural resources, and to conserve other scenic values, historic areas, and open space. Because this was a focus of the Council in 2005 it is also a focus of this Scorecard. Of the more than 20 votes cast as part of the debate over Metro's program, OLCV has identified five that it felt best represented the issues debated.

Bm 37
Metro developed an approach to Goal 5 that relied primarily on voluntary measures to achieve protection. The conservation community argued that Metro must have strong regulations, and not just robust voluntary measures, if it is to achieve the goal of protecting fish and wildlife. It is important to bear in mind that these Goal 5 votes were cast in the context of conservation groups working to strengthen a weak program and to prevent it from becoming even weaker. Because of this, the adoption of Metro's overall program for Goal 5, which the Council named Nature in Neighborhoods, is not included as a scored vote.

WATER QUALITY- The Resolution was to deny Clackamas County's request that the Oak Lodge Sanitary District be given a waiver from regional clean water and floodplain management rules. A waiver would have put a significant portion of the region's streams and wetlands at risk, while increasing flood danger and threatening clean water. There was no reasonable basis to exempt Oaks Lodge Sanitary District, and doing so would have set a dangerous precedent that would undermine regional natural resource policies. (Res. 05-3620 PASSED 7-0 on October 13, 2005; The pro-environment vote was "Yes.")

RECYCLING/SOLID WASTE- Metro staff opposed this Ordinance, which would allow for a private company to set up an additional waste transfer station. The Regional Solid Waste Management Plan says Metro is to invest in waste reduction before investing in more transfer and disposal capacity. This new transfer station is for an area that is not under-served, and the haulers are proposing to recover recyclables from wet waste when the Management Plan says Metro is first supposed to support recyclables being separated out at the source. Overall, giving private companies a larger role in the system leaves Metro with less power to meet its own waste reduction goals. (Ord. 05-1092 PASSED 4-3 on September 22, 2005; The pro-environment vote was "No.")

TRANSPORTATION- This Resolution approved a diverse set of transportation projects that provide for alternatives to automobile travel. In particular, the approved projects promote land development in regional and town centers. The projects include seven regional bike projects, funding for streetcars and light rail, and the Travel Options program, which promotes alternatives to driving alone. (Res. 05-3529A PASSED 7-0 on March 24, 2005; The pro-environment vote was "Yes.")

LAND USE

Land Use #1 - This Amendment required Metro to consider fish and wildlife habitat when bringing additional land into the Urban Growth Boundary. This amendment allows Metro to avoid conflicts between protecting important habitat and planning for future growth and development. (Hosticka Amendment #2 to Ord. 05-1077 PASSED 7-0 on May 12, 2005; The pro-environment vote was "Yes.")

Land Use #2 - When voting new industrial land into the UGB in 2004, Metro voted to convert top priority farmland north of Council Creek in the

Cornelius area of Washington County to industrial land. This 2004 decision was appealed and the state remanded the decision to Metro in part because of the Cornelius issue. In 2005, Motion 8 prevented the farmland in dispute from being brought into the Urban Growth Boundary as industrial land. (Motion 8, an Amendment to Ord. 05-1070 PASSED 4-2 on November 10, 2005; The pro-environment vote was "Yes.")

FISH AND WILDLIFE

Fish and Wildlife #1- The Amendment would have required new development in the Tualatin Basin to be done in a way that conserves important fish and wildlife habitat in all undeveloped floodplains. The Amendment would have required jurisdictions to avoid development in these areas, and where development could not be avoided, to minimize or mitigate the environmental impacts from the development. (Hosticka Revised Amendment #1 to Res. 05-3577 FAILED 2-5 on May 12, 2005; The pro-environment vote was "Yes.")

Fish and Wildlife #2- This Amendment would have established specific fish and wildlife habitat monitoring and reporting requirements for local governments in the Tualatin Basin. This Amendment would have provided greater assurance that Washington County communities would follow through on commitments they had already made to protect fish and wildlife habitat. (Hosticka Amendment #3 to Res. 05-3577 FAILED 3-4 on May 12, 2005; The pro-environment vote was "Yes.")

Fish and Wildlife #3- This Amendment would have required the Port of Portland to follow the same fish and wildlife protection standards as the rest of the region for three critical Terminals along the Willamette River (Terminals 4, 5, and 6). There was no reasonable basis to exempt the Terminals, and the exemption sets a bad precedent that may lead to further requests for special treatment. (Liberty Amendment #3 to Ord. 05-

1077 FAILED 2-5 on May 12, 2005; The pro-environment vote was "Yes.")

Fish and Wildlife #4- Several cities and counties within Metro already had more stringent protections in place for fish and wildlife habitat protection than what Metro was developing under Goal 5. This Amendment required cities and counties to keep those protections in place even if Metro's program was less stringent. (Liberty Amendment #1 to Res. 05-1077B PASSED 5-1 with 1 abstention on September 22, 2005; The pro-environment vote was "Yes.")

Fish and Wildlife #5- A trail connection was needed along the south portion of the Smith and Bybee Wetlands Natural Area to connect two existing segments of the 40-Mile Loop Trail. Choosing among four different alternatives, the Metro Council selected an alignment that provides access to nature, while avoiding the most sensitive ecological area which includes a bald eagle nest site and a great blue heron rookery. (Res. 05-3592B PASSED 6-1 on December 1, 2005; The pro-environment vote was "Yes.")

Are You Ready For Better?

Join us in the fight for our land, air, and water! Contact us to find out how you can make a difference today:

503-224-4011

email: jennifer@olcv.org,

anne@olcv.org.

<http://www.olcv.org>



320 SW Stark Suite 530
Portland, OR 97204

COUNCILOR REX BURKHOLDER

600 NORTHEAST GRAND AVENUE
TEL 503 797 1546

PORTLAND, OREGON 97232 2736
FAX 503 797 1793



METRO

February 2, 2006

Jonathan Poisner
Director
OLCV
320 SW Stark St., Ste. 530
Portland, OR 97204

Dear Jonathan,

It is a great understatement to say that I am hurt and disappointed in the superficial and inaccurate portrayal of the "environmental" record of Metro Council members. As someone who has dedicated my personal and public career to improving conditions for both people and nature, I find the analysis done by OLCV fundamentally misguided and flat wrong. This is a disservice not just to myself and my fellow Councilors but to the voters as well.

Let me begin by speaking personally. My commitment and record on the environment is clear. In addition to receiving awards from many groups for my work on environmental issues, I raised thousands of dollars and gave many hours to OLCV's fight against Measure 37 as well as to the work of OLCV to elect pro-environment candidates. I was enthusiastically endorsed by OLCV during both of my own elections. I would think that a methodology that gave a person with a known, strong environmental record such a low rating should have caused you to question whether your method of measurement is accurate. One of the cardinal rules of science is that when your results are intuitively way out of line, you check your equipment. You don't measure temperature with a yardstick.

Most of the work done by Metro Councilors is done in creating and implementing policy through guidance and management of Metro governmental operations, not through legislation. This analysis is based on the false premise that the Metro Council is primarily a legislative body like the Legislature and that a select set of votes can accurately assess the attitudes and efforts of a Councilor towards environmental issues. This is the same cherry picking approach that is deplorably

used for attacks by extremists on public officials who must balance complex issues. Shame on OLCV for falling into this trap. And shame on OLCV for being so ignorant of the workings of this government.

Let me parse out the key votes that OLCV uses to damn the environmental record of myself, President Bragdon and Councilor Rod Park. The votes analyzed--accounting for fully 40% of the OLCV score--were last-minute, technical amendments to a major, multi-year initiative to implement a regional Goal 5 program. OLCV failed to analyze the full package of which these were but small components. If you had done so, you would have recognized the major step forward for environmental protection this program provides. In addition, three of these four votes cited in your analysis were amendments that would have violated the intergovernmental agreement between Metro and the Tualatin Basin Group stating that Metro would accept the Tualatin Basin plan if Metro scientific staff determined that their plan met the same standards of environmental protection being required of the rest of the region. Which the staff did.

Using these few votes as the "litmus test" shows a failure to understand the particular issue as well as a failure of this method of rating to accurately assess the "environmental attitudes" of Metro Councilors. Part of this is confusing voting records with leadership.

President Bragdon's record could be better assessed by recognizing his efforts to protect endangered habitat through his strong leadership on bringing another Greenspaces bond measure to the public. His leadership has also greatly increased Metro's influence in the region and the state, creating conditions for furthering the good land use planning *and* environmental protection that Region 2040 and the Metro Charter envisions. Councilor Park's record includes bringing the eight-year long and politically contentious Goal 5 process to a successful close, with considerable increase in environmental protections region-wide as well as innovative new grant programs for environmental restoration funded with new dollars that he created. (This particular instance is a great illustration of the limitation of OLCV's methodology: the vote on a particular Thursday afternoon to approve this new funding tells us little (7-0) of the initiative, creativity and doggedness of Councilor Park in coming up with this idea and working it through the various stakeholders to create a workable, and fundable, program. That's \$1 Million new dollars for environmental restoration that only came about because of Park's efforts, none of the other councilors can claim any more than "I voted for it.")


In addition, Councilor Park led the difficult yet groundbreaking Urban Growth Boundary expansion in 2002 and has played a large role in the planning for Damascus that combines orderly development with protection of key environmentally sensitive areas and green design.

As for myself, one would think that my leadership in transforming the multi-billion dollar transportation plan into one supporting alternative modes, right-sizing investments in road capacity, integrating the issues of oil depletion and greenhouse gas emissions might get notice in your rankings. Not to mention the steering of millions of dollars in transportation funds from environmentally questionable highway projects to trails, transportation demand management, transit oriented development, boulevards, streetcar and other environmentally and socially beneficial investments.

But rankings based on a few, mysteriously selected votes can never hope to provide this perspective. You made the old mistake of having one tool and assuming it is appropriate for all tasks.

I am particularly disappointed the OLCV would release such a questionable report without the courtesy of discussing its results with me before release. It might have avoided OLCV making what I think is a fundamental error in how it analyzed my and my colleagues' records and resulted in more accurate information for voters concerned about environmental issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rex Burkholder', followed by a long horizontal line.

Rex Burkholder

Metro Councilor, District 5

cc: David Bragdon, Metro Council President

Rod Park, Metro Councilor, District 1

East Metro Economic Alliance
PO Box 107
Gresham, OR 97030

President—Mark Garber, *Gresham Outlook*

Vice Pres.— Dave Earnest, *NACCO Materials*

Secretary—Steve Entenman, *Alpha Engineering*

Treasurer—Barbara Cardinale, *Key Bank*

- Charlie Allcock, *PGE*
- Mayor Chuck Becker, *Gresham*
- Randy Emerson, *LBL Windows*
- Brad Fudge, *All-Stor Storage*
- Mayor Dave Fuller, *Wood Village*
- Rob Fussell, *Multnomah County*
- Jim Huguet, *LSI Logic*
- Dean Hurford, *Bumpers Grill & Bar*
- Jim Laubenthal, *Port of Portland*
- Diane McKeel, *WCG Chamber*
- Hiroshi Morihara, *Persimmon Group*
- Dr. Robert Silverman, *MHCC*
- Travis Stovall, *The Stovall Group*
- Mayor Paul Thalhoffer, *Troutdale*
- Roger Vonderharr, *WCGCC*
- Mayor Mike Weatherby, *Fairview*
- Mark Zelek, *Boeing of Portland*
- Bryce Helgeson, *Legacy Mount Hood Medical Center*

The Benefits ...

We are employers for economic growth creating one voice for business. This one voice does not stop with East Multnomah County, but continues throughout the Portland Metropolitan area to influence economic policy on a regional scale. We do this by jointly advocating with neighboring organizations that possess similar interests on key issues confronting the region as a whole. We realize that our chances for success are much greater, and we can go much further, with a collaborative effort and a teamwork approach. Therefore, we strive to work together and maintain those crucial partnerships that will continuously enable our voice to be strong and be heard. Is your organization needed in this effort? Absolutely. There is strength in numbers so the more partners that join our mission, the more influential we will become. The benefits that result from this effort are an improved economy, an enhanced business climate and a secure business future.

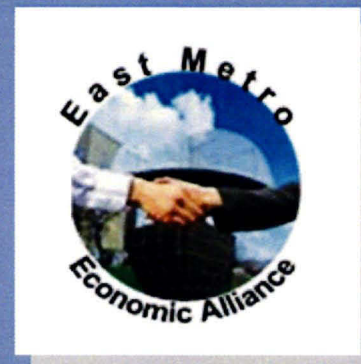
East Metro Economic Alliance

EMEA
PO Box 107
Gresham, OR 97030
www.eastmetro-alliance.org

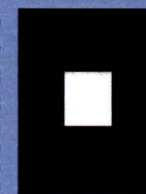
Barbara Cardinale:
503-860-1832
Barbara_cardinale@keybank.com



*Creating community wealth
through smart growth, smart
kids, and smart industries*



East Metro Economic Alliance



**Membership
Information**

What We Do . . .

Membership in the East Metro Economic Alliance offers tangible, bottom-line benefits. The Alliance's group approach toward economic development allows its members, without expending their own time and money on studies and research, to influence government policy and to create a better economic climate for the East Metro region and beyond.

Membership will provide you or your organization opportunities for :

- **Joint Advocacy**— The Alliance collaborates with other regional organizations with similar interests on key issues that confront our region



- **Networking**—The Alliance provides a forum for interacting with other business people and public-sector policy makers alike.
- **Marketing**—The Alliance will market the East Metro region to the world, thereby helping all businesses within the region.
- **Problem Solving**—The Alliance connects key people in the East Metro region and offers opportunities to work on common concerns such as *transportation, land use, workforce development, and industrial clustering development* through standing committees.
- **Acquisition of the Latest Information**—The Alliance receives and shares with Members periodic updates on issues and actions affecting economic development.
- **Improving the Economy**—The vision, mission, and initiatives of the Alliance offer a solid roadmap for a better economic climate.

How Many Members and Who Are They?

Currently, we are approximately 60 members strong. Membership consists of a mix of private business, chambers of commerce, and public sector agencies.

How Often Does EMEA Meet?

East Metro Economic Alliance meets the second Thursday of each month from 11:30 a.m.—1:30 p.m. A catered lunch is provided at \$15 per person.

Where Does EMEA Meet?

East Metro Economic Alliance meets at Fairview City Hall, 1300 NE Village Street, Fairview, OR 97024 on the second level in the Council Chambers.

What are the Membership Fees?

The membership fees are structured as follows:

Businesses

* 100 or more employees	\$1,000
* 20 or more employees	\$ 500
* Less than 20 employees	\$ 300

Cities & Counties

* \$.03 per resident	Max of \$2,000
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School Districts & Colleges \$ 100

Non-Profit Organizations 20 emp. or less \$ 100 (20 + employees are classified as a Business)

How Does My Organization Become A Member?

To become a member, please contact Barbara Cardinale, EMEA Treasurer at (503) 860-1832 or Barbara_Cardinale@keybank.com. Or complete the form on the next page.

We hope you decide to join us!

Membership Form:

Name of Organization:

Address of Organization:

Organization Contact Person:

Name: _____

Phone #: (____) ____ - _____

Name of Prospective Representative:

Type of Affiliation:

Business _____ **City/County** _____

Non-Profit _____ **School District** _____

(If Business, How Many Employees? _____)

Sign: _____

Date: _____

- *Once completed, please mail or fax to the address or fax number listed below.*
- *Additional information can be viewed at www.eastmetro-alliance.org.*
- *Thank you and we look forward to having you as a member!*

**East Metro Economic
Alliance**

**EMEA
PO Box 107
Gresham, OR 97030
www.eastmetro-alliance.org**

**Barbara Cardinale:
503-860-1832
Barbara_cardinale@keybank.com**



East Metro Economic Alliance

PO Box 107
Gresham, OR 97030

Lydia Neill
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: East Metro Economic Alliance

Dear Valued EMEA Member,

Please accept my thanks for your support of the East Metro Economic Alliance.

Lydia was sent this again - have you spoken to them - I know Carey has told them once we aren't members -----

I am writing to you now to make you aware that last January the EMEA Board voted to change the membership dues *from* July through June *to* January through December to match the calendar year and better reflect the EMEA budget. We are currently billing each member dues to reflect July through December 2006. Enclosed you will find your invoice reflecting this.

I have provided the EMEA membership brochure for your review. This outlines EMEA benefits, fees and other general information.

Your prompt attention to these dues are greatly appreciated. If you have any questions regarding your membership, please contact me directly.

Thank you and we look forward to working with you in the year to come.

Sincerely,

Barbara Cardinale

Barbara Cardinale
Treasurer, EMEA
Cell: (503) 860-1832



East Metro Economic Alliance

PO Box 107
Gresham, OR 97030

Lydia Neill
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: East Metro Economic Alliance Membership Dues

Dear Valued EMEA Member,

Please accept my thanks for your continued support of East Metro Economic Alliance.

I am writing to you now to make you aware that last January the EMEA Board voted to change the membership dues *from* July through June *to* January through December to match the calendar year and better reflect the EMEA budget. We are currently billing each member dues to reflect July through December 2006. Enclosed you will find your invoice reflecting this.

I have provided the EMEA membership brochure for your review. This outlines EMEA benefits, fees and other general information.

Your prompt attention to these dues are greatly appreciated. If you have any questions regarding your membership, please contact me directly.

Thank you and we look forward to working with you in the year to come.

Sincerely,

Barbara Cardinale
Treasurer, EMEA
Cell: (503) 860-1832

East Metro Economic Alliance

P.O. Box 107
Gresham, OR 97030

Invoice

Date	Invoice #
5/1/2006	131

Bill To
Metro Lydia Neill 600 NE Grand Ave. Portland, OR 97232

Ship To
Metro Lydia Neill 600 NE Grand Ave. Portland, OR 97232

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due Upon Reciept		5/1/2006			
Quantity	Item Code	Description			Price Each	Amount
	Business - Tier 2	EMEA Dues for July 1, 2006 - December 31, 2006			250.00	250.00
</						

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1547 | FAX 503 797 1793



April 3, 2006

The Honorable Paul Thalhofer
Mayor
City of Troutdale
104 SE Kibling Avenue
Troutdale, Oregon 97060

Dear Mayor Thalhofer,

I am writing to express my support for the "Troutdale Riverfront Renewal Plan", the urban-renewal plan placed on the City of Troutdale's May 16th ballot.

Re-developing the proposed site will open up and connect a currently isolated section of Troutdale. The site, 20 acres of unique riverfront property, is presently occupied by outdated and underdeveloped properties. This underutilized site presents a tremendous opportunity to provide Troutdale residents with a direct connection to the Sandy River and the 40-mile trail. I have been extremely impressed with the ideas that have emerged from the Troutdale Ad Hoc Downtown Redevelopment Committee.

Metro's Transit Oriented Development and Centers Implementation Program has shown that investing in urban scaled development has brought positive results to communities across the region. Metro has worked with cities such as Beaverton, Hillsboro, Milwaukie, and Gresham and private developers to construct transit-oriented development and/or plazas, and other public facilities where appropriate. These multi-use developments have increased the desirability of these locations, bringing in new businesses and people and invigorating downtowns.

The "Troutdale Riverfront Renewal Plan" would be a great addition to the work that is currently being done in the region and I strongly support this plan. Please feel free to contact me at (503) 797-1547 to further discuss this renewal proposal.

Sincerely,

Rod Park
Metro Councilor, District 1

cc: Troutdale City Council



The Oregonian

Troutdale considers riverfront-renewal plan

Development - A revamping of the "old sewage-treatment plant site" is proposed

Wednesday, January 04, 2006

ERIC MORTENSON
The Oregonian

TROUTDALE -- It's long been a gleam in developers' and city planners' eyes: nearly 20 acres of prime riverfront property with nothing there but some half-used buildings.

The informal property name could use some polishing -- "old sewage-treatment plant site" doesn't roll off the tongue -- but Troutdale officials see it as a crucial development link for a town positioned as the portal to the Columbia River Gorge.

That vision has prompted a \$15.4 million proposal that will be trotted out to neighborhood groups, the city planning commission and the City Council beginning this month. If eventually approved by voters, the site would be filled with a large expansion of an existing outlet-store shopping mall, new condos and a city plaza and park opening to the Sandy River. New roads would link the property to the mall and to Troutdale's downtown core.

The series of neighborhood meetings and public hearings is likely to result in a 10-year urban-renewal plan being placed on the city ballot May 16. The council has the authority to establish an urban-renewal district itself but will ask for voter approval to avoid antagonizing residents. A previous urban-renewal effort in Troutdale was forced to a vote and defeated in an initiative campaign.

The "full-vision" plan favored by the City Council represents an ambitious attempt to open a site that is isolated from Troutdale's downtown -- a cluster of tasteful shops and restaurants. Additionally, the plan opens the community to the Sandy River, said city development director Rich Faith.

"That's why we refer to this as the riverfront-renewal plan," Faith said. "It's the idea of connecting to the river and enabling the community to actually access the river as a community amenity."

Price tag is \$15.4 million

Troutdale, with a population approaching 15,000, hugs Interstate 84 east of Portland and, until travelers reach Hood River, is the last significant commercial stop for those headed east into the gorge. Windblown and perched at the edge of spectacular scenery, Troutdale also is a kicking off point for travelers heading up the Sandy River or along the Historic Columbia River Highway.

City boosters have long sought to take better advantage of Troutdale's location and see developing the sewage-treatment plant site as a big step in that direction.

The property is between I-84 on the north and Troutdale's downtown strip on the south, and it is east of the Columbia Gorge Premium Outlets mall. The city owns 12.3 acres, and influential businessman Junki Yoshida owns seven acres. The property holds a cluster of buildings that were part of the city's sewage-treatment plant, which was relocated several years ago. Most of the buildings on the property are unused.

Under the development plan, the city would sell some of its property to the owners of the outlet mall, The

Chelsea Group, which would build an access road and an 85,000-square-foot expansion to the east.

With access provided by the extended street, Yoshida would develop 100 to 120 condominiums. The city would build a riverside park and plaza.

To better connect the site to downtown's east end, the city would loop a new street beneath a railroad bridge and into the property from the southeast. A pedestrian overpass walkway from downtown would cross the rails, and a parking structure also would be built.

Doing the "full vision" would cost about \$15.4 million and would be financed by urban-renewal money, sale of the city property and possibly a local improvement district and system development charges.

The urban-renewal funding process, called "tax increment financing," designates an area for which bonds are issued to pay for improvements, typically infrastructure such as streets, water lines and sewer lines. The assessed value of property within the area at the time it's adopted is called the "frozen base." The amount of property taxes going to existing agencies such as schools, the city and the county is likewise frozen for the life of the project.

As property values within the urban-renewal district increase because of new investment, the corresponding increase in property taxes -- the "increment" above the frozen amount -- is captured and used to pay off the bonds.

Urban renewal is new to Troutdale, but it's a development tool that has been used often in Oregon, including small cities such as Harrisburg, Talent, The Dalles and Rainier, and larger ones such as Salem, Albany, Medford, Bend and La Grande. The Portland Development Commission has created 20 urban-renewal districts in the past 40 years.

However, urban-renewal districts can be slow to attract development and build a pool of money to pay for projects. Neighboring Gresham doesn't have much to show yet for the Rockwood plan that voters approved in 2003, and the Lents district in outer Southeast Portland has been similarly slow.

But consultant Jeff Tashman said the "small and focused" urban-renewal area and the commitment of the outlet mall and Yoshida give Troutdale an advantage.

"You have a lot of ingredients for short-term success," said Tashman, who has written extensively about urban renewal in Oregon and consulted on numerous projects, including Troutdale's and Gresham's.

If urban renewal doesn't fly, the city has an alternative plan for basic improvements to the site. The project would include the street extensions, site preparation and cleanup, and right of way acquisition for about \$4.9 million. Sale of the city's property would pay for the improvements, Faith said.

Eric Mortenson; 503-294-5972; ericmortenson@news.oregonian.com

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Gresham 1st wants
your approval to have
your name on this letter -
they sent us both an
email re: this let
me know if you're okay
with it + I'll follow
up. yes

1200 BLVD
GRESHAM, OR 97030

WAL-MART PUBLIC MEETING

March 20, 7:00 pm

Adventist Elementary

Presorted Standard
US Postage Paid
Permit # 198
Gresham, Or

NEIGHBOR
ADDRESS

Neighbor,

Wal-Mart has re-submitted plans for a Super-Center at 182nd & Powell Blvd. The new proposal includes **122,000^{sq} ft store w/ over 500 parking spaces** split between underground & surface lots. View preliminary drawings at www.greshamfirst.org.

Approximately **7,500 residents** expressed concerns about the suitability of the site during the public comment period last July. Concerns included the impact on existing traffic problems, nearby schools, local business, water & air quality, habitat, noise pollution and pedestrian safety. The overwhelming opposition included many Neighborhood Associations, environmental groups, and government agencies, including **Johnson Creek Watershed Council & Metro Councilor Rod Park.**

Both the City Planner and Hearings Officer **denied the original Super-Center** plans based on traffic and safety impacts. In response, Wal-Mart bought the land and will attempt to limit the community level impacts on **traffic, safety, and livability** caused by a Super-Center.

Wal-Mart is not required to hold another meeting for all neighbors, however the Southwest, Centennial and Hollybrook Neighborhood Associations recognize the community interest and will host a joint meeting to offer details of the plan, and also how residents can get involved in the decision making process. Wal-Mart representatives have been invited to attend. **Each Association will hold official votes to either support or oppose the new plan, to submit into the City record.**

**PLEASE ATTEND TO LEARN ABOUT THE NEW PLAN,
AND SUBMIT YOUR COMMENTS INTO THE RECORD**

WAL-MART PUBLIC MEETING

Monday, March 20, 7:00 pm

Portland Adventist Elementary

GRESHAM FIRST
4233 SE 182ND #317
GRESHAM, OR 97030

Presorted Standard
US Postage Paid
Permit # 198
Gresham, Or

NEIGHBOR
ADDRESS

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**PLEASE ATTEND TO LEARN ABOUT THE NEW PLAN,
AND SUBMIT YOUR COMMENTS INTO THE RECORD**

This mailer sponsored by Gresham First, a non-profit organization advocating smart growth & public involvement in Gresham.

From: Rod Park
To: Strathe38@aol.com
Date: Wed, Jun 14, 2006 9:13 PM
Subject: Re: WalMart's Contribution to Urban Sprawl

Dear Mr. Richard Strathern,

Please find attached my letter to Gresham on Metro's concerns regarding the WalMart at 182nd. As this is a local zoning issue it will require the city of Gresham to make changes to their code that will differentiate between a local neighborhood store as envisioned for that site and a regional traffic generator.

I have forwarded this letter to GreshamFirst as I had on the first proposed WalMart.

If you have any further questions or suggestions please email or call.

Thank you again,

Rod Park
District 1
503-797-1547

>>> <Strathe38@aol.com> 06/13/06 1:37 PM >>>

Dear Mr. Park,

As a member of Gresham SW Neighborhood Association, I am inquiring about Metro's position on "Big Box" Superstores. I am sure you have been following the developments at 181 Street and Powell in Gresham. Where is Metro on this issue? Is there a code or legislation that protects the local residence against this development? Any assistance you can provides us with will be greatly appreciated.

Thank you,

Richard A Strathern
2981 SW 31 Street
Gresham, OR 97080
strathe38@aol.com (mailto:strathe38@aol.com)
503-665-1133

Rod Park - Re: WalMart's Contribution to Urban Sprawl

From: <Strathe38@aol.com>
To: <parkr@metro.dst.or.us>
Date: 6/15/2006 8:35:11 AM
Subject: Re: WalMart's Contribution to Urban Sprawl
CC: <Strathe38@aol.com>

Mr. Park,

I voted for you in this last election, and I am glad I did. Your response indicated to me that you remain on top of this situation. I do believe that WalMart is out of control and will do great harm to the common good in this area of Gresham. It is too bad that the City of Gresham did not require a study of the negative impact this will have on property values in the surrounding residential neighborhoods. Stop and go traffic congestion, noise and public safety will significantly reduce local livability. I still feel that Metro must address what "big box" stores contribution is to Urban Sprawl. Thank you for your response. Keep up the good work!

Sincerely yours,

Richard A Strathern
2981 SW 31 Street
Gresham, OR 97080
strathe38@aol.com
Cell: 503-317-3855

PS I hope too see you at the Regional Meeting, Friday 23 at the Oregon Convention Center.

From: Rod Park
To: terry@terryshumway.com
Date: Mon, Jun 19, 2006 9:50 AM
Subject: Re: Community Livability

Dear Terry Shumway,

Your email encompasses many topics, some of which Metro has addressed and others that are not within the purview of Metro's authority.

Let me start with the ones I think we do have a position. I have taken a position against the WalMart at 182nd and Powell. The reason is because of the traffic envisioned for that area was for a neighborhood store, not a regional collector. As such the transportation system is not sized to handle the traffic and it will use the capacity needed for the new area of Pleasant Valley, Damascus, Springwater and most importantly, the local neighborhoods.

Metro does not have a say in school locations. That is a local government and school district decision. I believe schools should part of the building block of good neighborhoods and be in the neighborhoods they serve but again, that is a local decision.

On the issue of the Casino which I infer is the one being proposed for the old dog track site in Wood Village, that is not a Metro decision. The proponents of the casino are pushing for a state wide ballot measure which would REQUIRE it to be sited in one and only one site, the dog track. I do not support their efforts but once again, it is not a Metro decision or even a local one if they are successful. The people of the state will decide east county should house the casino. (The Outlook ran a recent editorial on this topic.)

On the issue of traffic and the Portland area being worse than California, I have to disagree. Yes there are studies saying this is true and the one most often cited is from the Texas Transportation Institute. However if you read the measurements used in the study, it favors areas with massive sprawl like Atlanta, Houston, etc. more than Portland with a more compact development pattern. Anyone who travels Portland and Seattle streets and thinks Portland's traffic is worse as stated by the TTI study will see there are problems with the study itself.

On the item of being "packed like sardines", as I don't know where in Gresham you live I am not sure how to address it? The region's 2040 Growth Concept which is about having high activity levels in areas like downtowns in Gresham, Troutdale, Fairview, Portland, etc. will be more packed as any good restaurant or shopping area is as they will be popular places to go to be successful. The concept though also contains areas for single family neighborhoods which by their very nature have a lower activity levels. It is the mix of the uses which most people feel creates great communities. This concept is also designed to work with our transportation system so people have more than one choice, the car, to get around. I think this is especially important with the rising gas prices and the ability of our aging population to stay independent and mobile.

I hope this helps but I also hope you can help us. We are in the process of tackling how to proceed with the expected 1 million new people coming to the region over the next 20 years. Do we "pack more in like sardines" or do we develop more of the farmlands surrounding the region? If we don't do either, do we push the growth into smaller cities surrounding the region like Sandy, Estacada, Canby, Newberg, Banks, Scappoose, Vancouver and Clark County and then how do we pay for the transportation system needed to serve them?

If you are more interested, please take a look at the following on the Metro website to help provide input on these decisions facing the region.

<http://www.metro-region.org/article.cfm?articleid=16386>

Thank you,

Rod Park
District 1
503-797-1547

>>> "Terry Shumway" <terry@terryshumway.com> 06/18/06 8:45 PM >>>
Dear Mr. Parks:

It seems like big business continues to want to TRASH East County. First we have the bullies Wal-Mart trying to put a Big Box in the middle of neighborhoods and schools miles away from the Freeway and now we have some Lake Oswego big shots trying to put in a Casino near other neighborhoods in the name of Entertainment- I call this all trashing our area-- and adding to the already over burdened social issues in the area. I thought Metro was supposed to be protecting our livability. You have us all stacked on top of each other like sardines, you have caused land prices to sky rocket, and we have traffic problems worse than California!

We need Big Box ordinances in our communities and we DON'T NEED ANY MORE GAMBLING IN OREGON!

Please help us!

Terry Shumway, Gresham Resident

Kathryn Sofich - Fwd: measure 37

From: Rod Park
To: richard benner
Date: 7/10/2006 1:12:40 PM
Subject: Fwd: measure 37
CC: kathryn sofich,dan cooper

Dear Councilor Parks,

I live in Damascus on Tillstrom Road.

I have a question regarding measure 37.

Metro's planning staff uses the Plantega- Jaeger method to determine property values when making recommendations for denial or approval of measure 37 applications. Where in Oregon has this been used and does Metro use this method when purchasing property? If it is not used in Oregon are you aware of its use in the USA?

I have contacted 5 certified appraisal companies including the one that Metro uses for determining property values and all have indicated that the accepted standard is the Comparable Sales Method.

I am assuming that the Plantega -Jaeger method has some type of a track record other than just an opinion or theory of the OSU economists Plantega and Jaeger or you would not be using it. Please forgive me if the spelling is incorrect but I think it is close enough for you to know what I am referring to.

Please contact me at my number listed below.

Thank you

Darrin Black 503-314-3441

21549 SE Tillstrom Rd.

Gresham, OR 97080

5/10

From: Richard Benner
To: Rod Park
Date: 7/10/2006 1:45:01 PM
Subject: Re: Fwd: measure 37

7/10/06

Rod, here are some responses you may wish to use in your answer to Mr. Black:

1. The Jaeger method calls for measurement of the actual reduction in value caused by the regulation at the time the regulation becomes applicable to the claimant's property. If there is a reduction, the Jaeger method indexes the reduction to the present. This number becomes the compensation owed.
2. The Plantinga method has been suggested as a substitute for the Jaeger method when the applicability of the regulation happened a long time ago, and comparable sales data are unavailable or cost too much to obtain. Plantinga uses the purchase price as a surrogate for the actual reduction in value measured at the time of application of the new regulation. It is usually more generous to the claimant than the Jaeger method because it uses the full purchase price and indexes it to the present, whereas the Jaeger method uses sales data to determine actual reduction in value (presumably a smaller amount than the full purchase price) and indexes the reduction to the present.
3. Because Metro's regulations became applicable to the properties in the claims we've seen so far in the recent pass, and because Metro has ready access to sales information going back a number of years, when we compare "before" and "after" sales, we are actually using the Jaeger method.
4. We did the Black claim before it occurred to us that we should be looking at regulations in place just before the Metro actions. Hence, in the Black report, we compared current value with value under regulations in place at the time the Blacks acquired the property. So his report does not contain the Jaeger analysis we've used since.
5. We continue to show what the result would be using the Plantinga method simply to give the Council a frame of reference, much like offering assessor's values.
6. Among the reasons we might rely upon the Plantinga method in M 37 claims, but not when we appraise property in the Greenspaces acquisition program, is that Metro does not purchase M 37 claim property. Metro simply compensates for loss, as M 37 directs.

>>> Rod Park 07/10/06 1:12 PM >>>

Dick,

I think I know the answers to the questions but since this is a legal matter I think we should make our answers as defensible as possible. If you have a set of canned responses, please let me know.

The answer to the first question is something along the lines that since M 37 does not provide a methodology of valuing property that Planteg-Jaeger is one such method based upon reasonable assumption. I am not aware of anyone using elsewhere in the US as no one else has our system with Bm37.

Metro has not been asked to purchase Bm37 properties as we have a willing seller open space program.

What Mr. Black fails to recognize is that BM37 does not say to compensate or waive if the government action reduced the MAXIMUM amount that the property might be worth but rather did the action reduce it's value relative to prior to the action.

Thanks,
Rod

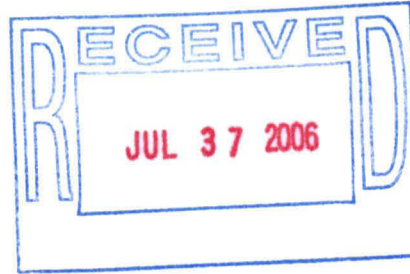
Rod Park
District 1
503-797-1547

CC: Dan Cooper; Kathryn Sofich

Urban Ecosystem Research Consortium

July 25, 2006

Councilor Rod Park
Metro Council
600 NE Grand Avenue
Portland, Oregon 97232



Dear Councilor Park:

As members of the Urban Ecosystem Research Consortium (UERC) steering committee, we are writing to recommend that a new project category become eligible for funding under Metro's current¹ Nature in Neighborhoods grant program: **studies related to urban ecology and related social sciences**. We are using the term 'studies' broadly to include research, monitoring, inventories, and other data collection and analysis efforts.

The UERC was formed in 2001 with the mission: *"To advance the state of the science of urban ecosystems and improve our understanding of them, with a focus on the Portland/Vancouver metropolitan region, by fostering communication and collaboration among researchers, managers and citizens at academic institutions, public agencies, local governments, non-profit organizations, and other interested groups."* Our work has given us perhaps the best vantage point for tracking the range of ecological studies that are occurring locally. Our primary role has been to facilitate communication and to plan and host annual Urban Ecology and Conservation symposia² for people to share information about their local research, conservation efforts and data needs. As you may know, we have had overwhelmingly positive responses to these symposia, which have been made possible thanks to the support of many agencies and organizations, including Metro.

Based on our observations, we feel that while valuable ecosystem research is occurring in this region, we are lagging well behind many other major metropolitan areas in the country³. From a scientific perspective, the Portland area offers an ideal urban ecosystem research 'laboratory' because of its framework of urban growth boundaries, the regional Greenspaces system and many innovative approaches to conservation. Yet, the science from other areas is often used to guide local planning and management decisions, with heavy reliance on GIS-based models rather than empirical data. While we do have an adequate foundation of locally-collected data, a more concerted effort to learn from the progressive ecologically-based work that Metro, the City of Portland, Clean Water Services and other local institutions and organizations are undertaking could significantly help to move the global body of urban ecological science forward. In addition, it could help us to continually refine our strategies, ultimately improving the effectiveness and efficiency of local conservation efforts.

What's stopping that from happening now? From our perspective, the problem is that while headway has been made, there is still tremendous untapped potential. Many critical areas of urban ecology are simply not being researched in this region at all. Many worthy studies that *have* been conducted have lapsed due to lack of funding or are not getting published, which would make them widely available. At the same time, it is clear from our observations that the information that *has* been collected locally by

¹ Grant program associated with Metro's solid waste funding, not the grant component of the proposed Open Spaces Bond Measure.

² Over 340 people registered for our fourth annual symposium held at Portland State University on January 27, 2006. The proceedings, which include 67 submitted abstracts, can be found at <http://www.esr.pdx.edu/symposia/> along with proceedings and statistics from past symposia.

³ Some leading areas for urban ecological studies are King County, WA; Chicago, IL; Baltimore, MD; Phoenix, AZ, and Santa Barbara, CA.

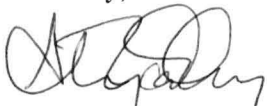
agencies and organizations is advancing the science and being applied to a variety of conservation efforts. The following are just a few examples of studies that Metro and the U.S. Fish and Wildlife Service have supported through the Greenspaces Program⁴, and how they are being used:

- < Research by Michael Murphy and his students at Portland State University about the degree to which local greenspaces are supporting mammals, birds and amphibians is being used to help inform the City of Portland's natural resources inventory update, the Terrestrial Wildlife Strategy of their Watershed Framework Plan and the work of local park providers.
- < Clackamas County, Water Environment Services conducted macroinvertebrate, fish and habitat surveys that were used for planning and to prioritize restoration project needs.
- < Eco-roof test plots designed and studied by Lando and Associates, Inc. have provided new data about the different substrates and plant materials for building successful local roof top gardens; findings have been presented at national conferences and highlighted on tours.
- < Stream habitat, macroinvertebrate, bird, and land use data collected by Lori Hennings in the Damascus area was used to help craft the Damascus Concept Plan, and now provide baseline information that can be used to study land use changes over time.
- < Jennifer Budhabhatti's project, "Analysis of Vehicular Incidents," provided the foundation and was the seed that has lead to Metro's "Wildlife Crossings" guidebook that is currently being written for inclusion as part of the Livable Streets series.

It was very encouraging to see the projects above, and others, come to life when the resources became available to fund studies through the Greenspaces Program. Now that those funds are no longer available, we hope you will agree that the Nature in Neighborhoods grant program is poised to help by offering grants for studies. We believe such a move would be in line with Metro's mission, the basis for establishing the Nature in Neighborhoods grant program, and the precedents set by Metro's Greenspaces Program partnership with the U.S. Fish and Wildlife Service. Studies highlighted at Urban Ecology and Conservation symposia have provided important new information that is making a difference on-the-ground. The interest in doing more studies is certainly out there. Notwithstanding the lack of funding, the other key assets are in place, including highly capable and engaged educational institutions and conservation organizations, access to pools of students seeking meaningful research projects, a place that is renowned for smart growth and its greenspaces system, and a support base and information-sharing network provided by the UERC.

We hope that you will give our recommendation serious consideration. Please let us know what other information we can provide to you about this issue. We look forward to your response.

Sincerely,

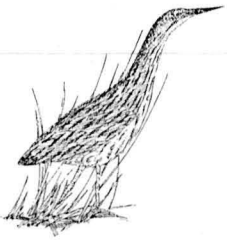


Alan Yeakley, Co-Chair
Urban Ecosystem Research Consortium
Environmental Science, Portland State University

Steering Committee Representatives

Joshua Caplan, Environmental Science, Portland State University
Mike Houck, Urban Greenspaces Institute
Stephen Metzler, EarthWorks
Noelwah Netusil, Department of Economics, Reed College
Elizabeth Safran, Geological Science, Lewis and Clark College
Bob Sallinger, Audubon Society of Portland
Jennifer Thompson, U.S. Fish and Wildlife Service

⁴ More details are available at <http://www.fws.gov/oregonfwo/ToolsForLandowners/UrbanConservation/UrbanMainPage.asp>.



Urban Ecosystem Research Consortium (UERC) Portland, Ore. – Vancouver, Wash. Metropolitan Region



What is the UERC?

The UERC is a consortium of people from various universities and colleges, state and federal agencies, local governments, non-profit organizations and independent professionals interested in supporting urban ecosystem research and creating an information-sharing network of people that collect and use ecological data in the Portland/Vancouver area. Participants come from a variety of fields, including:

*air quality
conservation biology
ecology
economics
education
environmental design
fisheries*

*geology
habitat restoration
hydrology
land management
land use planning
social sciences
soil science*

*stormwater management
sustainable development
transportation
water quality
wildlife biology*

Mission Statement

To advance the state of the science of urban ecosystems and improve our understanding of them, with a focus on the Portland/Vancouver metropolitan region, by fostering communication and collaboration among researchers, managers and citizens at academic institutions, public agencies, local governments, non-profit organizations, and other interested groups.

Goals and Objectives

- ✎ Provide direction and support for urban ecosystem research
- ✎ Create an information-sharing network within the research community
- ✎ Track and house available information
- ✎ Promote greater understanding of urban ecosystems and their importance



Organizers

The principal organizers span academic institutions, government agencies (city, regional, state and federal), private consulting firms and non-profit organizations. Individuals from the institutions listed below have served on the steering committee. The diverse backgrounds and affiliations of those involved have allowed the UERC to bring together many important sectors of the natural resources community.

*Audubon Society of Portland
City of Portland
City of Vancouver
Earthworks
Lewis & Clark College
Metro
Mount Hood Community College*

*Oregon Dept of Fish and Wildlife
Oregon State University
Portland State University
Reed College
Tualatin Hills Parks & Recreation District
U.S. Fish and Wildlife Service
Urban Greenspaces Institute*

Web Site

Portland State University hosts a web site at <http://www.esr.pdx.edu/uerc/> for the UERC that includes background and contact information, a link to the listserv, announcements about upcoming events, and full details about annual symposia, including proceedings that can be downloaded.

Listserv

Oregon State University hosts a listserv designed for members to share information and facilitate communication among those interested in urban ecology. Anyone can join by going to the UERC web site and following the link "Join Our Listserv."

Kamryn -
fyi.
js



METRO

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232 2736
TEL 503 797 1540 FAX 503 797 1793

Council President David Bragdon

August 14, 2005

Alan Yeakley, Co-Chair
Urban Ecosystem Research Consortium
Environmental Science, Portland State University
PO Box 751
Portland, OR 97207-0751

Dear Mr. Yeakley:

Thank you for your July 25, 2006 letter outlining the need for funding urban ecological studies.

While continuing studies on the ecological health of our urban areas are valuable, the current Nature in Neighborhoods grant program was intended more for on-the-ground true "neighborhood" projects. The Nature in Neighborhoods grant program is designed to motivate citizens to actively contribute to watershed health through clean-up activities, restoration, education, capacity building and overall community engagement that leads to action literally in the field.

Nature in Neighborhoods funding comes from excise taxes on solid waste, which were never intended to serve as a substitute for the USFWS monies that funded the type of work you mention in the past. The amount of requests we've received indicate that the need for on-the-ground restoration is high. As the program evolves over time, categories of funding may change; however, our current aim is to focus on those projects that lead to or involve on-the-ground activities and restoration.

I encourage you to look for opportunities where studies may overlap with the type of projects our grant program seeks and apply for funds in a future round.

Sincerely yours,

David L. Bragdon
Metro Council President

Kathryn Sofich - Metro's Nature in Neighborhoods grant program

From: Kathryn Sofich
To: yeakley@pdx.edu
Date: 9/8/2006 8:56:40 AM
Subject: Metro's Nature in Neighborhoods grant program

Hi Alan.

Jennifer Thompson contacted me about meeting with Councilor Park regarding your recommendation to create a new category to be eligible for funding in the Nature in Neighborhoods grant program. Sorry about the delay in response. Council was on recess and the councilors just came back this week and I'm catching up.

Councilor Park's view mirrors that of President Bragdon's, which President Bragdon shared with you in a letter dated August 14th. As stated in the letter, this grant program was meant for on-the-ground "neighborhood" projects. As President Bragdon pointed out, we received a high number of requests and anticipate the next round to bring in just as many requests, indicating the need is high for assistance for on-the-ground projects. Therefore, Councilor Park would like the program's categories to remain as is.

Thanks,
Kathryn Sofich

Kathryn Sofich
Council Policy Coordinator
Metro Council
TEL 503-797-1941
FAX 503-797-1793
e-mail sofichk@metro.dst.or.us

From: Rod Park
To: kquinby@surfbest.net
Date: 8/16/2006 9:15:51 AM
Subject: Re: Get Centered! in Vancouver B.C. Sept. 14-16

Ken,

Your response to the invitation to Get Centered in Vancouver was forwarded to me. I am disappointed in your responses to the invitation to see how others are dealing with the growth issues the region is facing. It isn't these are not valid concerns as we are all concerned about traffic, road rage, pollution, crime, etc., ie all the pressures of today's society. It is that I have always been available to discuss these issues and that you chose the invitation to expouse your concerns.

I am available to come and talk with you about these issues. Please call my assistant Kathryn Sofich at 503-797-1941 or my cell phone at 503-804-0458 to set up a time to talk if you desire.

Rod

P.S. For the record, no Metro is not trying to use Los Angeles as a model city. It has never been an adopted policy by the Council or the region. It is an untruth that continues to be told.

On the issue of open spaces and parks within the UGB, the assertion that more of these create less space for people is not correct, especially in a "land locked" city like Fairview. If an area zoned for housing is purchased for a park of open space, the city can request a reduction in the number of housing units. The deleted units are then factored into the next UGB expansion.

Rod Park
 District 1
 503-797-1547

>>> Ken Quinby <kquinby@surfbest.net> 08/15/06 2:09 PM >>>

So, is this to be regarded as "Proof positive" that METRO is all about further packing us in like sardines? Why would ANYONE want to copy a high density city? Don't we have enough traffic, road rage, pollution, crime etc.?

Any truth to the rumor that you are also using Los Angeles as a "model" city for transportation examples?

The more buzz word "green spaces", "open spaces" & parks you create in the urban growth boundary, the less space to put the humans. But I guess that's the plan? :(What happened to creating a "livable" region?

Ken Quinby
 Fairview City Council member

getcentered@metro.dst.or.us wrote:

Metro's Get Centered! program invites you to experience Vancouver, B.C. ? a recognized world leader in successful high-density, mixed-use development and planning. As the capstone event for the 2006 Get Centered! program, Metro has organized a guided tour of Vancouver and surrounding communities September 14-16, hosted by Metro Councilors Rex Burkholder and Robert Liberty.

As we continue to plan for growth in our region, we need to take a ?new look? ? to move beyond business as usual and incorporate new ideas and vision. This trip offers an opportunity for decision-makers from the Portland metropolitan area to meet with and learn from developers, planners, and government leaders in Vancouver who together have shaped their dynamic metropolitan region. The tour will include centers development in downtown Vancouver and surrounding suburbs like Metrotown, Port Moody and Lonsdale.

Space is limited, so please make your reservation early at www.metro-region.org/vancouver or by calling (503) 797-1757. Early bird registration is \$150 and ends August 21. Late registration is \$250 and closes August 31.

The tour registration fee includes transportation to and from Vancouver, B.C. by motor coach, lunch for all three days and dinner Thursday and Saturday. Lodging costs and other meals are to be paid directly by tour participants. Metro has secured a group rate at Pan Pacific Vancouver hotel of \$169 (Canadian) per night single occupancy or \$209 double occupancy. Please call the hotel directly at (800) 937-1515 to reserve your room and reference ?Metro regional government? to get the group rate.

More information and an itinerary are available on the Metro website at www.metro-region.org/getcentered.

---- End of message ----

01:45:58PM;15-Aug-2006;004161;00344

CC: kathryn sofich

COUNCILOR ROD PARK

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METRO

M E M O R A N D U M

DATE: August 17, 2006

TO: Council

FROM: Rod Park

SUBJECT: Draft Metro Resolution - Policy Regarding Acquisition of Rural Agricultural Land

Attached to this memo is a draft of a resolution I would like to introduce. This resolution is proposing a policy regarding acquisition of rural agricultural land for the 2006 Natural Areas Acquisition and Water Quality Protection Bond Measure. If Council President Bragdon allows, it will be introduced and discussed at the September 7th Council meeting. Please read it over and feel free to discuss any questions or concerns you have with the resolution.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING)	RESOLUTION NO. 06-XXXX
METRO COUNCIL POLICY REGARDING THE)	
ACQUISITION OF RURAL AGRICULTURAL)	
LAND PURSUANT TO THE 2006 NATURAL)	Introduced by Metro Councilor Rod Park
AREAS ACQUISITION AND WATER)	
QUALITY PROTECTION BOND MEASURE)	

WHEREAS, the Metro Council has taken a leadership role in identifying remaining natural areas in the Metro Area and planning for their protection; and

WHEREAS, in May 1995 voters in the Metro Area approved a \$135.6 million Open Spaces, Parks and Streams Bond Measure (1995 Open Spaces Bond Measure) with a stated goal of acquiring land in 14 of the 57 regional natural areas identified in the Greenspaces Master Plan and six of the 34 regional trails and greenways identified in the Greenspaces Master Plan; and

WHEREAS, the implementation of the 1995 Open Spaces Bond Measure has been successfully completed and the Metro Council has acquired, to date, over 8,100 acres (3,278 hectares) of open spaces in 14 target areas and 6 trails and greenways, and has protected 74 miles (119 kilometers) of stream and river frontage, greatly surpassing the 6,000-acre (2,428 hectares) minimum acquisition goal identified in the 1995 Open Spaces Bond Measure; and

WHEREAS, the 1995 Open Spaces Bond Measure was never intended to acquire all of the natural areas in the Metro Area identified as needing protection, and with human population growth continuing to occur, there is an urgent need to acquire additional natural areas to provide opportunities for outdoor recreation, to protect air and water quality, and to preserve fish and wildlife habitat; and

WHEREAS, the Metro Policy Advisory Committee (MPAC), composed of officials representing the Metro Area's local governments, adopted a "Vision Statement" in 2000 to enunciate the Metro Area's commitment to improve the ecological health of the Metro Area's fish and wildlife habitat; and

WHEREAS, on April 25, 2001, MPAC unanimously adopted the Final Report of its Parks Subcommittee, which, among other things, noted the need for additional land acquisition for parks and open spaces beyond the scope of the 1995 Open Spaces Bond Measure; and

WHEREAS, on December 9, 2004, the Metro Council adopted Resolution No. 04-3506A, "For the Purpose of Revising Metro's Preliminary Goal 5 Allow, Limit, or Prohibit Decision; and Directing the Chief Operating Officer to Develop a Fish and Wildlife Habitat Protection and Restoration Program That Relies on a Balanced Regulatory and Incentive-Based Approach," in which the Metro Council resolved to develop and take before the voters by November 2006 an open spaces acquisition bond measure that included authorization to acquire regionally significant fish and wildlife habitat from willing sellers; and

WHEREAS, on May 12, 2005, the Metro Council adopted Resolution No. 05-3574A "Establishing a Regional Habitat Protection, Restoration and Greenspaces Initiative Called Nature In Neighborhoods" ("Nature In Neighborhoods Initiative"); enacting a regional conservation policy that promotes a consistent and effective level of region-wide habitat protection using a variety of means, including acquisition of critical fish and wildlife habitat from willing sellers and restoration of key wetland, streamside and upland sites; and

WHEREAS, the Nature In Neighborhoods Initiative specifically called for the Metro Council to place a bond measure before the voters in November 2006 that would create a funding source to acquire critical fish and wildlife habitat from willing sellers in the urban area; and

WHEREAS, on September 29, 2005, the Metro Council adopted Resolution No. 05-3612, "For the Purpose of Stating An Intent to Submit to the Voters the Question of the Establishment of a Funding Measure to Support Natural Area and Water Quality Protection and Establishing a Blue Ribbon Committee; and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures Out of the Proceeds of Obligations to be Issued in Connection with the Regional Parks and Greenspaces Program," stating the Metro Council's intent to submit to the voters of the Metro Area a general obligation funding measure to protect habitat, river and stream frontages and natural areas, through land acquisition, restoration, and enhancement, and establishing a Blue Ribbon Committee to make specific recommendations to the Metro Council regarding aspects of the bond measure program, said bond measure to be included on either the primary or general election ballot no later than November 2006; and

WHEREAS, the Blue Ribbon Committee returned its report to the Metro Council on December 8, 2005, recommending that the Metro Council undertake \$220 million in bond indebtedness to protect habitat, river and stream frontages and natural areas through acquisition, restoration, and enhancement; provide \$44 million to cities, counties and local park providers for acquisition, restoration, and

enhancement of habitat, river and stream frontages and natural areas; and create a \$11 million Nature in Neighborhoods Capital Grants Program Fund; and

WHEREAS, the Metro Council adopted Resolution No. 06-3672B, "For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisition and Water Quality Protection," on March 9, 2006, submitting to the voters at the November 7, 2006 General Election a \$227.4 bond measure to fund natural area acquisition and water quality protection ("2006 Natural Areas Acquisition and Water Quality Bond Measure" or "Bond Measure"); and

WHEREAS, if the Bond Measure is approved by the voters, Metro will be authorized to acquire land located in specific areas of the region that are currently zoned for agricultural use; and

WHEREAS, the Metro Council recognizes that purchase of agricultural land by Metro may have adverse impacts on adjacent agricultural land and on the agricultural industry as a whole; and

WHEREAS, the Metro Council desires to establish policy regarding possible purchase by Metro of agricultural land; now therefore

BE IT RESOLVED that the Metro Council hereby adopts the following policies for implementation of the 2006 Natural Areas Acquisition and Water Quality Bond Measure. These policies will be included in a work program or refinement plans approved by the Metro Council for implementation of the Bond Measure:

1. The preservation of the existing base of agricultural land as well as the preservation of the ability of Oregon farmers in or near the Metro Area to operate efficiently and effectively is a high priority for Metro.
2. Where possible, Bond Measure funds shall be utilized for purchase of habitat and water quality protection easements rather than outright purchase of agricultural land.

3. When owners of agricultural land are not willing to sell to Metro, an easement as described above but are willing to sell a fee simple interest to Metro, Metro may purchase the property. When Metro purchases agricultural property, the acquisition plan will show what portions of the property are essential to achieve the water quality and habitat protection goals of the Bond Measure in which portions of the property are viable for agricultural production without conflicting with protection of the essential portions of the property. Metro shall place the property for sale on the open market subject to easements that achieve the goals of the Bond Measure for water quality and habitat protection and restrict use of the remainder of the property to agricultural uses.
4. Easements obtained by Metro shall not allow access to the property by the general public.
5. All refinement plans for bond-funded target areas in resource land areas shall be developed in close collaboration with the local agricultural industry. Such plans shall address the potential adverse impacts to adjacent agricultural uses from the restoration of wetlands, reintroduction of wildlife, or increased water table levels resulting in flooding of adjacent properties. Where appropriate, plans shall provide for mitigation for adverse impacts of increased public access to rural agricultural areas.

6. Where feasible, planning shall be given to acquisition of conservation easements, and development restrictions along streams that may create enhanced natural boundaries to separate rural from urban areas. Refinement plans will also establish criteria based on minimum annual flow levels to be determined which streams and tributaries with target areas should be protected for water quality and habitat purposes.

ADOPTED by the Metro Council this _____ day of _____ 2006.

David Lincoln Bragdon, Metro Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

From: Rod Park
To: mikehouck@urbangreenspaces.org
Date: 9/6/2006 7:17:17 AM
Subject: Re: Houck response to Resolution No. 06-3727

Mike,
Before you make any more assumptions please talk with others in the campaign who asked that I try resolve the farmers' concerns. They have been aware of the progress of the resolution so I am surprised you were not?

Please call if you have further questions.

Sincerely,

Rod Park
District 1
503-797-1547

>>> Mike Houck <mikehouck@urbangreenspaces.org> 09/05/06 6:04 PM >>>
Rod,

The fact that I will not testify against RESOLUTION NO. 06-3727 should not be misconstrued as support. I find the Resolution objectionable from numerous perspectives, not the least of which is total lack of input from the natural resource community, including myself. Having been involved in this process for what seems like a lifetime, having served on the Blue Ribbon Committee; being a sitting member of GPAC, I find it personally insulting to have found out about this resolution two days ago. To my knowledge, no one who has actually participated in the run up to and campaigning for Measure 26-80 was involved in the development of the resolution.

Those process issues aside, there are significant substantive issues that I find troubling:

1. Why is farmland treated as a "special case", once again, when natural resource protection is concerned?
2. I find the fact that public access is precluded on any purchases that involves farm land as highly problematic. Again, why is farmland singled out? Why would the public support a bond measure that explicitly precludes public access? I can't wait to see how the media spins that one....."voters asked to approve land acquisition that will deny them access."
3. Why is only the state Department of Agriculture consulted? Why not ODFW, U S Fish and Wildlife Service, NOAA Fisheries and other natural resource agencies?

You get my point. I could go on, but won't because we have a bond measure to pass. I am going to swallow very hard and not testify against the resolution because raising all of these, and many other issues, publicly is unwise, just as introducing this resolution was unwise. The farm bureau and their allies, none of whom supported the 1995 bond measure, which was approved by the region's voters handily, are non-entities as far as I am

concerned. They marginalized themselves by taking a rigid, no purchase of agricultural lands position. They are a non-factor in what will be a successful campaign.

Mike Houck

Mike Houck, Director
Urban Greenspaces Institute
Department of Geography
Center for Spatial Analysis and Research
Portland State University
Room 459, Cramer Hall
PO Box 6903
Portland, OR 97228
Phone: 503-319-7155
Fax: 503-725-3166
mikehouck@urbangreenspaces.org
www.urbangreenspaces.org
"In Livable Cities is Preservation of the Wild"

Yes on Measure 26-80 Natural Areas, Parks and Streams

In November of 2006 Metro will be asking the region's voters to approve a \$227.4 million bond measure that will give Metro \$168.4 million to acquire new regionally significant greenspaces; \$44 million to local park providers to purchase locally important natural areas and \$15 million for non-profit organizations and local governments re-nature" urban areas that are currently park and nature deficient. To find out how to become involved go to: www.savenaturalareas.org

Endless Pressure, Endlessly Applied
Brock Evans

Courtesy copies:
Councilor Rod Park
Tim O'Brien/Growth Mgmt
UGB Record
Original:
TRIM entry

November 24, 2006

Councilor Rod Park
Metro
600 NE Grand
Portland, Oregon 97232


Dear Councilor Rod Park,

You may have heard a lot has happened since we met in terms of meeting with public officials and private sector professionals.

My interpretation is that you relied on some professional information from credible sources we now both now know, that erred in the reasoning and facts for the changes to Metro Title 4 Industrial & employment designations. With a level of scrutiny appropriate for sources deemed very reliable or very politically appropriate this advanced through all governmental approval levels.


Study of the circumstances indicate some of this planning effort can be salvaged and there likely is enough political flexibility for you to bring about some 'course corrections' to where this is heading.

If this rises to a level of interest to you and your work priorities, a meeting would be very agreeable to me. Should you be agreeable, you would not need to prepare for it nor bring anyone else in unless you wanted to. What you would be presented is what doesn't work, and which of the desired results work and what modifications strategies can make it happen.

If this is not a good use of your time, please feel free not to respond to this letter. The time table is to proceed in other directions the second week of December, but in any event a meeting with your good office is available, at any time.

Your hard work for the community is most appreciated and generous and all the best is wished for you and yours.

Very sincerely,


Robert Butler



824 SW 18TH AVE. • PORTLAND, OR • 97205 • 503-222-4949 • FAX 503-228-4079 • REALTORS
EMAIL butlerbrokers@qwest.net • www.butlerbrokers.com

TWO QUESTION SURVEY FOR METRO INDUSTRIAL REALTORS

PLEASE FAX BACK TO (503) 228-4079 (NO COVER)

This survey is of Realtors having industrial real estate as one of their specializations.

Background: Metro has documented their land use policy in part by the Title 4 industrial and Employment Land Map. Metro defines significant industrial land as unusually unique land which happens to be well suited for industrial activities. Typically such land does not have residential. Metro shows, for example, Columbia Corridor (Rivergate to beyond PDX) as likely the most prominent "significant Industrial" for the region.

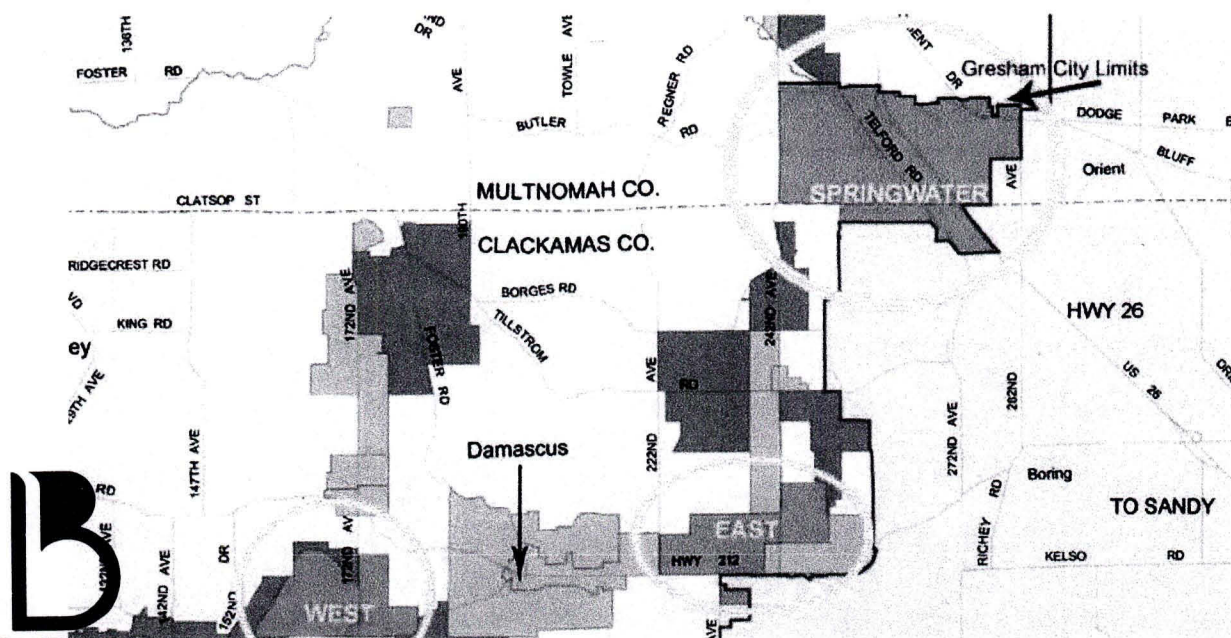
Recently Metro added as "Regionally Significant Industrial Lands" hundreds of acres just East of Gresham on Highway 26 starting at the temporary split in Highway 26 and going easterly for about a mile. Also added were areas just east, west of Damascus Highway 212 (see map). These areas are currently used mainly as rural ranchettes and nurseries.

Please indicate below you opinion of the map's accuracy as to these two recent additions.

Appropriateness as Significant Industrial	Damascus (East & West of)	East of Gresham (Springwater)
	[X]	[X]
Solid Example	[]	[]
Rather Questionable	[]	[]
Poor Example	[]	[]
No Opinion	[]	[]

By: (print) _____ Firm: _____

Chart Shading: Gray – "REGIONALLY SIGNIFICANT INDUSTRIAL"
Not for this survey: (Dark Blue "Industrial"), (Light Blue "Employment")



**BUTLER
BROKERS
INC.**

Questions: Robert Butler, Butler Brokers Inc. Phone: (503) 222-4949 Fax 503 228-4079

824 SW 18th • PORTLAND, OREGON • 97205 • (503) 222-4949 • FAX 228-4079 • REALTORS
PLEASE FAX BACK TO (503)-228-4079

Information contained herein has been obtained from others and considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to his own satisfaction.

*I formed
this in
October*

**Neighborhood Association
BYLAWS**

ARTICLE 1

ORGANIZATION: Name, Purpose, Boundary

Section 1.1 The Name. The name of this organization shall be the Springwater East Neighborhood Association, hereinafter referred to as the Association. (SENA)

Section 1.2. Purpose. The purpose of this organization shall be to provide an opportunity for members to cooperate with each other and the City on matters affecting the neighborhood and the City as a whole. Means of accomplishing this purpose shall include but not be limited to:

A. providing a public forum for the review and evaluation of issues and problems affecting our neighborhood and our city, and the education of citizens, groups and government bodies with respect to such issues and problems;

B. serving as a voice for our neighborhood in presenting our views and testimony before private and public bodies such as service clubs, other neighborhood associations or groups and the City Council and local governments on issues and concerns having impact on both our neighborhood and our city;

C. providing better channels of communication and dissemination of accurate information between the government and the citizens at large; and

D. promoting a forum through which citizens may promote and implement neighborhood activities such as long-range planning, public safety programs, and the general livability of the neighborhoods.

Section 1.3. Boundary. The boundary shall be as follows: That portion adjoining of the City of Gresham city limits (2006) and extending eastwardly to 282nd Ave. and southerly to Stone Road excepting any areas outside the urban growth boundary.

ARTICLE 2

Membership

Section 2.1. Eligibility. The Association shall not deny membership rights or access to the benefits of the Association to any individual on the basis of race, creed, color, gender, age, heritage, national origin, or income.

Section 2.2. Membership Dues. No membership dues or fees shall be required in order or belong to the Association. All contributions provided to the Association shall be voluntary.

Section 2.3. Voting Rights. A voting member is one who owns property, lives or conducts a business within the boundaries of the Association. Upon request,

identification may be required for proof of residency. Only voting members are entitled to vote on any Association matter and they are eligible for election to the Board. Voting may be done in person or by proxy signed. All members shall have a right to notice.

ARTICLE 3

Funding

No membership dues will be charged. However, the Association will be free to ask for voluntary donations to help defray typing, postage and other costs of the organization.

ARTICLE 4

Meeting of Members

Section 4.1 General Membership Meetings. There shall be at least one general membership meeting yearly. The meeting shall be convened in the month of October upon any day decided upon by the majority vote of the Board of Directors. Notification for all general meetings shall require five (5) days' advance written notice to the members of AHNA.

Section 4.2 Special Membership Meetings. Special meetings of the membership may be called by the Chairperson or the Board of Directors as deemed necessary. Notification and purpose(s) of the special meeting shall require five (5) days' advance written notice to the members of SENA.

Section 4.3 Board of Directors Meetings. The Board of Directors shall meet in open session not less than four (4) times annually at times set by the Chairperson on five (5) days' prior notice, or upon the request of at least one-half (1/2) of the members of the Boards of Directors. Notice of each meeting shall be given to each Director in a manner most likely to reach such person.

Section 4.4 Agenda. The Chairperson shall prepare the agenda for general and special meetings of the membership and for Board of Directors meetings. Any person desiring to add an item to the agenda must submit the item in writing to the Chairperson at least ten (10) days in advance of the meeting. Any two Board of Directors members or any four members of SENA may add an item to a Board, general or special meeting agenda at those respective meetings.

Section 4.5 Quorum. A quorum for any general or special or Board meeting of SENA shall be the number of members of Board of Directors members in attendance. Unless otherwise specified in these Bylaws, decisions of SENA shall be made by majority vote of those members present, in person or by proxy, at any meeting.

Section 4.6 Participation. Any general, special or Board of Directors committee meeting is open to any person and all who wish to be heard may be heard; however, voting is limited as set forth in S 2.5.

Section 4.7. Procedures. “Roberts Rules of Order (Revised)” shall be the authority for the conduct of any meeting.

ARTICLE 5

BOARD OF DIRECTORS

Section 5.1 Authority and Emergency Powers.

5.1.1 Authority. The affairs of the SENA between membership meetings shall be conducted by the Board of Directors (the “Board”).

5.1.2 Emergency Powers. In such cases where the Board is required to provide neighborhood response before the question is presented to the membership, the Board of Directors shall take such action and authorize its appropriate execution indicating that the action is taken under emergency powers. Such action shall be presented to the membership at a special or general meeting within forty (40) days for review and ratification by the membership SENA.

Section 5.2 Number and Eligibility. The Board shall consist of a minimum of five (5) and a maximum of eleven (11) eligible members (see S 8.1). Subject to the provisions of S 2.4, each shall serve for a term of two years or until his or her successor has been duly elected and qualified. All officers and the immediate past president of SENA shall be directors. No Boards member may serve more than two (2) consecutive terms.

Section 5.3 Directors as “Qualified Directors”; Liability Limitations; Conflicts of Interest.

5.3.1 Qualified Directors. The members of the Boards shall be considered “Qualified Directors” in that they shall not receive compensation for personal services. However, they may receive reimbursement for actual expenses incurred while performing a director’s duty as established by the Board.

5.3.2 Liability Limitation. The personal liability of a Director or uncompensated officer of this organization to the organization or its members for monetary damages for conduct as a director or officer is hereby eliminated to the fullest extent allowed by law.

5.3.3 Conflicts of Interest. A transaction in which a Director may have a direct or indirect conflict of interest may be approved by a vote of the Board if in advance of the note by the Board all material facts of the transaction and the Director’s interest are disclosed to the Board. A conflict of interest transaction is considered ratified if it receives the affirmative note of the majority of the Directors who have no direct or

indirect interest in the transaction votes to authorize, approve or ratify a transaction, a quorum is present for the purpose of taking action. The presence of, or a vote cast by, a Director with a direct or indirect interest in the transaction does not affect the validity of the action taken by the Board. The Director with the direct or indirect conflict or interest may elect to abstain from voting on the transaction.

Section 5.4 Resignations and Vacancies.

5.4.1 Resignations. A Director may resign at any time by delivery of written notice to the Board, the President or the Secretary. Resignation will be effective upon receipt by any of the above individuals. Once delivered, a Notice of Resignation is irrevocable.

5.4.2 Vacancies. The Board may fill any vacancy of the Board by a majority vote of the Board. A vacancy occurs through (a) resignation or (b) absence of a Board member from three (3) consecutive Board meeting without excuse. A member appointed to fill a vacancy shall serve the remainder of the unexpired term and until his/her successor is duly elected or appointed and qualifies.

Section 5.5 Chairperson. The President of the SENA shall act as a Chairperson of the Board.

ARTICLE 6

OFFICERS

Section 6.1 President. The President shall prepare the agenda and shall preside as Chairperson at all meetings of the Board and the membership and shall appoint members of committees.

Section 6.2 Vice President. The Vice President shall assist the President and in the President's absence or disability shall carry out the functions of the President.

Section 6.3 Secretary. The Secretary shall keep minutes and written records of attendance at meetings, actions taken at meetings, and majority and minority opinions expressed at meetings; shall be responsible for all correspondence of SENA, and shall make records of SENA available for inspection for any proper purpose at any reasonable time to directors, officers, members and other persons authorized by law.

Section 6.4 Treasurer. The Treasurer shall be accountable for all funds and shall give an accounting at each general meeting, and shall receive, safe keep and disburse SENA funds. However, any disbursement in excess of \$25 shall require the signature of the President or the Vice President.

Section 6.5 Committee Chairperson and Liaisons to the any Coalition.

Committee chairpersons and liaisons to the Northwest Neighborhood Review Board and other groups shall be appointed by the President and shall inform the Board and the membership of the SENA of all activities of their respective committees and liaison groups.

ARTICLE 7

IDEMNIFICATION

Section 7.1 Mandatory Indemnification. The corporation shall indemnify any officer or director who is wholly successful, on the merits or otherwise, in the defense of any proceeding to which the officer or director was a party because of being an officer or director of the corporation against reasonable expenses actually incurred by the officer or director in connection with the proceeding.

Section 7.2 Other Indemnification. The corporation shall otherwise indemnify any officer or director to the extent provided in ORS 65.387 to 65.414 including any indemnification allowed by ORS 65.391, as determined and authorized pursuant to ORS 65.404, and any court-ordered indemnification pursuant to ORS 65.401.

ARTICLE 8

EXECUTIVE AND OTHER COMMITTEES

Subject to law, including ORS 65.354, the Board may appoint committees, including an executive committee or other committees having executive status, consisting of the number of directors and having the powers designated by the Board. There shall be a grievance committee as provided in Article 9 below. During the interval between meetings of the Board, the executive committee may exercise such authority in the management of the corporation as the Board shall delegate.

ARTICLE 9

ELECTIONS AND APPOINTMENTS

Section 9.1 Eligibility. Only personas eligible for SENA membership shall be qualified to hold an elected or appointed position.

Section 9.2 Board of Members. Members of the Board shall be elected to serve for two (2) years until the appropriate October general meeting; except that following adoption of these Bylaws as amended, half of the Directors shall serve a term ending in October, 2007, and the remaining directors shall serve a term ending in October, 2008.

Section 9.3 Removal. Any holder of an elected position may be removed and placed by a two-thirds (2/3) vote of the membership at a general or special meeting.

ARTICLE 10

GRIEVANCE PROCEDURE

Section 10.1 Person or Group Adversely Affected. A person or group adversely affected by a decision or policy of SENA may submit in writing a complaint to any member of the Grievance Committee.

Section 10.2 Receipt of Complaint. Within fourteen (14) days of receipt of the complaint, the Committee shall arrange with the petitioner a mutually acceptable place, day and hour for a review of the complaint, and will, in writing within thirty (30) days recommend a resolution of the grievance to the Board.

Section 10.3 Final Resolution. The Committee shall attempt to resolve the complaint and shall submit a report of their recommendation and/or action to the complainant, Board and membership. If the Committee, Board and petitioner cannot reach agreement, final resolution of the complaint shall be by vote of a majority of the membership at a general or special meeting.

ARTICLE 11

PROCEDURE FOR CONSIDERATION OF PROPOSALS

Section 11.1 Execution. The Board shall be responsible for the execution of this Article.

Section 11.2 Submission of Proposals. Any person or group, inside or outside the boundaries of SENA and any city agency of the City of Portland may propose in writing items for consideration and/or recommendation to the President. The Board shall decide whether proposed items will appear on the agenda of either the Board, standing or special committees or general and special meetings.

ARTICLE 12

ADOPTIONS AND AMENDMENTS

Adoption of and amendments to these Bylaws shall require a two-thirds (2/3) vote by the members present at a general meeting.

ARTICLE 13

BOUNDARIES

Section 13.1 Present Boundaries. The boundaries of SENA shall be defined as follows: That portion adjoining of the City of Gresham city limits (2006) and extending eastwardly to 282nd Ave. and southerly to Stone Road excepting any areas outside the urban growth boundary.

Section 13.2 Expansion of Boundaries. The right of petition to be included within the boundaries of SENA shall be guaranteed to residents of areas immediately adjacent to SENA boundaries. A petition for inclusion shall contain signatures of a least a majority of those who would qualify as members of SENA in the area sought to be included, and shall require a two-thirds (2/3) approval of the membership at a general or special meeting.

ARTICLE 14

SEVERABILITY

Any determination that any provision of these Bylaws is for any reason inapplicable, invalid, illegal or otherwise ineffective shall not affect or invalidate any other provision of these Bylaws.

The foregoing Bylaws were duly adopted by the Board of Directors on the _____ day of _____, _____

Secretary