Winter 2024 Parks and Nature quarterly update

Covering bond activities and investments from October-December 2023

BOND COMMUNITY ENGAGEMENT COMPLETED: OCT.-DEC. 2023

Staff have completed the following outreach across bond programs in the last quarter:

- Completed final community vote for community choice grants pilot with 1660 unique votes from residents. 89% of votes came from district 4.
- Conversations with 29 landowners and 16 park providers about potential land acquisition (10 new)
- For Blue Lake Park renovation project, held 5 design workshops with BIPOC community members
- Met with 12 park providers about identifying priorities for the local share program
- Received 239 responses to an online survey about initial designs for the Cultural Heritage and Healing Garden memorial at Lone Fir Cemetery

BOND REPORTING AND EVALUATION ACTIVITIES COMPLETED

A set of infographics are posted on Metro's website to visualize bond progress over time to the public. These are meant to serve as a compliment to the storytelling that highlights specific projects and bond wide progress.

In July 2023, the Metro auditor presented an audit of the early work of the 2019 parks and nature bond to the Metro Council. In September 2023, the Metro Auditor presented the audit and its findings to the Natural Areas Oversight Committee.

BOND ACTIVITIES AND INVESTMENTS COMPLETED: OCT-DEC. 2023

Protect and restore land activities from Oct.-Dec. 2023

oregonmetro.gov/protect-and-restore-land

The team of three continues to ramp up outreach to landowners across the region to create a pipeline of opportunities for acquisition in alignment with the targets and goals approved by the Metro Council in 2022. Though the real estate market remains challenging, the team is beginning to see the results of its consistent outreach to landowners across the region. As of December 2023, the team was in preliminary negotiations with 20 landowners with four properties under contract.

See more specific information about acquisitions in the appendix of this report.

Local share activities completed from Oct.-Dec. 2023

oregonmetro.gov/localshare

The local share team is working with the region's park providers to submit priority projects for bond local share funding. Metro recently approved a submittal from the City of Tigard for the Steve Street project, which will design and construct a 1.4-acre neighborhood park connecting Steve Street and Southwest 84th Ave, making a total of IGAs with eight park providers for $26 million in project awards. The team is also in conversations about project submittals with a range of other park providers.

Walking and biking trails activities completed from Oct.-Dec. 2023

Since Council approved 12 trail grant awards for $19.5 million across the region, the team has finalized four intergovernmental agreements of the twelve project awards, which will allow project work to advance and submittal of reimbursement requests and is close to finalizing three other intergovernmental agreements.

Take care of Metro parks activities completed from Oct.-Dec. 2023

Progress continues on health, safety and accessibility improvements at sites in Metro's portfolio including

Blue Lake and Oxbow and Lone Fir's Cultural Heritage and Healing Garden

In order to complete a set of infrastructure improvements safely and efficiently, Blue Lake Regional Park is closed to the public until late spring 2024. The disc golf course remains open.

Staff are working to advance design and engineering work for infrastructure improvements at Oxbow Park. Metro is working with community members to create a memorial to honor untold stories at the historic Lone Fir Cemetery in Southeast Portland. See more detail on the status of all bond funded Take Care of Metro Parks projects in the appendix.

Nature in Neighborhoods Capital Grants activities completed from Oct.-Dec. 2023
As of January 2024, there is an open solicitation for a second round of grants, with pre-applications due at the end of February.

In addition, staff are working to finalize funding agreements for the $2.7 million of Nature in Neighborhoods capital grants awarded by the Metro Council this summer for seven projects.

Nature in Neighborhoods Community Choice grants activities completed from Oct.-Dec. 2023
The final round of voting for community choice grants closed in early November. The Community Choice grant program is designed to give community members the power to imagine, design, and vote on what parks and nature projects they'd like to see in their communities and engagement for this process has been driven by a focus on centering community members in the communities of interest in District 4. The 15 projects that received the most of the 1,660 total community votes will be included for Council consideration and approval in February 2024.

Large scale community visions activities completed from Oct.-Dec. 2023
Staff are currently working with the three entities designated by the Metro Council as pilot round large scale community visions projects to ensure readiness to finalize an eventual funding award. Staff are working with the Metro Council to set parameters for a future round of solicitation in spring 2024.

![Metro logo]

BOND RELATED COMMUNITY ENGAGEMENT SNAPSHOTS

Community choice grants case study: Oct.-Dec. 2023
The Community Choice grants pilot program nearly reached completion with a final community vote in November 2023. During the community vote process, the team utilized multiple avenues for outreach at community hubs where community was already congregating, translating all materials in English and Spanish and focusing intentionally on communities of interest in District 4. As a result, a total of 1664 votes, 89% of which came from district 4, helped shape a list of 15 projects out of a ballot of 46 projects that received the highest vote totals. The pilot design and review committee, made up of community members, reviewed the list and affirmed the final slate of 15 projects for funding. In February, the Metro Council will consider and approve this slate of projects.

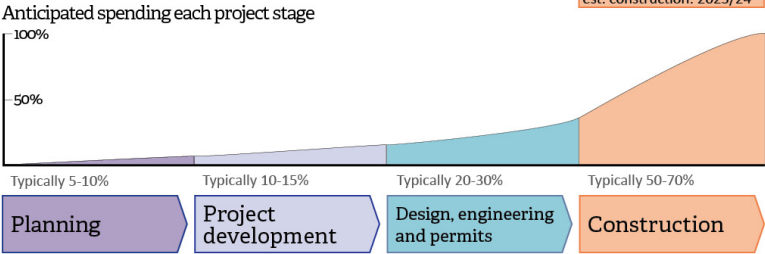**Blue Lake Park renovation engagement case study: Oct.-Dec. 2023**
As part of ongoing multiple tracks of engagement around the Blue Lake Park renovation project, this fall, staff hosted design workshops with People of Color outdoors, members of the Pacific Islander community, Indigenous community members and partner cohort (and staff). The Blue Lake Park Partner cohort, a small group of community members staff have convened through an open recruitment process to participate and help shape the process around the Blue Lake renovation project, met to begin building three alternative concept plans with the design team from the community feedback provided to date.

Lone Fir Cultural Heritage and Healing Garden case study: Oct.-Dec. 2023
Metro is working with community members to create a memorial to honor untold stories at the historic Lone Fir Cemetery in Southeast Portland. This fall, staff hosted several engagement activities to solicit feedback on two designs options for the Lone Fir Cultural Heritage and Healing Garden including an open house, an online survey as well as a virtual meeting with Chinese communities. The survey, which was rolled out online and at in person events and was accompanied by two explanatory videos, received 239 responses to the survey.

Status of bond funded Metro parks capital projects (take care of Metro parks program)

Take care of Metro parks projects
Project status December 2023

Metro

Planning	Project development	Design, engineering and permits	Construction	Complete planning project	Complete built projects
ADA Transition Plan refinement status: scoping est. construction: na - this project will inform future construction projects	**Lone Fir Cultural heritage and healing garden** status: feasibility analysis est. construction: 2025/26	**Marine Drive Trail** status: 60% design est. construction: summer 2024	**Blue Lake - sanitary** status: under construction	**Blue Lake - utility and facility assessment** status: planning complete	**Chehalem Ridge nature park** status: park open
Blue Lake Regional Park renovation status: community engagement milestone 1 complete est. construction: 2026/27	**Oxbow road improvements** status: review of conceptual design alternatives. construction: 2025/26	**Oxbow potable water distribution** status: 30% design est. construction: 2024-26	**Blue Lake - water system ph 2** status: under construction	**Oxbow hydrologic assessment** status: planning complete	**Newell Creek Canyon nature park** status: park open
Willamette Cove Master Plan status: managed by GMMP est. construction: unknown		**Oxbow welcome center water system** status: 30% design est. construction: 2024-26	**Blue Lake - operations and maintenance facility** status: under construction	**Oxbow road and water analysis** status: concept work plan complete	**Oxbow welcome ctr. generator** status: operational
Willamette Cove Remedial Design Remedial Action status: managed by GMMP est. construction: unknown		**St Johns Prairie trail design** status: almost 90% design est. construction: unknown due to WPES bridge replacement	**Blue Lake - dock demo and repair** status: under contract construction: Nov 2023		**Oxbow welcome ctr ph2 - maintenence area** status: operational
			Graham Oaks - ADA improvements status: under construction		**Oxbow - ADA Boat launch parking** status: substantially complete - in closeout
			Oxbow well refurbishment status: contracting est. construction: 2024		**BLP Demo - buildings** status: complete
			Newell Creek Canyon south perimeter fence status: Contracting est. construction: 2023/24		**BLP water sys ph 1** status: complete

Anticipated spending each project stage

Planning	Project development	Design, engineering and permits	Construction
Typically 5-10%	Typically 10-15%	Typically 20-30%	Typically 50-70%

FY24 Q2
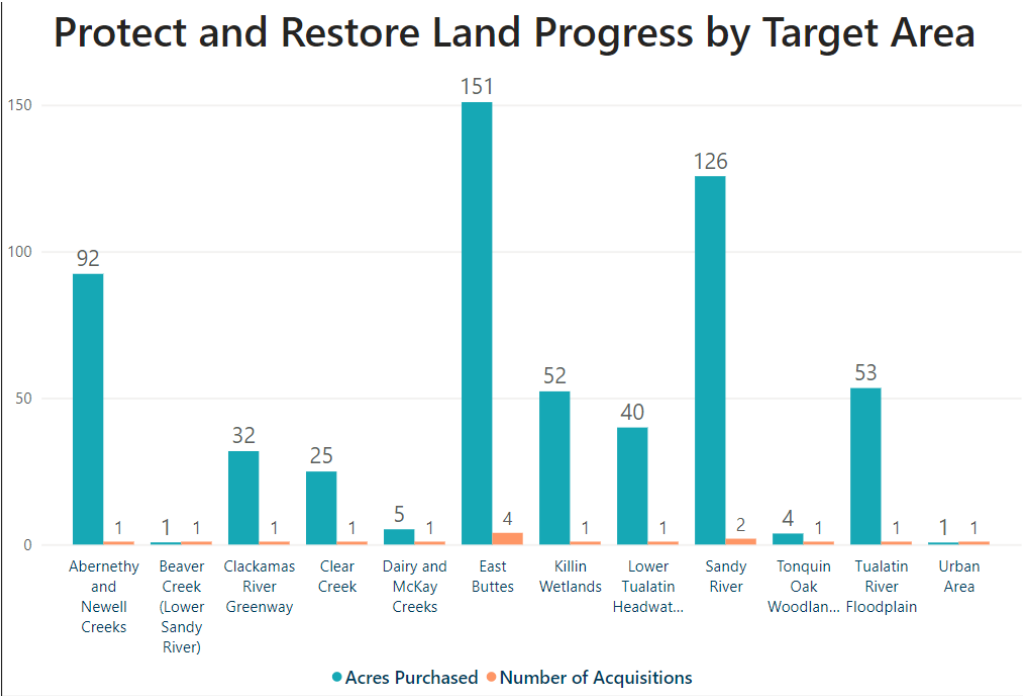*Projects are fully or partially funded by 2019 bond.*

Protect and Restore Land supplemental information, covering investments to date (July 1, 2020 – December 31, 2023)

Acquisitions to date by target area

Protect and Restore Land Progress by Target Area

16
Total Acquisitions

581.95
Total Acres

567.36
Tier One Acres

0.00
Tier Two Acres

$9,171,185.00
Total Spending

$8,828,685.00
Protect & Restore Amount

$0.00
Local Share Amount

$342,500.00
Non-Bond Amount

NOTE: This page excludes Trail purchases.

● Acres Purchased ● Number of Acquisitions

Trails for Walking and Biking Progress by Trail Segment

3
Total Acquisitions

2
Total Trails

0.44
Trail Mileage

$126,000.00
Total Spending

$126,000.00
Trails Bond Amount

$0.00
Local Share Amount

$0.00
Non-Bond Amount

NOTE: This page excludes Protect & Restore Property purchases.
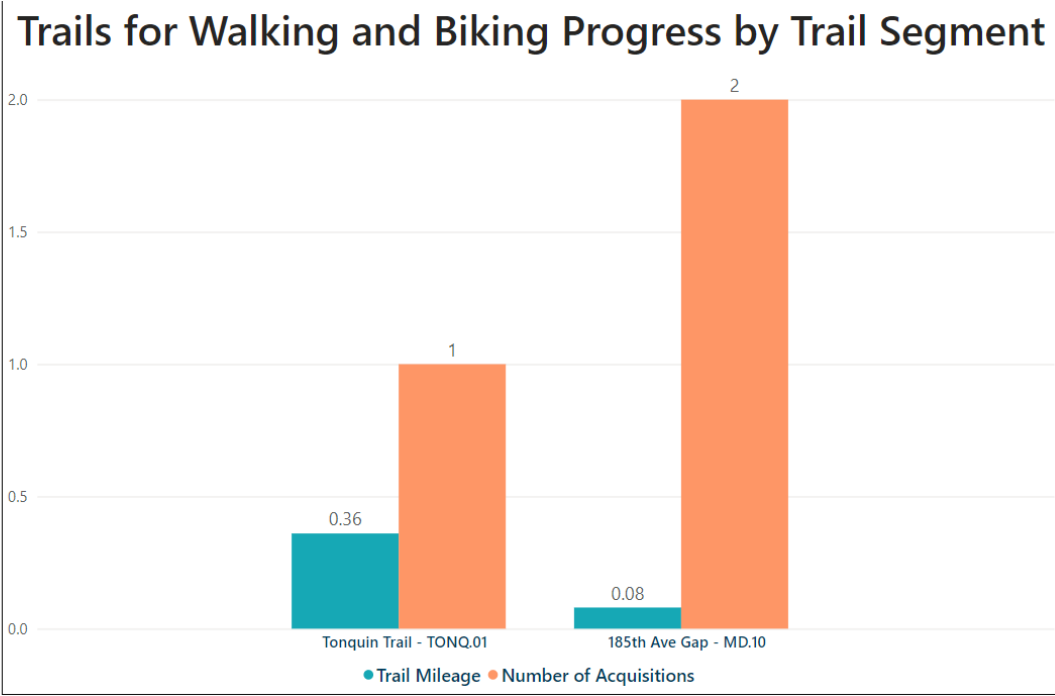
● Trail Mileage ● Number of Acquisitions

Metro

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Protect and Restore Land supplemental information, covering investments to date (July 1, 2020 – December 31, 2023)

What are these charts?
Through the policy established in the 2019 parks and nature bond measure and the target area refinement plans the Metro Council has directed staff to acquire properties in 24 regional target areas that meet the refinement plan goals. Each property varies in size and other features. This chart displays the both the number of properties purchased and acres protected in each target area through the protect and restore land program over the lifetime of the 2019 bond. Through December 31, 2023, Metro staff have acquired 16 properties totaling 582 acres across 14 target areas, along with three trail acquisitions. This number will expand over time as more properties are purchased across all target areas and trail corridors.

Purchase price vs. market value
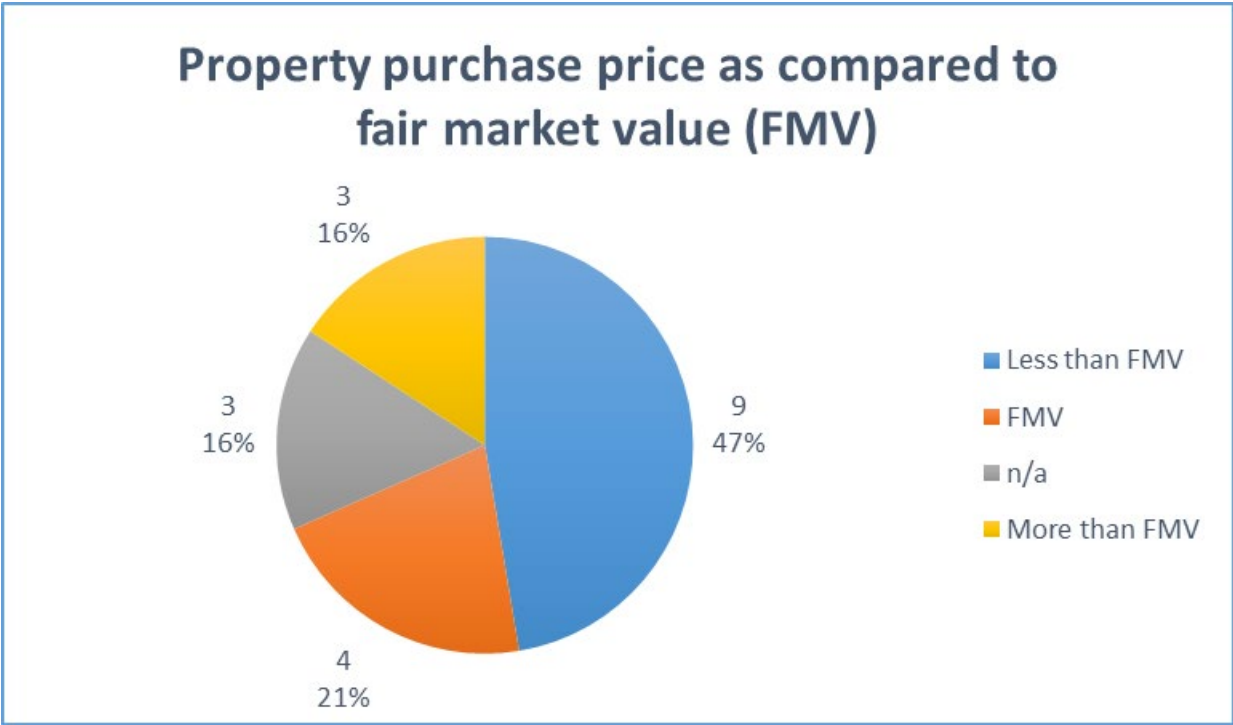
What is this chart?
This chart shows that most properties purchased to date were for fair market value or an appraisal was not required (i.e., the purchase price was less than $50,000). This includes all purchases funded through the protect and restore land as well as create trails for walking and biking programs. The Metro Council may direct staff to purchase property at any price, but through the policy established in the Natural Areas Work Plan, the Metro Council has delegated authority to staff to acquire properties for fair market value as supported by an independent appraisal (with the exception of properties purchased for less than $50,000, which do not require an appraisal). The Chief Operating Officer may purchase a property for up to $100,000 or 10% more than the value established by an appraisal provided certain conditions are met. The executive steering committee has recommended that staff bring more negotiations to the COO to consider a purchase price within $100,000 or 10% of the appraised value, so the percentage of properties purchase above FMV may grow over time.

Protect and Restore Land supplemental information, covering investments to date (July 1, 2020 – December 31, 2023)

Cost of stabilization to date
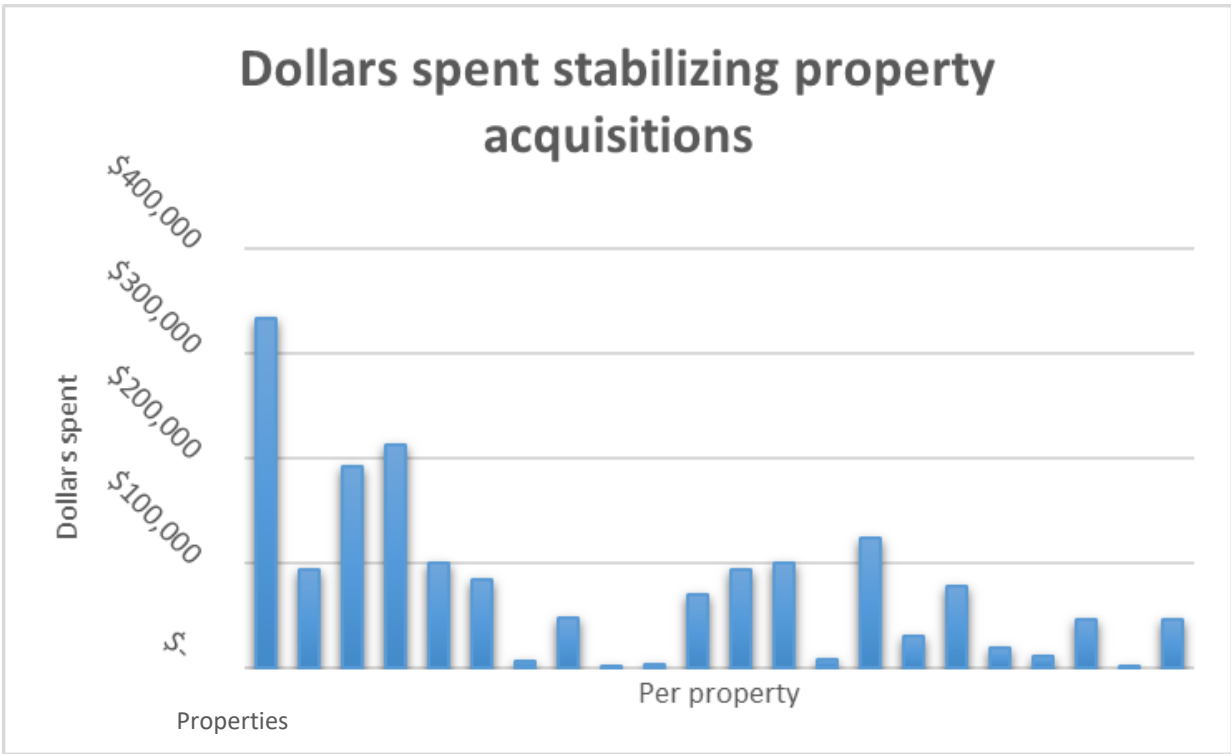
2019 bond dollars spent through December 31, 2023
Note: Each blue bar represents one property.

What is this chart?
Stabilization is one of the four program activities eligible for protect and restore land funds. Stabilization is the phase of management that follows acquisition. During stabilization Metro uses bond funds to address threats that would otherwise compromise the values for which a new natural area is acquired. As no two properties are the same or have the same conditions present, stabilization plans and costs will vary by property and the conditions present. Metro uses a function-based approach to identify and implement stabilization activities appropriate to each site. Function-based stabilization focuses on actions that protect high ecological function and shift currently degrading conditions to a positive trend leading to Metro to meeting the conservation objectives for which the property was purchased. Common stabilization actions include natural resource enhancement and property management and security actions. Important ecological functions addressed include key features such as: soil erosion control, habitat quality and trend, temperature and flow modification of streams, and public safety.

Constraints

The market continues to be dynamic and challenging for off market transactions. The largest challenges in the market are still related to timelines and seller expectations of value – but Metro real estate staff are now also seeing impacts of low inventory and high interest rates on willing seller cultivation, i.e., the desire for people to sell their property and move. To overcome this

Protect and Restore Land supplemental information, covering investments to date (July 1, 2020 – December 31, 2023)

barrier the real estate team is utilizing tools such as land use actions to purchase portions of property with conservation values while sellers retain ownership of portions with homes and other structures, however, land use actions add 4–6 months on to a transaction timeline.

Additional constraints related to the team's ability to complete transactions quickly include the desire to work with public agency partners on acquisitions, primarily in the urban target area and the regional trail network. Metro must be willing to work on the partner's timeline and within their capacity to complete these purchases, which can vary.

Capacity is growing with two senior real estate specialists on the team and a recruitment firm on board to support hiring for two more positions. We are seeing the groundwork laid over the past months from outreach transition into negotiations and closed transactions. When the team is fully staffed, there will be 4 FTE (full time equivalent) working on acquiring real estate for Metro.

PN bond financial reporting through December 31, 2023

2019 Parks and Nature Bond - Spend by Program Area

	FY20	FY21	FY22	FY23	FY24	Total Spend
Protect/Restore						
Personnel	8,897	1,027,574	1,318,586	1,772,632	1,103,201	5,230,890
M&S or Cap	120,063	843,385	5,104,935	5,311,633	862,127	12,242,143
Total	128,960	1,870,959	6,423,521	7,084,265	1,965,328	17,473,033
Take Care of Metro Par						
Personnel	8,897	642,133	1,334,500	1,199,311	635,557	3,820,397
M&S or Cap	221,847	3,051,112	2,279,728	2,820,384	5,424,609	13,797,680
Total	230,744	3,693,245	3,614,228	4,019,694	6,060,166	17,618,077
Local Share						
Personnel	29,397	213,678	240,033	236,912	143,527	863,547
M&S or Capital		2,464	2,492,200	1,616,171	-33,316	4,077,519
Total	29,397	216,142	2,732,233	1,853,083	110,211	4,941,066
Grants						
Personnel	12,847	184,414	240,528	364,932	222,450	1,025,170
M&S or Capital		2,061	85,755	71,588	32,152	191,557
Total	12,847	186,475	326,283	436,520	254,602	1,216,727
Trails						
Personnel	8,489	243,278	233,358	313,024	153,468	951,617
M&S or Cap	3,825	818	148,071	17,165	2,616	172,495
Total	12,314	244,096	381,429	330,189	156,083	1,124,111
Community Visions						
Personnel	-	3,480	121,359	29,181	-834	153,187
M&S or Cap	-	-	-	434	0	434
Total	-	3,480	121,359	29,615	-834	153,621
Total Program Spend	414,262	6,214,397	13,599,053	13,753,367	8,545,557	42,526,636
Admin						
Personnel	100,692	555,696	591,933	647,919	357,663	2,253,903
M&S or Cap	402,467	990,481	2,934,472	2,929,420	1,315,534	8,572,373
Personnel	10	330	395	-		735
M&S or Cap	309,359	27,344	544,812	489,411	60,918	1,431,844
Total	812,528	1,573,851	4,071,612	4,066,750	1,734,115	12,258,855
Total Bond Spend	1,226,790	7,788,248	17,670,665	17,820,117	10,279,672	54,785,492
% of Total Bond Spend	66.23%	20.21%	23.04%	23%	17%	

 Metro