

Metro
Parks and Nature
Parks and Nature
Metro 2019 Parks and Nature Bond Local Share Project Submittal Form
Deadline: 12/31/2030

City of Wilsonville
Frog Pond West Property Acquisition

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\$ 1,306,715.83 Requested

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Eligibility [top](#)

1. Local Share conversation

Before you propose projects, have you had a conversation (or conversations) with Metro's Local Share Program Manager? Metro staff can make sure your projects and processes meet bond criteria and we can provide assistance if needed.

I got it!

2. Distribution of funds

(See Exhibit C to Resolution No. 19-4988) I am eligible for Local Share allocation as the representative of:

- Beaverton \$ 5,709,843
- Clackamas County \$ 5,381,324
- Cornelius \$ 902,546
- Durham \$ 310,665
- Fairview \$ 640,683
- Forest Grove \$ 1,420,103
- Gladstone \$ 852,315
- Gresham \$ 5,416,870
- Happy Valley \$ 1,150,062
- Hillsboro \$ 5,999,692
- Johnson City \$ 230,749
- King City \$ 417,798
- Lake Oswego \$ 2,083,297
- Milwaukie \$ 1,127,000
- North Clackamas Parks and Recreation District \$ 4,508,386
- Oregon City \$ 1,914,446
- Portland \$ 31,821,020
- Rivergrove \$ 229,789
- Sherwood \$ 1,148,149
- None of the above

3. Distribution of funds

(See Exhibit C to Resolution No. 19-4988) I am eligible for Local Share allocation as the representative of:

- Tualatin Hills Parks and Recreation District \$ 8,628,870
- Tigard \$ 3,107,156
- Troutdale \$ 793,376
- Tualatin \$ 1,581,005
- Washington County \$ 3,256,965
- West Linn \$ 1,418,291
- Wilsonville \$ 1,557,445
- Wood Village \$ 392,155
- None of the above

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Location and general description

1. Project summary (one paragraph, 255 characters)

In a nutshell, what is your project intended to accomplish? (1-2 sentences. This is how Metro will describe it to others.)

Acquire and protect natural park land within a neighborhood that is currently being developed. Acquisition will provide neighborhood connectivity as well as safe routes to future primary school.

2. General description (up to one page, 4000 characters)

Tell us more. Describe the project, including its purpose and the issues it addresses. Is this a new project, does it complete an existing project or does it improve an existing facility?

The Frog Pond West Property Acquisition Project is a community-supported property purchase that will promote climate resiliency, advance racial equity, and support meaningful community outreach. This is a new acquisition project within the city, and as such the team had a new opportunity to seek meaningful and inclusive feedback from the community about this project.

While the location of the property had been identified in previous Master Planning efforts, the City team was diligent to ensure localized and meaningful outreach through this process at the present time. This helped to ensure the acquisition was wanted by all groups within our community and offered the team a new opportunity to engage the community in a meaningful way.

Situated near the Boeckman Creek Corridor and adjacent to a future primary school, the acquisition and future development of this land is key in continuing Wilsonville's long standing history of park and recreation opportunities for all community members. This property will provide key community connections to both the future Frog Pond Primary School as well as the Boeckman Creek Regional Trail.

The property's location within the Frog Pond West Development is key for the Wilsonville community. Frog Pond West features many housing options and also represents the City's first implementation of House Bill 2001. The need for neighborhood parks is at an all-time high with the addition of more middle housing options in the Frog Pond West neighborhood. The acquisition of this property will help to ensure residents have access to neighborhood parks no matter what type of housing community members reside in.

3. Location

Provide project address and/or map coordinates.
7035 SW Boeckman Road Wilsonville, OR 97070

4. Location description (up to one page, 4,000 characters)

Briefly describe the project site or facility attributes and current ownership.

The 2.83 acre property sites just to the North of Boeckman Road in Wilsonville. Three sides of the future park will border housing, while the west side sits next to the future Frog Pond Primary School.

Taxlot ID: 31W12DD00400

The property is currently owned by the West Linn Wilsonville School District and they are willing sellers in this transaction.

5. Land acquisition

Is this a land acquisition? (Select only one)

- Yes
 No

6. Land acquisition (up to one page, 4,000 characters)

If your project is a land acquisition a) What is the status of negotiations to acquire the property? b) Describe the one- to five-year stabilization plan for the property. (If not, please answer "NA".)

a) The City of Wilsonville has been working in collaboration with the West Linn-Wilsonville School District, a willing seller of the property to the City, to appraise the value of approximately 2.83 acres of land that will become the Frog Pond West Neighborhood Park. The site is immediately to the east of a 10+ acre site that is being designed for a new primary school. The two sites (the primary school site and the neighborhood park) will work together to create a common open space with connecting trails and complimentary recreational amenities.

The City has engaged the District's design firms, 3J Consultants and Mayer Reed Landscape Architects, to develop schematic park designs for the site. To date, the City and the District have worked together to obtain an appraisal of the site that has been completed by Portland Valuation Group, with the City and the District as joint clients. The appraisal is in the process of being finalized. Once the appraisal has been finalized, the City and the District will enter into an intergovernmental agreement (IGA) that outlines the details of the purchase of the park site. This information will then be presented to the City Council and the School Board in their unique venues. Following approval by City Council and the School Board, the City will purchase the property.

b) The property is currently in a stable condition, as it was part of a residential homestead with associated agricultural buildings. The site has been regularly mowed and maintained by the School District, and will continue to be regularly maintained once the City purchases the property. The site contains some ornamental trees and shrubs, which were planted as part of the homestead. Access to the site is currently limited due to perimeter vegetation and grade changes which make access difficult. The City intends to design the park through the winter of 2022-23, conduct public outreach on the design and then obtain land use approval from the City's Development Review Board (DRB). Park construction is tentatively planned for 2024 at which time the site will be maintained consistent with other park lands in the City.

7. Capital project timeline

What is the anticipated date this project could be ready to commence?

Not applicable as this is not a capital project.

8. Capital project plans and designs

For capital projects that are not acquisitions, upload on the next page project plan/design materials.

- I uploaded it!
 Not applicable

Bond purpose

9. Bond purpose (up to one page, 4000 characters)

The purpose of the bond is to acquire, protect and connect fish and wildlife habitat, protect clean water and connect people to nature close to home. How does your proposed project meet the purpose of the bond?

Situated along the Significant Resource Overlay Zone (SROZ) the property is a key connection for animals traveling through not only the Boeckman Creek Corridor but also the Meridian Creek Corridor. The acquisition of the property, which has identified wetlands, will not only protect the habitat currently identified but also enhance wildlife habitat.

This property boasts a grove of well-established, mid-sized Blue Spruce and Douglas Firs, which the City looks to preserve and enhance through park design and construction. A key point of focus for the City team is to provide opportunities for both the community and wildlife to engage with this grove.

This 2.83 acre property acquisition is focused on bringing the community closer to nature. During the team's recent equitable outreach, a strong desire for trails and nature preservation was expressed in the survey. With this acquisition, the team will look to enhance opportunities for the community to connect with nature close to home while keeping habitat protection and enhancement at the forefront.

Local share investment categories (Section 6 of Handbook)

10. Local share investment categories

In which bond-eligible local share capital investment category(ies) does this project fit?

- Natural area or park land acquisition
 Fish and wildlife habitat restoration and/or habitat connectivity
 Maintaining or developing public access facilities at public parks and natural areas
 Design and construction of local or regional trails
 Enhanced or new learning/environmental educational facilities

11. Local share investment categories (up to one page, 4,000 characters)

Describe how this project addresses the category(ies) you checked.

Nature area or park land acquisition

* The City of Wilsonville has been working in collaboration with the West Linn-Wilsonville School District, a willing seller of property to the City, to appraise the value of approximately 2.83 acres of land that will become the Frog Pond West Neighborhood Park. The site is a significant natural area nestled into a new neighborhood development. The acquisition of this property is a key preservation area for wetlands, trees, and natural habitat.

Fish and wildlife habitat restoration and/or habitat connectivity

* The property selected for the acquisition process provides a key north-south travel corridor for wildlife within an urban setting. The connectivity to both Meridian Creek and Boeckman Creek will help ensure safe wildlife passage to and through the property.

Local share criteria (Section 7.2 of Handbook)

12. Local share criteria

All projects funded through the local share program must meet at least one of the local share program criteria listed below. Which local share criteria does your project satisfy?

- Improves critical capital infrastructure to ensure that parks are safe and welcoming.
 Improves accessibility and inclusiveness of developed parks.
 Provides culturally responsive public improvements as identified by greater Portland's Indigenous community and/or communities of color.
 Improves the visitor experience by investing in new or existing park amenities.
 Improves access to nature for local communities identified as "nature-deficient".
 Improves the efficiency and effectiveness of operations and maintenance of developed parks.
 Provides new or expanded access to nature, particularly in proximity to neighborhood centers, corridors or transit.
 Improves access to water with scenic and/or recreational opportunities.
 Acquires land that could provide future access to nature for people, scenic views, and community gathering spaces.
 Protects and improves water quality and quantity, with an emphasis on headwaters, wetlands, floodplains, riparian areas.

13. Local share criteria (up to one page, 4,000 characters)

Describe how the project will satisfy the selected local share criteria.

Provides new or expanded access to nature, particularly in proximity to neighborhood centers, corridors or transit.

* This property acquisition will give public access to nature as this almost three acres of park/greenspace is situated in the currently developing Frog Pond West Neighborhood. Frog Pond West has 571 lots that are anticipated to be filled with a variety of housing types.

Acquires land that could provide future access to nature for people, scenic views, and community gathering spaces.

* The acquisition of this park property will allow the construction of a neighborhood park. The City team is diligently gathering equitable community feedback and is focused on providing a space that allows both access to nature and facilitates a community gathering space. The community has expressed both of these items as desires for this land through the outreach process.

Protects and improves water quality and quantity, with an emphasis on headwaters, wetlands, floodplains and riparian areas.

* There is an established wetland within the SROZ on this property. This acquisition will provide the opportunity to preserve and enhance environmental, hydrological, and ecological conditions, thus promoting healthy watershed and provide habitat for a variety of species.

Climate resilience (Section 7.1 of the Handbook and climate resilience criteria guidance document)

14. Climate resilience

Every project funded by the bond must satisfy at least one of the following climate resilience criteria. Please select which criteria your project satisfies.

- Protect, connect and restore habitat to support strong populations of native plants, fish and wildlife that can adapt to a changing climate.

- Protect and restore floodplains, headwaters, streams and wetlands to increase their capacity to handle stormwater to protect vulnerable communities from flooding.
- Increase tree canopy in developed areas to reduce heat island effects.
- Use low-impact development practices and green infrastructure in project design and development.
- Invest in segments of the regional trail system to expand active transportation opportunities for commuting, recreation and other travel

15. Climate resilience (up to one page, 4,000 characters)

Provide a brief narrative describing how this project will satisfy the selected criteria, who will benefit and how it will make your community more resilient to the effects of climate change.

Protect and restore floodplains, headwaters, streams and wetlands to increase their capacity to handle storm water to protect vulnerable communities from flooding.

* The property contains an identified wetland and SROZ area. Acquisition and subsequent park development will ensure that the wetlands will be protected and maintained. Future park development on this property will also help clean storm water runoff before it enters Boeckman Creek and makes its way into the Willamette River. The acquisition of this property as a park will also minimize the potential storm water run-off associated with a fully developed residential hardscape.

Increase tree canopy in developed areas to reduce heat island effect.

* The acquisition of this property will ensure the preservation of a medium-aged grove of fir and spruce trees. If the parcel was to be developed as a traditional residential neighborhood development, the grove of trees would likely be removed. The acquisition of this property will not only preserve the grove and tree canopy but allow the City team to improve it.

Meaningful community engagement and racial equity (Sections 5.1 and 5.2 of the Handbook)

16. Meaningful community engagement and racial equity: Every project funded by the bond must satisfy community engagement and racial equity criteria below.

In the next question, provide a narrative of the process through which this project was selected and prioritized. Please check off each of the following as you address them in the narrative:

- When did planning and engagement take place? Is more engagement planned?
- Who is likely to use or benefit from this park, trail or natural area? Describe the demographics and location of the community for which this project is planned.
- What engagement strategies and methods did you use to connect with the community, particularly those who have been underrepresented in past public engagement processes? Describe their effectiveness and any lessons learned.
- Describe the format of the community engagement, the activities, questions posed etc.
- Report on who participated (number of community members who participated, participation of historically marginalized communities and relevant demographics).
- Summarize the feedback received. How did feedback from communities of color and other historically marginalized community members directly impact the project?
- Was this community engagement process different from processes you've used for similar projects? If you used partnerships (culturally specific, community-based, faith-based, etc.) please describe them.
- Did you report project outcomes back to the communities involved?
- How did you evaluate the engagement methods and activities? Did you solicit feedback from participants, staff or partners? What did you learn and how do you plan to incorporate this into future engagement?

17. Meaningful community engagement and racial equity (up to two pages, 8,000 characters)

Provide a narrative of the process through which this project was selected and prioritized. Include the answers to the above questions.

The future Frog Pond Park and connected acquisition were originally identified through several master planning sessions. Both community and pedestrian transportation masterplans identified the need for a centralized, community focused park property in the Frog Pond Neighborhood.

The City of Wilsonville also understands the need to meet the community where they are and approach outreach in new and unique ways. The Frog Pond West Acquisition Outreach is a leading project for such work in Wilsonville by focusing on reaching Wilsonville's marginalized communities in new ways. In a first of its kind effort to engage the community where they are, the team set out to better understand if this park acquisition was something the community desired.

The Wilsonville team focused on Strategic, Accountable, and Focused Engagement (S.A.F.E). The team looked to new methods of connecting with the community by activating key collaborations and building the foundation for meaningful relationships.

Situated in a new development and adjacent to a future primary school, the parcel will serve neighborhood residents as well as all community members who utilize the school.

Through an outreach strategy that leveraged key community relationships, the team was able to reach new and previously underrepresented community members. The City's Diversity, Equity, and Inclusion Committee (DEI) was tasked with directing the survey into their communities to gather input. The result of this task was a direct 13% increase in survey participation in the 3 days following the request to the DEI committee.

The team also attended a back to school event with the Wilsonville Family Empowerment Center. This annual event is focused on equipping families with needed supplies to send their children back to school. The team saw a 5% increase of survey interaction in the days following this event.

Another focus of the team's outreach was to target the neighborhoods that would be most impacted by the acquisition and future park. This focused engagement approach was a new method as well. The team hung almost 500 door hangers in the neighborhoods nearest to the property to encourage residents to participate in the survey. The team saw a 15% increase in interaction with the survey in the days following the door hanger distribution. Final survey results indicate that over 75% of responses came from residents in neighborhoods nearest to the property.

Thoughtful outreach and survey engagement were an important part of the team's engagement efforts, and which allowed for better understanding of demographic interactions. Through a set of survey questions, the team has been able to quantify demographic engagement for this acquisition: 20% of survey participants identified as Non White, 5.6% of survey participants identified as Living with a Disability, and 3.7% of survey participants identified as LGBTQIA++.

The team has been actively seeking evaluations on how the engagement effort was viewed by our partners. We have received positive feedback from the DEI Committee and The Family Empowerment Center that indicates a desire for continued partnership in engagement and outreach efforts. The team has also heard from many community members that they appreciated the opportunity to complete the survey and are looking forward to additional opportunities to add input.

18. Engagement plan

If an engagement plan was developed for this project, upload it on the next page.

- I uploaded it!
- Not applicable

Equity in contracting and workforce diversity (Section 5.1.2 of the Handbook and Contract and Workforce Equity memo)

19. Bond-funded projects must seek to achieve aspirational goals for workforce diversity and use of COBID contractors; work to reduce barriers to achieving these goals; and demonstrate accountability by tracking outcomes and reporting impacts.

Please address this in brief narratives that answer the following two questions:

- I got it!

20. Contractor equity (up to one page, 4,000 characters)

Describe your agency's current policies or practices to support expansion of equity in contracting. How will you implement them on this project? If none, what strategies will you employ to attract COBID contractors?

This project is an acquisition and does not include contracting.

21. Workforce equity goals (up to one page, 4,000 characters)

What policies does your agency currently follow to support diversifying the construction industry workforce and how will you apply these policies to your project?

This project is an acquisition and does not include contracting.

22. Workforce equity tiers

If you are a park provider with a local share allocation of \$400,000 or more, please identify the category that applies to the estimated capital construction cost of your project. Select 'Not applicable' if your project is a land acquisition:

- Tier 1 \$200,000 - \$2,000,000 • Workforce diversity tracking using certified payroll.
- Tier 2 \$2,000,000 - \$4,999,999 • Workforce diversity tracking using certified payroll • Prime and subcontractor work toward diversity goals • Include anti-harassment/culture change programming
- Tier 3 >\$5,000,000 • Workforce diversity tracking using certified payroll • Prime and subcontractor work toward diversity goals • Anti-harassment/culture change programming • Consider regional workforce agreement
- Not applicable

23. Workforce equity tiers (up to one page, 4,000 characters)

Please describe how your agency will implement the workforce equity elements associated with the tier you checked. Metro staff will work with you directly to rightsize contract and workforce equity goals for your project/set of projects.

This project is an acquisition and does not include contracting.

Avoiding gentrification and displacement (Section 5.2 of the Handbook)

24. Avoiding gentrification and displacement

Projects funded by the bond must employ strategies to prevent or mitigate displacement or gentrification that result from bond investments.

- I got it!

25. Demographics (up to one page, 4,000 characters)

What are the demographics (e.g. proportion of low income, people of color, and/or communities with limited English proficiency) of the population in the immediate vicinity of your project?

The property proposed for acquisition is situated in Frog Pond West. Frog Pond West Census Tract indicates 8% Hispanic, 6% two or more races, and 1% Black. The remaining 84% of residents in the Census Data Tract information identify as White.

The acquisition outreach and survey effort implemented by the Wilsonville team shows demographic information in a number of areas for the participants and has been included with this application.

26. Anti-displacement strategies (up to one page, 4,000 characters)

What anti-displacement strategies does your agency employ/will you consider to mitigate any negative impacts of your project on these at-risk communities?

The development of parks and natural areas that have passive and active recreation amenities have not been shown to affect housing prices. The Frog Pond West neighborhood that will directly benefit from this acquisition includes many housing types.

Technical assistance (Section 11 of the Handbook)

27. Technical assistance (up to one page, 4,000 characters)

What technical support do you anticipate you might need to successfully meet bond requirements?

We do not anticipate the need for technical support at this time.

Budget [top](#)

Budget	Local Share funds requested	Leveraged funds	Total Program Budget (Calculated)
Design/Architecture/Engineering			\$ 0.00
Permitting			\$ 0.00
Construction (including materials, equipment, 3rd party labor, etc)			\$ 0.00
Land Acquisition Costs	\$ 1,387,200.00		\$ 1,387,200.00
Costs associated with land acquisition (including appraisals, due diligence, surveying, etc)	\$ 0.00		\$ 0.00
"Capped Capital Costs" limited to 10% (local share provider staff time, overhead and indirect costs as defined by the IGA)			\$ 0.00
Contingency			\$ 0.00
Other (if needed, please provide other budget category descriptions below and details in the budget narrative)			\$ 0.00
Total	\$ 1,387,200.00	\$ 0.00	\$ 1,387,200.00

Budget Narrative

This budget is based on a site appraisal and agreed upon by both parties. Local Share is the sole source of funding for this acquisition. There are no additional funding sources being leveraged for the property acquisition. Infrastructure fee funds secured through the neighborhood development process will be leveraged for park construction. However with many competing demands and infrastructure needs the acquisition would simply not be possible without Local Share funds.

Scope and Outcomes [top](#)

Scope of work (See section 9 in Handbook)

#	Schedule	Specific tasks	Responsible party
1.	Late 2022 (Completed)	Property Appraisal and Environmental Assessment	City Team
2.	Early 2023	Purchase and Sale Agreement Approval	City Council
3.	Early 2023	Open Escrow Account with Title Company	City Team
4.	Early 2023	Results of Final Appraisal and Assessment	City Team
5.	Early/Mid 2023	Final Price Agreed Upon	City Team
6.	Mid 2023	Property Purchase Approval	City Team
7.	Mid 2023	Finalize Funding (Metro Local Share)	City Team
8.	Mid/Late 2023	Fund and lose Escrow	City Team
9.			

Tracking outcomes

#	GOALS	OUTCOMES	DATA COLLECTION METHOD
1. Overall	The goal of this project is to acquire a property to be developed as a park as identified by equitable community outreach and engagement.	Acquisition	
2. Selected local share criteria	Engage new and future residents of the Frog Pond Community and our communities of color to determine the desire of acquisition of the identified property	Receive and implement meaningful community engagement	Survey with a local implementation and BIPOC focus.
3. Meaningful engagement	Provide Strategic, Accountable, Focused Engagement (S.A.F.E). Activate key collaborations and focus on localized implementation.	Meaningfully engage new and diverse areas of our community who may have been intentionally or implicitly overlooked in the past.	Demographic tracking and data around key collaboration date implementations utilizing a survey.
4. Climate resiliency	The acquisition of this property will be subject to the Urban Forest Master Plan as well as several other key climate resiliency initiatives within the city. The Wilsonville team understands that protecting trees, saving green spaces, and working along with nature not in opposition of nature is paramount in working on climate resiliency.	Acquire a nearly three acre green space that would otherwise certainly become a neighborhood development. After acquisition, bring forward a thoughtful design build process that maximizes climate resiliency initiatives within the community.	
5. COBID contract utilization and workforce diversity	N/A	N/A	N/A
6.			
7.			
8.			
9.			
10.			

Document Uploads [top](#)

Documents Requested *	Required?	Attached Documents *
If an engagement plan was developed for this project, please upload.		Equitable Outreach Plan as Shared Previously with Metro.
For capital projects that are not acquisitions, upload project plan/design materials.		
If you have prepared a full project budget, please upload.		
If you have prepared a detailed scope of work, please upload.		
OPTIONAL: If you have additional or supplemental information that falls outside of the standard document request, please upload.		Survey Results.
Please attach a project map	<input checked="" type="checkbox"/>	Location Map

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 415007

Property Location

Future Primary School Site

Proposed Acquisition Site

