

ACQUISITION OF PROPERTY - KENTON PARK \$16,500
(Smollinski Property) S.½ Lots 1-4, N.½ Lots 55-58, Blk. 41, Kenton Add.

This one remaining home and lot occupies the space in an existing park which is designated for tennis courts. Currently, development of this park is finished with the exception of these courts.

The general area lacks this particular facility; consequently, a high priority has been assigned for not only this facility but for the acquisition. Subsequently the tennis courts would provide an added benefit to the area by meeting the demand and accelerated interest in tennis.

An option has been considered allowing the present owner a life estate resulting from this acquisition.

11. GRANT HIGH SCHOOL TRACK

\$18,000

This improvement would give the Grant community a fine all-weather track which would be useful for high school activities, park activities, Junior Olympic eliminations, sports clinics and the present Sports Fitness summer program sponsored by the Portland Parks.

- | | |
|---|------------------------|
| <p>1. Extension of the southeast straight-away by approximately 15 yards to accommodate 120 yard-high hurdles</p> | <p>\$ 2,000</p> |
| <p>2. Fine grading and laying of 2" asphalt base covering the existing cinder track
Approximate cost</p> <p>(experienced company--Blacktop Paving Company of Portland)</p> | <p>\$ 8,000</p> |
| <p>3. Rubber asphalt cover be laid over the asphalt base at a cost of 18¢ per square foot
Approximate cost</p> <p>(J. K. Paving Company of McMinnville does the best work of this kind of anyone in the area)</p> | <p>\$ 7,000</p> |
| <p>4. Painting of the curb and lane lines
Approximate cost</p> | <p><u>\$ 1,000</u></p> |
| <p>Total Estimated Cost</p> | <p>\$18,000</p> |

ACQUISITION OF PROPERTY - COLUMBIA BOULEVARD

\$311,685

The purpose of this proposal is primarily based on the completion of an existing project more commonly referred to as Columbia Buffer Strip. Consistent with the commitment established between the City of Portland and the residents affected by the project, there is sufficient evidence that there is a moral obligation on the part of the City of Portland to finish this project as soon as practical.

The added benefits could come in the form of a landscaped parkway, combination foot and bike paths for City-wide usage, minimizing access to a major arterial, and creating a desired buffer between industrial and residential properties. Refer to attachment for further details.

April 17, 1973

Commissioner Francis J. Ivancie
Department of Public Safety
Room 211, City Hall
Portland, Oregon 97204

RE: Completion of Columbia
Boulevard Buffer Strip

Dear Commissioner Ivancie:

This is in compliance with your request for opinions concerning the current status of the Columbia Boulevard buffer strip project and what steps to follow if the project were to be completed by the Park Bureau.

Before an answer to your first question as to whether the Park Bureau would accept the full responsibility for completion of the project, it would be advisable to defer any decision until all the factors relating to the project have been reviewed.

Many field trips were made in addition to sifting through City and County files for verification of what had transpired during the last several years to determine the current status of the Columbia Boulevard project.

The following recommendations are based on an evaluation of the original commitment for the project and what impact it would have on the surrounding area.

This commitment can best be summarized as that of providing the necessary property for the widening of Columbia Boulevard and an easement for a major intercepter sewer line.

As was found in the investigation, several City and County bureaus were involved.

- (1) Multnomah County Road Department was responsible for the widening of Columbia Boulevard.
- (2) City of Portland Public Works Sewer & Street Divisions purchased some of the property and did some minor road work on the side streets.
- (3) City of Portland Real Estate Agent purchased most of the remaining parcels of land through a Federal grant.
- (4) Portland Development Commission has completed, as to date, the relocation of three separate family units.
- (5) At our request City Property Control provided a list of all properties under City ownership, which includes land listed as unassigned.
- (6) The City of Portland has promised the residents of the area certain street improvements.

PROJECT COMPLETION SEQUENCE

At a preliminary meeting held in the City Planning Commission office with Don Jeffery, City Attorney's Office; Dwight Nickerson, Commissioner Ivanci's Office; Susan Kerr, Mayor's Office; Wayne Oberding, Public Works Street Construction Division; Dale Cannady, City Planning; and myself in attendance, we reviewed a report prepared by the Park Bureau concerning the current status and proposed completion of the Columbia Boulevard project.

What follows are recommendations suggested at this meeting with an attempt to focus attention on the importance for the completion of this project.

1. Transfer of Property

In order to facilitate the coordination of the completion of the project, it is suggested that all properties within the buffer strip under City and County ownership be transferred to the City Bureau of Parks and Recreation for a parkway.

2. Properties to be Acquired

The land value is based upon current County assessments, recent sales in the area, and an additional 10% to offset any increase which might occur prior to any purchases.

LOTS 4-9, BLOCK 3, NATIONAL ADDITION

LOTS 13-14, BLOCK 3, NATIONAL ADDITION

LOTS 15-16, BLOCK 3, NATIONAL ADDITION

LOTS 9-12, BLOCK 4, NATIONAL ADDITION

LOTS 13-16, BLOCK 4, NATIONAL ADDITION

LOTS 10-13, BLOCK 48, PENINSULAR ADDITION NO. 4 TO EAST PORTLAND

LOTS 40-43, BLOCK 42, PENINSULAR ADDITION NO. 4 TO EAST PORTLAND

LOTS 11-12, BLOCK 34, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 3-4, BLOCK 26, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 14-17, BLOCK 23, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 5-13, BLOCK 33, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 28-29, BLOCK 29, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 30-31, BLOCK 29, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 32-33, BLOCK 29, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 34-35, BLOCK 29, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

LOTS 36-40, BLOCK 29, PENINSULAR ADDITION NO. 2 TO EAST PORTLAND

- LOTS 1-2, BLOCK 24, COLLEGE PLACE
- LOTS 3-4, BLOCK 23, COLLEGE PLACE
- LOTS 5-6, BLOCK 23, COLLEGE PLACE
- LOTS 37-38, BLOCK 22, COLLEGE PLACE
- LOTS 2-5, BLOCK 21, COLLEGE PLACE
- LOTS 34-36, BLOCK 21, COLLEGE PLACE
- LOTS 37-38, BLOCK 21, COLLEGE PLACE
- LOT 9, BLOCK 21, COLLEGE PLACE

This proposal includes the purchase of eight homes necessitating the relocation of these families with the structures either being moved or demolished.

Sub-Total Acquisitions	\$ 191,700
" Relocation Costs	40,000
" Demolition Costs	4,800

3a. Vacation of Street Areas

Vacation of certain street area which are to receive cul-de-sacs or barricades are indicated on the plan and should be initiated prior to any construction.

3b. Construction of Cul-de-Sacs

Complying with the plans as set forth by the City under Phase I, certain streets leading into Columbia Boulevard were cut off in order to limit access to a major arterial and that 35-foot radius cul-de-sac should be constructed at the end of thirteen different streets. The plans of these thirteen different cul-de-sacs locations are attached.

13 Cul-de-Sacs @ \$3,000/unit	\$39,000
Catch Basins & Hookups	19,500

3c. Installation of Barricades

In addition to the cul-de-sacs, seven street end locations would receive permanent metal road barricades to prevent any vehicular traffic. The master plan will reveal these locations.

300 Linear Feet @ \$3/Ft. = \$900

4. Grading of Entire Strip

There remains considerable grading to be done in order to prepare the buffer strip for landscaping. This could be coordinated under one contract following the completion of the acquisition phase of this project. \$7,000

5. Landscaping of Buffer Strip

This phase of the project could probably be divided into two separate contracts.

- (a) Fine grading followed with seeding and fertilizing - \$7,200
- (b) Planting of approximately one hundred trees in various combinations throughout the entire buffer strip - \$2,250

6. Continuous Routine Maintenance Program

The yearly maintenance program would be restricted to tractor mowing and weed spraying with an occasional application of fertilizer. \$1,000

7. Disposition of Surplus Properties

During the last phase of acquisition, certain properties were acquired in excess of what is needed to maintain a buffer strip of between 100-125 foot width.

It is recommended the following parcels of land be sold to the highest bidders.

LOTS 27-30, BLOCK 48, PENINSULAR ADDITION NO. 4 TO EAST PORTLAND
LOTS 16-17, BLOCK 42, PENINSULAR ADDITION NO. 4 TO EAST PORTLAND
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LOTS 18-20, BLOCK 1, WALKER ADDITION
LOTS 9-10, BLOCK 1, WALKER ADDITION
LOTS 28-30, BLOCK 2, WALKER ADDITION
LOTS 17-19, BLOCK 2, WALKER ADDITION

ESTIMATED EXPENDITURES FOR THE COMPLETION OF THE PROJECT

Properties to be acquired	\$ 191,700
Relocation - 8 units @ \$5,000 each	40,000
Demolition - 8 units @ \$600 each	4,800
Construction of Cul-de-Sacs 13 each @ \$3,000 each	39,000
13 each Catch Basins	19,500
Installation of Guard Rails 300 linear feet @ \$3/ft.	900
Grading of Buffer Area	7,000
Seeding & Fertilizing	7,200
Landscaping	
50 deciduous trees @ \$25 each	1,250
50 coniferous trees @ \$20 each	1,000
Maintenance (mowing & spraying)	1,000
	<u>\$ 313,350</u>
Contingency 10%	+ 31,335
	<u>\$ 344,685</u>
Estimated Revenues from properties to be sold	-33,000
NET COST	<u><u>\$ 311,685</u></u>

SOURCE OF REVENUES

- (a) Sale of surplus properties
- (b) Revenue Sharing Funds
- (c) General Funds
- (d) Bureau of Outdoor Recreation Funds - 1974-75 Fiscal Year

ADDED BENEFITS TO AREA

- (a) Establishment of a landscaped parkway
- (b) Addition of a combination foot and bike path along buffer strip
- (c) Minimizing access to a major arterial

RECOMMENDATIONS

Any subsequent deferment to the completion of the project would result in a yearly increase of approximately 10% to the overall cost of the project.

To avoid the existing inflationary spiral, immediate implementation of the project is essential.

- (a) Work to be completed in a prescribed period of time
- (b) All properties to be acquired should be completed prior to any construction
- (c) Construction work to be completed as soon as possible after acquisition

Very truly yours,

SUPERINTENDENT OF PARKS

By:



Edward L. Erickson
Administrative Assistant

ELE:d

Attachments

cc Don Jeffery, City Attorney's Office
Dale Connolly, City Planning Commission
Susan Kerr & Doug Capps, Mayor's Office

PACKAGE DESCRIPTION/JUSTIFICATION	PREPARED BY E. Erickson	DATE 10 / 17 / 73	PAGE ____ OF ____
	APPROVED BY	DATE ____ / ____ / ____	DATE SUBMITTED ____ / ____ / ____

DEPARTMENT PUBLIC SAFETY	APPROPRIATION UNIT BUREAU OF PARKS
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(1) PRIOR NO.	(2) PACKAGE DESCRIPTION / JUSTIFICATION
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ADMINISTRATION - 130

Acquisition of Property - Kenton Park #16,500

(Smollinski Property) S. $\frac{1}{2}$ Lots 1-4, N. $\frac{1}{2}$ Lots 55-58, Blk. 41, Kenton Add.

This one remaining home and lot occupies the space in an existing park which is designated for tennis courts. Currently, development of this park is finished with the exception of these courts.

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ADMINISTRATION - 130

311,685

Acquisition of Property - Columbia Blvd.

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April 17, 1973

DEPARTMENT OF
PUBLIC SAFETY

FRANCIS J. IVANCIE
COMMISSIONER

Commissioner Francis J. Ivancie
Department of Public Safety
Room 211, City Hall
Portland, Oregon 97204

BUREAU OF PARKS AND
PUBLIC RECREATION

DALE R. CHRISTIANSEN
SUPERINTENDENT

2115 S.E. MORRISON ST.
PORTLAND, OR 97214
503/248-3260

RE: Completion of Columbia
Boulevard Buffer Strip

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By:



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Administrative Assistant

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