



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

PARK SDC COMMITTEE RECOMMENDATION

Date: February 19, 2016

To: Mike Abbaté, Director

From: Sarah Huggins, Park SDC Program Manager

RE: **Park SDC Qualified Public Improvement Review Committee Recommendation related to Northwest Zen Sargha request for Park SDC Credits for Real Property Interest donations pursuant to 10 Building Permits (list attached in NW Zen Sargha SDC Credit Application Materials)**

Attachments: Record of Vote
Sign in Sheet
Staff Report
2.17.16 Meeting Minutes
NW Zen Sargha SDC Credit Application Materials

Copy: Harry Auerbach
Trang Lam

Director Abbaté,

On Wednesday, February 17, 2016, the Parks SDC Credit Review Committee met to consider the Northwest Zen Sargha request for \$157,000 of Park SDC Credits for the donation of a Real Property Interest easement related to their development.

The Committee found that the proposed donation met the definition of a qualified public improvement and voted 5-0 to approve the Staff Recommendation (included in the Staff Report) to award \$157,000 in SDC Credits.

Per City Code, the Committee makes their recommendation to the Director, who will issue a decision. Please indicate your decision below.

Agree with Committee Recommendation

Disagree with Committee Recommendation

Signature

Mike Abbaté

Date

2-19-16

Administration
1120 S.W. 5th Ave., Suite 1302
Portland, OR 97204
Tel: (503) 823-7529 Fax: (503) 823-6007

PortlandParks.org
Amanda Fritz, Commissioner
Mike Abbaté, Director



Sustaining a healthy park and recreation system to make Portland a great place to live, work and play.



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

February 22, 2016

Kakumyo Lowe-Charde
Northwest Zen Sargha
8500 NE Siskiyou
Portland, Oregon 97220

RE: Northwest Zen Sargha Request for Park SDC Credit for Qualified Public Improvement

Dear Mr. Lowe-Charde:

In accordance with the City Code, PP&R convened a citizen "Park SDC Credit Review Committee," (Committee) to review Northwest Zen Sargha's request. The committee met on February 17, 2016. I appreciate your attendance at the meeting to clarify committee questions related to your project. Committee members present were Debbie Aiona (League of Women Voters), Jim Owens (Portland Parks Board), Bob Sallinger (Portland Audubon Society), and Jill Sherman (Developer at Large). Jon Kloor (Portland Homebuilders) reviewed the materials and voted by email.

The Committee recommended approval of Northwest Zen Sargha's request for a credit of \$157,000 for the appraised value of the donated easement. I am endorsing and adopting the recommendations of the committee in full.

I have enclosed two copies of the Park SDC Credit Transfer Certificate. Please sign both, keep one for your records, and return one signed copy to Sarah Huggins, Parks SDC Program Manager, 1120 SW 5th, Suite 1302, Portland, OR 97204.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Mike Abbate
Director

*Assistant Director Warren Jimenez on behalf
of Director Abbate.*

Copy: Sarah Huggins, Park SDC Program Manager
Harry Auerbach, Chief Deputy City Attorney
Trang Lam, Property & Business Development Manager
City Auditor

Administration

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PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Portland Parks and Recreation Parks SDC Qualified Public Improvement Review Committee

Meeting Minutes
February 17, 2016
1:00 – 3:00 PM

1120 SW 5th Avenue, Peninsula Park Conference Room, Portland, OR 97204

ATTENDANCE

Committee Members Present:

Jim Owens (Parks Board)
Bob Sallinger, Audubon Society of Portland (Coalition for a Livable Future)
Debbie Aiona (League of Women Voters)
Jill Sherman (Developer-at-Large)

Committee Members Excused:

Jon Kloor (Metropolitan Home Builders Association) voted by email in favor of staff recommendations

Committee Members Not Present:

Raihana Ansary (Portland Business Alliance)

Staff:

Harry Auerbach (City Attorney)
Sarah Huggins (Parks SDC Administrator/Program Manager)
Pooja Bhatt (Commissioner Fritz's Office)

Public / Applicants:

Lee Novak (Fore Property Co)
Kakumyo Lowe-Charde (Dharma Rain Zen Center)

Meeting Handouts (attached to these minutes)

1. Portland Guild Loft Partners LLC Staff Report (Dated: February 8, 2016)
2. Portland Guild Loft Partners LLC SDC Credit Request
3. Northwest Zen Sargha Staff Report (Dated: February 8, 2016)
4. Northwest Zen Sargha SDC Credit Request
5. City Code 17.13.070 SDC Credit and SDC Reimbursements and City Code 17.13.020.HH Definitions – Qualified Public Improvement

Sarah opened the meeting with introductions and went over the meeting agenda.

1. Discussion of the Portland Guild Loft Partners LLC Parks SDC Credit Request for capital improvement donation

Sarah described the Portland Guild Loft Partners proposed capital improvement of construction of a missing link in the Northwest Greenway Trail, which would connect their current development and required construction of a segment of greenway trail across their property to existing constructed greenway trail to the south. Sarah clarified that the segment they are requesting SDC Credits for is not a segment that they would otherwise be required to build by Code. The amount of the request is for \$139,367, and the amount of SDCs paid by the applicant for their development was \$824,724.

Lee Novak drew a diagram and described the specifics of the trail connection, including that they have worked with Parks staff to ensure that the trail connection will meet PP&R trail design standards.

Bob Sallinger inquired whether anyone would be required to build that missing segment – Harry responded that the property to the South was not required to build it at the time of their development, and could not be compelled to build it at this time. Sarah noted that Fore Construction is not required to build it as it is not on their property. Lee clarified that Fore Construction does not yet have an easement to build that segment, but they are working on obtaining it from the owner of the property to the south, and that the easement will also involve coordination with ODOT.

Sarah walked through the staff report, indicating the staff finding that the proposed capital improvement does meet the requirements set forth in City Code. Debbie Aiona asked when the check would be cut for the SDC credits. Sarah clarified for the Committee that for capital improvements, the SDC code says that credits will be granted based on an estimate of the project cost, but adjusted later to reflect actual construction costs. So, for example, if the project cannot be constructed, then the SDC credits would not be awarded. Sarah outlined her staff recommendation that the SDC credits be awarded, but not include the \$10,910 contingency on the initial award.

Bob Sallinger expressed concern that an actual construction cost could come in significantly higher than a construction estimate of SDC credits. Lee Novak acknowledged that the estimate was based on early schematic design drawings, and actual construction costs could vary. Lee offered to come back once they have construction documents finalized and a better idea of cost. Harry stated that the Committee could recommend a cap. Bob Sallinger stated that he believed the contingency should serve as the cap.

Bob Sallinger inquired whether having the developer build this trail was the most effective way to get it built. Sarah responded yes, that the PP&R cost estimator looked at the proposed costs and project, and that the indicated costs were similar to what it might cost if it were constructed by PP&R. However, there would be efficiencies in having the applicant obtain the easement for the City, and not having to construct the project, including all the necessary land use and permitting, as a stand-alone project.

The SDC Committee had no more questions for Lee Novak and he left the meeting.

2. Discussion of the Northwest Zen Sargha Parks SDC Credit Request for Real Property Interest donation

Sarah described the Northwest Zen Sargha proposed Real Property Interest of an easement, over which Northwest Zen Sargha has constructed a public access trail that provides better connectivity from neighborhood to the east through their development site to a signalized intersection of 82nd avenue, across from Glenhaven Park. Sarah clarified that the application is for the value of the easement, not the cost of constructing the trail. The amount of the request is for \$157,000, and the amount of SDCs to be paid by the applicant for their development is estimated at \$174,592.

Kakumyo Lowe-Charde described the process of working with the community to identify the desire for the access trail, working with metro to obtain grant funding to construct the trail, and working with PP&R to transfer the easement as required to be eligible for the Metro trail construction grant.

Sarah walked through the staff report, indicating the staff finding that the proposed capital improvement could meet the requirements set forth in City Code, if the Committee found that the development increased the capacity of the park and recreation system, if it met the definition of either a habitat area or local access, and if it met either the criteria of being included in plans approved by a review body, or general director approval. The easement does not meet the definition of a trail, as it is not a trail in the Comprehensive Plan. Sarah outlined her staff recommendation that the \$157,000 in SDC credits be awarded, if the Committee found that the proposed Real Property Interest met the criteria of Qualified Public Improvement. Sarah stated that the requested SDC credit amount was reviewed by PP&R Property Management staff, who reviewed the appraisal and concluded that the appraised value and requested amount were reasonable.

Bob Sallinger asked Kakumyo to describe the habitat component of their project. The site is a 14 acre development, of which roughly 1/3 will be native habitat. From a user standpoint, Kakumyo feels that the habitat experience will be larger than just the 1 acre of easement area. There is no easement over the rest of the habitat area on the site to ensure that at some point in the future it wouldn't be developed into residential.

Jim Owens asked whether this would be considered a City of Portland trail. Sarah explained that PP&R currently has an easement for the trail – Northwest Zen Sargha is requesting SDC credits for that prior easement. There is nothing in code preventing them from requesting SDC Credits for a prior donation if it is related to their current development. The trail is not on the city's comprehensive plan, but Kakumyo stated that the trail will have signage indicating it is for public use, and that they have worked with the city to ensure that the trail will be reflected on trail maps in the future. Jim Owens stated that it might also be an opportunity to add the trail to the Transportation System Plan maps.

Debbie Aiona questioned whether this would meet the definition of trail under the second criteria. Sarah and Harry confirmed that it did not meet the definition of a trail as it is not on the City Comprehensive Plan. However, depending on the Committee interpretation, it could meet the definition of habitat or local access. Bob Sallinger questioned whether those had implications on the amount of SDC

Credits – Sarah confirmed that the category did not impact the amount of SDC credits, it is based on the appraised value of the easement.

Jill questioned why the SDC Credits are being requested after the easement was already given to the City. Kakumyo stated that the order of the request was because they were not aware of the SDC Credit process prior to granting the easement. Sarah confirmed that requesting SDC Credits for a prior donation is allowable per code.

Jill questioned whether this project met the criteria of 17.13.010.HH.4.C.2, because something included in a building permit could be value engineered out at a later stage and is not required as a condition of approval. Debbie suggested this could also meet 17.13.010.HH.4.d if needed, which is a general discretionary category. Harry confirmed his interpretation that 17.13.010.HH.4.d applies to 17.13.010.HH.4 a-c, but not the other sections under 17.13.010.HH.

The SDC Committee had no more questions for Kakumyo Lowe-Charde, and he left the meeting.

3. Committee Recommendation to the Parks Director on Portland Guild Loft Partners LLC SDC Credit Request

The Committee agreed that the trail met the code definition for a Qualified Public Improvement of a capital improvement, but expressed concern about the City not paying SDC Credits before having an easement in hand, and about actual construction costs potentially being much higher.

Jim Owens submitted a motion to accept the staff report recommendation, awarding \$128,457 in SDC Credits for the Portland Guild Loft Partners LLC donation of capital improvements, with two conditions:

- 1) That the SDC Credits would not be issued until the City of Portland holds an easement for the trail area
- 2) The total amount of credits issued when construction is complete cannot exceed the original estimate (\$128,457) plus contingency (\$10,910) for a total not to exceed SDC credit amount of \$139,367. If the total construction cost and SDC credits sought exceed this amount, then the applicant will need to return to the SDC Credit Review Committee to request additional credits.

Bob Sallinger seconded the motion.

Bob Sallinger noted that it would be helpful if the City would consider habitat restoration and interpretation opportunities along the greenway in general – Sarah encouraged him to contact the West Zone planning liaison with the suggestion.

The Committee voted 4-0 to support the Staff's recommendation with the two caveats suggested by Jim Owens. (Note: Jon Kloor, who was excused from the meeting, submitted his review and recommendation via email to support the staff recommendation, which was included in the total tally of 5-0)

4. Committee Recommendation to the Parks Director on Northwest Zen Sargha SDC Credit Request

The Committee agreed that the proposed real property interest would enhance the capacity of the park system. The Committee agreed that the real property interest best met the definition of providing enhanced local access, rather than as habitat. The Committee suggested that the proposed real property interest could either meet 17.13.010.HH.4.c.2, or alternatively 17.13.010.HH.4.d. Based on those findings, Jim Owens submitted a motion to accept the staff report recommendation, awarding \$157,000 in SDC Credits for the Northwest Zen Sargha Real Property Donation of an easement. Bob Sallinger seconded the motion.

The Committee voted 4-0 to support the Staff's recommendation. (Note: Jon Kloor, who was excused from the meeting, submitted his review and recommendation via email which was included in the total tally of 5-0)

5. Comments or suggestions from the Committee regarding the process.

The Committee suggested clarifying code language for 17.13.010.HH.4.c.2.

Debbie Aiona stated that she appreciated the meeting format and having only Committee members present during the deliberations and vote. She also appreciated the objectivity of the staff reports.



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Meeting Date: February 17, 2016

RECORD OF VOTE: Parks SDC Qualified Public Improvement Review Committee

Regarding Northwest Zen Sargha request for Park SDC Credits for donation of real property.

BY EMAIL VOTED IN FAVOR OF

1. STAFF REPORT Representing: Metropolitan Home Builders Association
Jon Kloor

Approved Denied Abstained

2. Bob Sallinger Representing: Portland Audubon Society
Bob Sallinger for Coalition for a Livable Future

Approved Denied Abstained

3. Debbie Aiona Representing: League of Women Voters
Debbie Aiona

Approved Denied Abstained

4. Jill Sherman Representing: Developer at Large
Jill Sherman

Approved Denied Abstained

5. Jim Owens Representing: Portland Parks Board
Jim Owens

Approved Denied Abstained

6. _____ Representing: Portland Business Alliance
Raihana Ansary

Approved Denied Abstained

Administration
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PortlandParks.org
Amanda Fritz, Commissioner
Mike Abbaté, Director





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Staff Report Park SDC Credit Request

Date: February 8, 2016

To: Park SDC Qualified Public Improvement Review Committee

Prepared By: Sarah Huggins, Park SDC Program Manager

RE: Northwest Zen Sargha request for Park SDC Credits for Real Property Interest donations pursuant to various building permits (list of building permits enclosed)

Attachments: Northwest Zen Sargha SDC Credit Request Materials (7 Attachments)

Copy: Harry Auerbach, City Attorney
Trang Lam, Parks Property & Business Development Manager

Summary

Portland City Code 17.13.070 allows applicants to request SDC credits for Qualified Public Improvements. On 12/17/15 Northwest Zen Sargha submitted a Request for Parks SDC Credit for Qualified Public Improvement. Staff reviewed the request and deemed it complete on 1/29/2016.

Northwest Zen Sargha has requested SDC credits in the amount of \$157,000. The assessment of their SDC fees which this SDC credit would be applied to is not yet final, but anticipated to be approximately \$174,592.

Staff Findings

To be eligible, SDC credit requests must meet the definitions of Qualified Public Improvements as set forth in 17.13.010.HH, items 1-6.

17.13.010.HH.1: Staff finds that the public access trail could be seen as enhancing capacity of the park system, by providing better access from eastern neighborhoods to a signaled

Administration

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PortlandParks.org
Amanda Fritz, Commissioner
Mike Abbaté, Director



crosswalk across 82nd Avenue, and therefore to Glenhaven Park. Staff recommends that the committee discuss whether they find this access to enhance the park system capacity.

17.13.010.HH.2: Staff finds that the proposed real property easement does not meet the qualifications of a trail. While the applicant has described that the proposed easement meets the definition of habitat, this is based on an assumption that the improvement is 'adjacent' to Glenhaven Park. Staff opinion is that 'adjacent' implies touching or next to, and that since the property is across 82nd avenue from Glenhaven Park, applying this criteria depends on whether the review committee recommends that this be considered 'adjacent'. However, staff does find that the easement is for a local access trail, and could meet the definition of local access if the committee does not agree that it meets the definition of habitat.

17.13.010.HH.3: The committee will develop a recommendation for the Director.

17.13.010.HH.4: The proposed Qualified Public Improvement must meet one of five categories, a-d. Staff finds that the proposed development best meets the qualifications of 17.13.010.HH.4.c.2, because the trail is included as part of City of Portland approved building permit drawings.

17.13.010.HH.5: Staff finds that the applicant has submitted a Real Property Interest appraisal that meets the requirements of 17.13.070.B.1. Appraisal comparisons are based on unimproved land; they do not include the value of the subsequently constructed trail. Review by the PP&R Property Management Group indicates that the appraisal is reasonable.

17.13.010.HH.6: The applicant is not proposing a credit request based on long-term enhanced maintenance, so is not required to meet this criterion.

Staff Recommendation to Committee

Staff recommends that the Committee approve the SDC credit, if they concur that the project qualifies as increasing the capacity of the Parks & Recreation System (17.13.010.HH.1), and if the Committee agrees with Staff findings for the subsequent criteria.

Attachments

Item 1: Northwest Zen Sargha Request for Parks SDC Credit for Qualified Public Improvement Form

Item 2: Map showing location of Dharma Rain Trail

Item 3: Email from Kakumyo Lowe-Charde Dec 17, 2015 summarizing the building permits potentially affected by this SDC Credit Request

Item 4: Dharma Rain Narrative Describing how their SDC Credit Request meets SDC Code

Item 5: Narrative Appraisal Report Oct 28, 2015 (First two pages only included)

Item 6: Exhibits A and B of Easement Survey

Item 7: Letters of Support for Construction of Public Access Trail (BES, Commissioner Fish, Madison South Neighborhood Association).



City of Portland
Parks System Development Charge

Park SDC Credit Transfer Certificate

Recipient Northwest Zen Sargha
8500 NE Siskiyou Street, Portland, OR

Original Development Address 97220

Original Building Permit NA

City Sub Area Non Central City/ Northeast

SDC Credit Transfer No. 2016-01

The following credit is available to be applied by the bearer for payment of Parks System Development Charges (SDC) imposed by the City of Portland.

Description of Qualified Public Improvement: Donation of approximately 0.90 acres easement at 8500 NE Siskiyou Street, Portland, OR 97220

Park SDC Transfer Credits Awarded: \$157,000

To use this credit, present this certificate to the Portland Parks & Recreation SDC System Administrator as soon as you decide to use the Transfer Certificate. A permit cannot be issued until Portland Parks and Recreation has received your transfer certificate.

Date	Permit #	Property Description	Credits Awarded	Credits Used	Credit Balance
02-22-2016	NA	Donation of approximately 0.90 acres at 8500 NE Siskiyou Street, Portland, OR 97220	\$157,000	0	\$157,000

Certificate Issued by:

Sarah Huggins
Sarah Huggins
SDC Program Manager
Portland Parks and Recreation

February 22, 2016
Date Issued

February 21, 2026
Credit Expiration Date

Acknowledgement of Award of Park SDC Credits:

Kakumyo Lowe-Charde
Northwest Zen Sargha

Date Accepted



City of Portland
Parks System Development Charge

Request for Parks SDC Credit for
Qualified Public Improvement

Applicant Name: Northwest Zen Sargha
Building Permit #: ~~12~~ Various

CREDITS

You may apply for credits against (reductions of) the amount of SDC's you owe. Credits may be given by Portland Parks & Recreation for the value of the donation of land, an improvement or another asset, which is considered a "qualified public improvement".

"Qualified Public Improvements"

To be considered a qualified public improvement your public improvement must:

1. increase the capacity of the City's Parks & Recreation System;
2. pertain only to the park categories (as defined in *Park Futures*): urban, neighborhood or community parks, trails, or habitat. If the proposed donation is a habitat, it must be adjacent to a Portland Parks property, or it must be a minimum of 3 contiguous acres with at least 66% of its area covered by the City's environmental overlay zone. If the proposed donation is a trail, it must be designated as a recreational trail on the City's Comprehensive Plan;
3. be approved by the Director of Parks; and
4. be in any of the following categories:
 - A. Is a capital improvement listed on the City's Parks and recreation SDC-CIP or two year funded list of City of Portland Parks and Recreation Capital Improvement Program, regardless of the improvement's proximity to the Applicant's New Development site, and is not a Real Property Interest already committed by contract or other obligation to public recreational use;
 - B. Is a public recreational trail improvement within the Willamette River Greenway overlay zone as designated on the Official Zoning Maps within the Central City plan boundary, and that exceeds all development standards currently contained in PCC Title 33 (Chapter 33.440, 33.272, and 33.248). Credits will be given for improvements which will result in enhancement for habitat or public recreational use on the landward side of the top of the bank. Credits will be valued at 100% of the value of Real Property Interests that ensures perpetual public access (subject to reasonable temporary closures) and/or improvements that occur on the land-ward side of the required 25' minimum Greenway setback width, if the increase of width is at least 5'. The credit transfer mechanism described in 17.13.070 E is applicable to Real Property Interests at 25% of its appraised value. The use of Greenway credit transfers are valid only for New Development within the Central City plan boundary, and is not available to Applicants that are using the Willamette River Greenway Bonus Option described in City Code 33.510.210 C. 9.

Reasonable improvements within the required 25' minimum Greenway setback shall also receive full Credit only for improvements that exceed the current basic required standards described in PCC Title 33 (Chapters 33.440, 33.272, and 33.248) or landscaping or mitigation plantings that are required as a Condition of Development Approval. The Credit transfer mechanism described in 17.13.070 E is not applicable to Greenway improvements. Greenway improvement SDC Credits may be used only on the New Development that included the Greenway improvement, including subsequent phases of multi-phase Development.

- C. Is a conveyance of Real Property Interests or capital improvements for public recreational use that is required as a condition of development approval. For purposes of this section, the phrase "required as a condition of development approval" means
1. requirements to construct improvements or convey Real Property Interests for public recreational use that are imposed as specifically listed conditions pursuant to a Code provision authorizing such conditions, or
 2. features of a development that are specifically stated as an element of a proposal that is approved by the review body.
 3. An improvement or conveyance of Real Property Interests for parks and recreational use which does not otherwise meet the requirements of this section, is not already committed by contract or other obligation to public recreational use, and in the opinion of the Director of Parks in his or her reasonable discretion the improvement or conveyance serves the City's public parks and recreation needs as well or better than the improvements or conveyance described above.

EXPLANATION OF COMPLIANCE WITH CRITERIA FOR QUALIFIED PUBLIC IMPROVEMENTS

Pursuant to PCC § 17.13.070(B), the applicant for SDC credits must explain how an improvement meets the requirements for a qualified public improvement. The definition of 'qualified public improvement' contains four parts, as described above. Attach a detailed description of how each part of this definition is met by the proposed improvement, including any documentation necessary to demonstrate compliance with the elements of the definition other than part 3, approval by the Director of Parks.

PROPOSED PUBLIC IMPROVEMENT

Please attach a detailed description including site maps and drawings of your proposed public improvement, the value and a copy of a professional certified appraisal. If your public improvement is the conveyance of Real Property please complete the following:

Tax Lot #: R240004

Property Owner: Northwest Zev Sangha

Property Address: 8500 NE Siskiyou, Portland, OR 97220

Size: .90 acres Improvements: Yes No

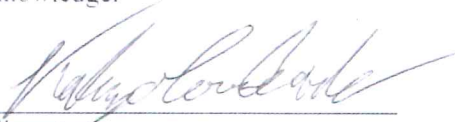
Assessed Value of Land: 157,000 Assessed Value of Improvements: NA

Total Assessed Value of Property: 157,000

(Attach copy of appraisal)

SIGNATURE AND DATE

I certify that the information presented above is current and accurate to the best of my knowledge.


Signature

12-17-15
Date

Kakumyo Lowe-Chardo
Printed Name

Dharma Rain trail



*There is no traffic signal to cross at NE 82nd and Russell.



Kakumyo Lowe-Charde
Dharma Rain Zen Center
P.O. Box 13325
Portland, Or. 97123

November 3rd, 2015

RE: Proposed Permanent Easement – 8500 NE Siskiyou Street, Portland, Oregon 97220

Dear Kakumyo,

In accordance with your request, I have completed a narrative appraisal report. This report is an estimate of the market value impact of the proposed permanent easement, as described within this appraisal report. This report is to be solely used by the Clients for decision making regarding compensation of the proposed easement. This easement appraisal is an assignment whereby only the part to be encumbered is appraised, as it contributes to the whole. The Clients and intended users of this report are Dharma Rain Zen Center and the City of Portland only.

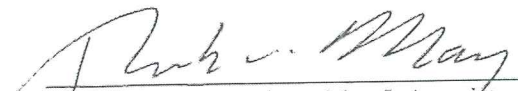
The Income and Cost Approaches were not considered relevant, as any significant vertical improvements are remote to the takings, and not valued. The Sales Comparison approach is considered the only reliable indicator of the subject's underlying land value and proposed easement value, and was therefore given sole consideration. Please be assured that a careful, personal inspection and analysis was made of the property and that due consideration was given to all known factors influencing value. The date of value for the proposed easements, which is the subject of this appraisal, is October 28th, 2015. The value estimates for the easements, on a cash basis are:

Impact Value Summation Chart

Proposed Permanent Easement:	\$ 157,000
Estimated Improvements Taken:	\$ 0
Estimated Damages:	\$ 0
Total Market Value Impact:	\$ 157,000

This narrative appraisal report is subject to the certification, contingent, restrictions and limiting conditions, upon disclosure, contained in this report. No business value, furniture, on site improvements or fixtures were included in the subject's final value estimate.

Sincerely,


Rick V. May / Appraiser - May & Associates, Inc.
Oregon Certified General License #C000586
Washington Certified General License #1100842

May & Associates Inc. • Appraisal & Consulting
12945 SW 135th Ave. • Tigard, Oregon 97223 • 503-524-7577 • Fax: 503-524-8043
Email: rick@mayandassociates.net



CITY OF PORTLAND
ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ■ Nick Fish, Commissioner ■ Dean Marriott, Director

January 23, 2014

Metro Nature in Neighborhoods Program
600 NE Grand Avenue
Portland, OR 97232

Dear Metro Nature in Neighborhood Grant Program Staff,

The City of Portland, Bureau of Environmental Services (BES) supports the efforts and activities of Dharma Rain Zen Center's (DRZC) Planting Zen in Siskiyou Square. BES shares many of DRZC's guiding principles related to community partnerships, environmental leadership, equity, and stewardship. We have been coordinating with Dharma Rain over the past 18 months and are continually impressed with their vision and commitment to watershed health. They are a model for private development integrating proactive solutions to provide urban habitat and access for the community. We applaud the work of DRZC to restore this former landfill site and incorporate habitat restoration, habitat connectivity, stormwater management, neighborhood connectivity and community into their site design.

In support of DRZC neighborhood connectivity goal, BES is working with DRZC to provide access for a pedestrian pathway across the southern portion of BES' Russell Pond Stormwater Facility that would connect the Planting Zen community to NE Russell Place and the residential neighborhood to the east. BES is currently formalizing an agreement outlining the terms and maintenance responsibilities of this public pedestrian access, and would be happy to send it to Metro once it is executed.

BES is pleased to partner with Planting Zen in Siskiyou Square. Please feel free to contact us for additional information.

Sincerely,

Colleen Mitchell
Willamette Watershed Group
Bureau of Environmental Services
City of Portland, Oregon

Alison Lewis
Stormwater Operations and Maintenance Group
Bureau of Environmental Services
City of Portland, Oregon



Commissioner Nick Fish
City of Portland

January 21, 2014

Metro Nature in Neighborhoods Program
600 NE Grand
Portland, OR 97232-2736

Re: Letter of Support for Dharma Rain Capital Grant Application

Dear Metro Nature in Neighborhoods grant panel,

I write to express my enthusiastic support for Dharma Rain Zen Center's Siskiyou Pathway Project. As Commissioner-in-Charge of the Bureau of Environmental Services (BES), I am pleased with Dharma Rain's dedication to ecological stewardship.

BES has been working with Dharma Rain for over eighteen months on the overall restoration and development of the site. BES staff have been inspired by the Dharma Rain's dedication and attention to detail.

BES is partnering with the Siskiyou Pathway Project in several ways. The Portland Brownfield Program has offered support with technical issues, and provided financial support for the assessment and cleanup work, which will ensure that the site is environmentally safe for workers and future uses. BES facility management personnel are also coordinating with Dharma Rain on the restoration efforts and the portion of the pathway that goes through the Russell Pond stormwater facility.

There are many important benefits of the pathway. The site is currently a brownfield. Dharma's project will remove what has long been an eyesore and hazard, while offering a positive, community-oriented resource. In addition, the pathway will help connect neighborhoods to each other, and to surrounding greenspaces like Rocky Butte, Gateway Green, Glenhaven Park, and Dharma Rain's own community garden, orchard, and park areas. This will make the neighborhood more livable in terms of beauty, health, safety and social connection.

Finally, I applaud the grassroots character of the project, including their extensive community engagement, which is already bringing more optimism to a distressed area of Portland.

Dharma Rain is committed to improving the land and to creating a resource for the region. I urge the Nature in the Neighborhood Capital Grant Program to provide full funding for the Siskiyou Pathway.

Thank you for your consideration of this worthwhile project.

Sincerely,

A handwritten signature in cursive script that reads "Nick Fish". The signature is written in dark ink and is positioned above the printed name.

Nick Fish



**South Neighborhood Association
415 Northeast 87th Avenue
Portland, Oregon 97220**

January 10, 2014

To Whom It May Concern,

Madison South Neighborhood Association is writing this letter in support of Dharma Rain Zen Center, which is in the process of developing and moving into the site of a former landfill at 82nd and Siskiyou.

Even before development of the site, Dharma Rain has created a sense of partnership with the neighborhood members and the Neighborhood Association. Representatives from Dharma Rain have attended numerous Neighborhood Association meetings. They have also held separate meetings at Central Northeast Neighbors to consult with the neighborhood on a variety of issues, with a great emphasis placed on helping build neighborhood connectivity. Dharma Rain also worked closely with the Madison South Neighborhood Association during the land use process; we actively supported their successful application for development.

Their plans to develop the site include connectivity with the neighborhood through several access points, including the main vehicle entrance at 85th and Siskiyou and walking paths connecting to 82nd, Siskiyou, and Fremont Drive.

While the site in its former state resulted in an impediment to neighborhood connectivity, the easy access to the Dharma Rain Zen Center site from these various points, particularly for pedestrians, will enhance connectivity. Even the sidewalk along Siskiyou, as part of the development, will make for safer pedestrian passage on that street. Moreover, the site, with its emphasis on native species reclamation and tree planting, will become part of a sort of greenway linking Glenhaven Park and Rose City Golf Course on the one side with Rocky Butte and the new Gateway Green on the other.

The groundbreaking ceremony for this site included blessings from the Zen, Christian, and Native American communities, with an emphasis on "healing the land". For many in the neighborhood who were familiar with the use of the site as a landfill these blessings had extra meaning. The Madison South Neighborhood Association looks forward to working with Dharma Rain in a variety of ways to fulfill the blessing and healing process.

We support Dharma Rain Zen Center in the grant applications they are making, and will be available for additional information and feedback, as needed.

Sincerely,

A handwritten signature in cursive script that reads "Dave Smith".

Dave Smith – Chairman, Madison South Neighborhood Association



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Portland, Oregon 97220**

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Dave Smith – Chairman, Madison South Neighborhood Association