



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST short form

Board Clerk Use Only

Meeting Date: 1/12/12
 Agenda Item #: R.3
 Est. Start Time: 9:45 am
 Date Submitted: 12/15/11

Agenda Title: **PUBLIC HEARING and Consider Approving RESOLUTION authorizing the transfer of a tax foreclosed property to Oregon Sustainable Agriculture Land Trust (OSALT), for open space and natural areas, for perpetual public use via the County Digs program.**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: January 12, 2012 **Time Requested:** Consent Item
Department: Office of Sustainability **Division:** NonDepartmental
Contact(s): Katie Lynd, Food Policy Coordinator
Phone: 503-988-6150 **Ext.** 86150 **I/O Address:** 503/6/SUST
Presenter(s): Katie Lynd

General Information

1. What action are you requesting from the Board?

Approve the transfer of a tax foreclosed property described in the attached deed without monetary consideration to Oregon Sustainable Agriculture Land Trust (OSALT), for open space or natural areas, for perpetual public use.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The County Digs program promotes the use of surplus and tax-foreclosed properties for urban agriculture use. The Greenspace Review Committee (GRC) reviews tax-foreclosed properties for suitability for open space, greenspace and urban agriculture. This property is adjacent to 1682 NE Barnes Land in Gresham Oregon and measures 3556 square feet in size. The property has sewer and storm water mains on site and is adjacent to the side yard of residential property. This property was determined by the GRC to be a suitable site for an urban agriculture project.

OSALT submitted an application for the property which was reviewed by the GRC (see Attachments A: application and Attachment B: which includes supplemental application information). OSALT is proposing to establish a demonstration orchard or vineyard on the site. In

addition, the Office of Sustainability requested input from the adjacent property owners on the proposed use for the site, but did not receive any feedback (see Attachment C). After reviewing the application and supplemental information, the GRC recommended that Multnomah County approve the application to transfer the property to OSALT.

3. Explain the fiscal impact (current year and ongoing).

N/A

4. Explain any legal and/or policy issues involved.

This action is supported by Multnomah County's sustainability principles, County Digs program, the Climate Action Plan, and the Multnomah Food Action Plan.

5. Explain any citizen and/or other government participation that has or will take place.

The GRC, comprised of Food Policy Council members and local government staff, reviewed the application for this property. Notice of this public transfer hearing will be published in The Daily Journal of Commerce, Public Notice Section for one day in two successive weeks.

Attachment A



MULTNOMAH COUNTY OREGON
DIVISION OF ASSESSMENT, RECORDING & TAXATION

TAX TITLE BUSINESS OFFICE
PO BOX 2716
PORTLAND, OREGON 97208-2716

PHONE (503) 984-3590
FAX (503) 984-3356

2010 Non-Profit Transfer Application
For Public Use of Tax Foreclosed Property
For Urban Food/Agriculture, Open Space, Parks or Natural Areas

1. Tax Account No. for Requested Property: R487336 State ID: 1S3E01CB-04800
2. Requesting Entity: Oregon Sustainable Agriculture Land Trust (OSALT)
3. Authorized Representative (AR): Will Newman II
4. Telephone No. for Entity: (503) 263-8392 Fax No.: none
5. Email Address for AR: will@osalt.org
6. Mailing Address for Entity: PO Box 1106, Canby, Oregon 97013-1106

Please attach current copies of your organization's Articles of Incorporation, By-Laws, and a federal letter recognizing you as a section 501(c) organization.

Please provide a brief description of the proposed project. Include the proposed use of the project and who the beneficiaries of the project will be and what the estimated cost of the project will be.

OSALT holds rural and urban agricultural lands to keep them in agricultural use, and conducts research and education on those lands focused on the sustainable production and distribution of agricultural bounty.

Our urban sites are designed in cooperation with residents in the neighborhood and other interested parties.

This property presents an excellent opportunity to develop a demonstration site highlighting a small fruit orchard and/or table grape vineyard. Until we have worked with the neighborhood we will not come to a final plan, but these two uses lend themselves well to the site, will require minimal resources and maintenance, will provide fresh fruits and/or grapes to neighbors and volunteers, and offer ample opportunities for research and education concerning the development and care of small urban orchards and vineyards.

Costs are as yet unknown but past experience with similar sites has shown expenses are minimal, donated supplies and labor will be ample, and neighborhood enthusiasm is expected to be high. A need for grant funds is not anticipated.

BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE BELOW AND THE SUBMISSION OF THIS APPLICATION, THE REQUESTING ENTITY STIPULATES TO AND AGREES TO COMPLY WITH ALL OF THE INSTRUCTIONS, CONDITIONS AND PROCEDURES SET FORTH IN THE MULTNOMAH COUNTY COVER LETTER DATED NOVEMBER 30, 2010.

SIGNATURE OF

AUTHORIZED REPRESENTATIVE: _____

TITLE: Secretary

DATE: 9/16/2011

Additional Information

12 - ...including a concise and complete statement of the proposed public uses of the property requested.

OSALT holds rural and urban agricultural lands to keep them in agricultural use, and conducts research and education on those lands focused on the sustainable production and distribution of agricultural bounty. While a lot is known about what is not sustainable, there is much research to be done to develop a sustainable agriculture. We do know that we should be growing more food in cities – in residential yards, in “empty” corner lots, and in reclaimed “wastelands”. We also know that small-scale “community” orchards and vineyards will re-appear in our residential landscapes.

The site requested (R 187336, 153E01CB-02301) is of interest to OSALT as an opportunity to develop a demonstration fruit orchard and/or table grape vineyard.

Until we have worked with the neighborhood we will not come to a final plan, but these two uses lend themselves well to the site, will require minimal resources and maintenance, will provide fresh fruits and/or grapes to neighbors and volunteers, and offer ample opportunities for research and education concerning the development and care of small urban orchards and vineyards.

Educational activities for the general public will include volunteer opportunities, tours, workshops, and presentations based on research at the site.

13 - ...demonstrate that the project will be completed in a timely manner. Please include a project timeline, cost estimate, and a brief description of what professional and volunteer services will be required. Demonstrate an understanding of the site as pertains to planning and zoning. Justify your proposal as the highest and best use of the site. Describe what benefits will be derived from the project regarding those using it and from the surrounding properties. Provide any previous Open Space projects that your organization has undertaken.

As stated above, until we have worked with the neighborhood we will not come to a final plan, but these two uses lend themselves well to the site.

We anticipate that the site will require minimal resources and maintenance, including, after the first year, no need for irrigation.

A demonstration small fruit orchard and/or table grape vineyard will provide fresh fruits and/or grapes to neighbors and volunteers, and offer ample opportunities for research and education concerning the development and care of small urban orchards and vineyards.

Educational activities for the general public will include volunteer opportunities, tours, workshops, and presentations based on research at the site.

Costs are as yet unknown but past experience with similar sites has shown expenses are minimal, donated supplies and labor will be ample, and neighborhood enthusiasm is expected to be high. A need for grant funds for initial development or ongoing programs and maintenance is not anticipated.

Needed professional and volunteer services will depend on the details of the research and education programs over the years, but have typically been geological, engineering and agricultural expertise, laboratory testing, and field workers as well as teachers and presenters. This site will also draw upon the experience of professional orchardists and viticulturalists.

Additional Information

All of our activities will be within the scope of residential use, in line with the site's planning and zoning. The research on this site will help us develop and test practices to support the growing of healthful food in urban settings, while protecting habitat, clean air and clean water.

OSALT has received prior sites under this program:

In partnership with Groundwork Portland, **Emerson Street Garden** at 822 NE Emerson is a community garden that has been designed and is being implemented by the community to meet their needs for fresh, healthful food, education and experience in building and maintaining a productive garden, building neighborhood cooperation, and eating well. In addition, the site is a research project and demonstration site for the low-cost decontamination of a typical urban garden site – in this case lead contamination. OSALT is working with Oregon DEQ on this program, and the process is being monitored with regular laboratory testing. Results of the process, which we anticipate will take 3-5 years, are widely anticipated, and will be published on completion of the project.

Our Garden between Shaver and Failing on Carfield, has been a small neighborhood garden, then a small urban farm, and is now returning to use as a cooperative community garden, providing experience and healthful food to volunteers.

Greeley Forest Garden is in the site consolidation phase, with the goal of consolidating a number of adjacent sites into one management site of about 10 acres. The site will then be designed and developed with the participation of the neighboring residents as an urban forest garden. In site development, invasive annual grasses and perennial cane berries will be removed from a fragile bluff, being replaced with native plants that will stabilize the bluff and reduce the fire hazard from dried grasses and berry vines. We anticipate that eventually there will be a mix of perennial food plants, educational walking trails integrated into the city-wide plan, and diverse wildlife habitat.

14. - the capacity to manage and maintain the project for an indefinite period of time. Describe in detail the chain of responsibility for maintenance and upkeep of the project.

OSALT has been holding land for public benefit for over 15 years. We are an organization designed to hold land in perpetuity for public benefit. On our sites we work with the public to develop sustainable agriculture from community gardens to working farms, ranches, nurseries and forests.

OSALT is an all-volunteer organization, with an active board that oversees the activities of each site. Each site has a Liaison to the board who annually prepares a plan for the site for the board's review and approval. This has been extremely effective, as each site develops a strong cadre of supporters who take the responsibility of achieving the goals of that site. Literally hundreds of volunteers are involved, providing not only ideas and labor, but also professional expertise and donated services.

Additional Information

15. - ...send a written notice to property owners within a 200-foot radius of the proposed project. Please enclose with your application a copy of this notice and a survey of the neighborhood property owners expressing support for your proposal. Please send a written notice, which should be included with your application, to the applicable neighborhood association concerned with your proposal. The notice should briefly describe you [sic] project and should request a hearing to discuss your project at the next available association meeting.

Please see copies attached of the letter sent to all owners of property with 200 feet of this site. This letter asks for comments. All comments received will be copied and forwarded to the County as received, for inclusion in this file. To date, no comments have been received.

We are unable to send materials to a neighborhood association, as the neighborhood association for this area is inactive.



Oregon Sustainable Agriculture Land Trust
PO Box 1106
Canby, Oregon 97013-1106
(503) 263-8392
www.osalt.org, will@osalt.org

September 14, 2011

Address line 1
Address line 2
Address line 3
Address line 4

Hello,

You are receiving this letter because you have property near a site that is currently being made available by Multnomah County to non-profit and municipal organizations through County Digs, a program that transfers tax-foreclosed properties for open space, parks, natural areas or food/urban agriculture for perpetual public use.

Oregon Sustainable Agriculture Land Trust (OSALT) is applying for a site on the corner of NW 17th Street and NE Barnes Lane, just north of 1682 NE Barnes Lane. An aerial photo showing property lines is enclosed. The property is marked with a large yellow push pin.

This letter is to inform you of OSALT's application, and to invite you to voice your support, opposition, or concerns about this requested transfer of property from Multnomah County to OSALT. What follows is some information about OSALT, and our intentions for the use of the property. More about OSALT is available at www.osalt.org

OSALT holds rural and urban agricultural lands to keep them in agricultural use, and conducts research and education on those lands focused on developing a sustainable agriculture. At our urban sites we work with neighbors to develop plans that will enhance the neighborhood, provide food and beauty, and offer opportunities for research and education.

Until we have discussions with neighbors like you, we will not know which particular research will be done on this site, but preliminary ideas include a small fruit tree orchard or a small vineyard of table grapes. Education might include volunteer opportunities, tours, pruning and plant care workshops, and presentations based on research at the site.

Your comments on our application for this site can be sent to "OSALT, PO Box 1106, Canby, Oregon 97013-1106". We look forward to hearing from you.

Thank you for your response,

Will Newman II
Research and Education Director

OSALT is a charitable organization under Sections 501(c)(3), 509 (a)(1) and 170 (B)(1)(a)(IV) of the Internal Revenue Code. Federal ID # 93-6301526, Oregon EIN 00977638 9

County Digs Site



Requested by
Oregon Sustainable Agriculture
Land Trust

Attachment B

12/12/11

Multnomah County Mail - Green Space Review of Property Request R487338



Katie LYND <katie.lynd@multco.us>

Green Space Review of Property Request R487338

Will Newton II <will@osalt.org>
To: Katie Lynd <katie.lynd@multco.us>

Fri, Nov 18, 2011 at 1:52 PM

Katie,

- Please describe in detail (1) OSALT's outreach strategy to date as well as for the future to this neighborhood about the proposed use of the property and (2) the neighborhood's response to the proposed use.
- Our outreach to date has been to mail letters to the surrounding property addresses to let them know what we have in mind and to invite their comments. So far there have been no responses, although in our experience that is not uncommon at this stage. Should we be given the property we will do a door-to-door canvass of the neighborhood and distribute written materials about OSALT and our work, talk about how we work with neighbors at each of our sites to come together with a plan for the site that benefits the neighbors, and outline our ideas for the site. We will encourage participation in the planning and in the establishment (layout, planting, irrigation during the first year or two, etc.) and ongoing maintenance (pruning, picking, distribution of the harvest, etc.)
-
- The application mentions a few proposed uses for the property but does not detail out costs or feasibility in implementing either a) a demonstration fruit orchard or b) a table grape vineyard. Please provide details on the implementation strategy for both of these projects including a timeline, management and labor plan, cost, materials, and activities
- Cost and implementation cannot be discussed in detail at this time because we do not know what the final design will be until we work with neighbors to develop it. In the past we have been able to implement design and installation at our other sites through a combination of donations and other support. Our site developments are usually very inexpensive, and the costs are usually met by those working at the sites. In this case, neither an orchard nor a vineyard will be very expensive to install or maintain, and we have sources for donated fruit trees (Home Orchard Society) and/or donated grape plants and trellis materials (OSALT - Natural Harvest Farm), as well as internal capabilities for providing training as needed. I have talked with folks from the Home Orchard Society as well as Friends of Trees about the potential at the site. Depending upon the final design, we may also involve the Portland Fruit Tree Project or other local organizations that have shown interest and support in the past. The timeline is flexible, but the sequence is: contact neighbors (and other interested parties), hold a preliminary meeting, clarify the goals, capabilities and limits of OSALT, establish a process for the community to design the site, and gain commitment from a few key people in the neighborhood. Hold as many design sessions as needed to come to consensus on a design. Make task and materials lists and commitment for managing the completion of each. Obtain materials and schedule work at the site. Install plants and support structures as needed, establish paths, etc., and signage. We expect that outreach, planning, commitments and materials acquisition will take place over the Winter, and planting will be in the Spring.
-
- The property may have a variety of limitations for planting due to utility-main underground. Please describe in detail OSALT's plan to develop the site based upon these potential physical barriers.
- Again, plans have yet to be developed, but one of the factors favoring either fruit trees or grape vines on the site is the relative ease with which damage to underground utilities can be avoided (turning the soil will not be necessary, fruit trees on dwarfing rootstocks have shallow root systems, and grapes which are pruned annually do not develop large root systems). In the design process any underground utilities that may require future access can be mapped and the location of the plants and pathways can be done to accommodate future access. In addition, the development and maintenance of either an orchard or a vineyard require very little traffic of any sort, and so will minimize any potential impact on buried utilities.

If you have additional questions or wish further information, please let me know.

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Thank you,

Wil

Wil Newman II
Natural Harvest Farm

for Oregon Sustainable Agriculture Land Trust (OSALT)

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