

## Oregon Parks and Recreation Commission

September 20, 2023

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Agenda Item:	5d	<b>Information</b>
Public Comment Allowed:	Yes	
Topic:	Cape Perpetua – Manulife Property	
Presented by:	Ladd Whitcomb, Property Agent	

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Cape Perpetua is quintessential Oregon. With its tidepools, churns, and spouting horns; old growth forests, Sitka spruce, and Native American shell middens; soaring headlands, extensive trails, and arguably, the most stunning views on the Oregon coast, this is the area that comes to mind when people think of Oregon.

OPRD has the opportunity to acquire 1,000 prime acres at Cape Perpetua - truly one of Oregon's most "special places". The property offered by Manulife Investment Management fits in well with OPRD's goals, initiatives, and desires:

- Climate Adaptation – coastal, but upland not lowland
- Habitat – areas to the north include murrelet habitat
- Planning – can be improved in harvested areas and forests can grow around improvements
- Recreation – headlands provide amazing vistas and trails could connect to established trails
- Integration – near several OPRD assets and shares property lines with USFS and BLM

Staff is conducting due diligence to ascertain such things as environmental quality, market value, and marketability of title. Should the findings be acceptable to OPRD, we would move toward a formal agreement with the owner for the purchase & sale of this property.

This briefing is presented as information only. When due diligence has been completed and a Purchase & Sale Agreement is formalized, we will request Commission approval to complete the acquisition of this property.

**Prior Action by Commission:** None

**Action Requested:** None

**Attachments:** 5d - Attachment A - Map

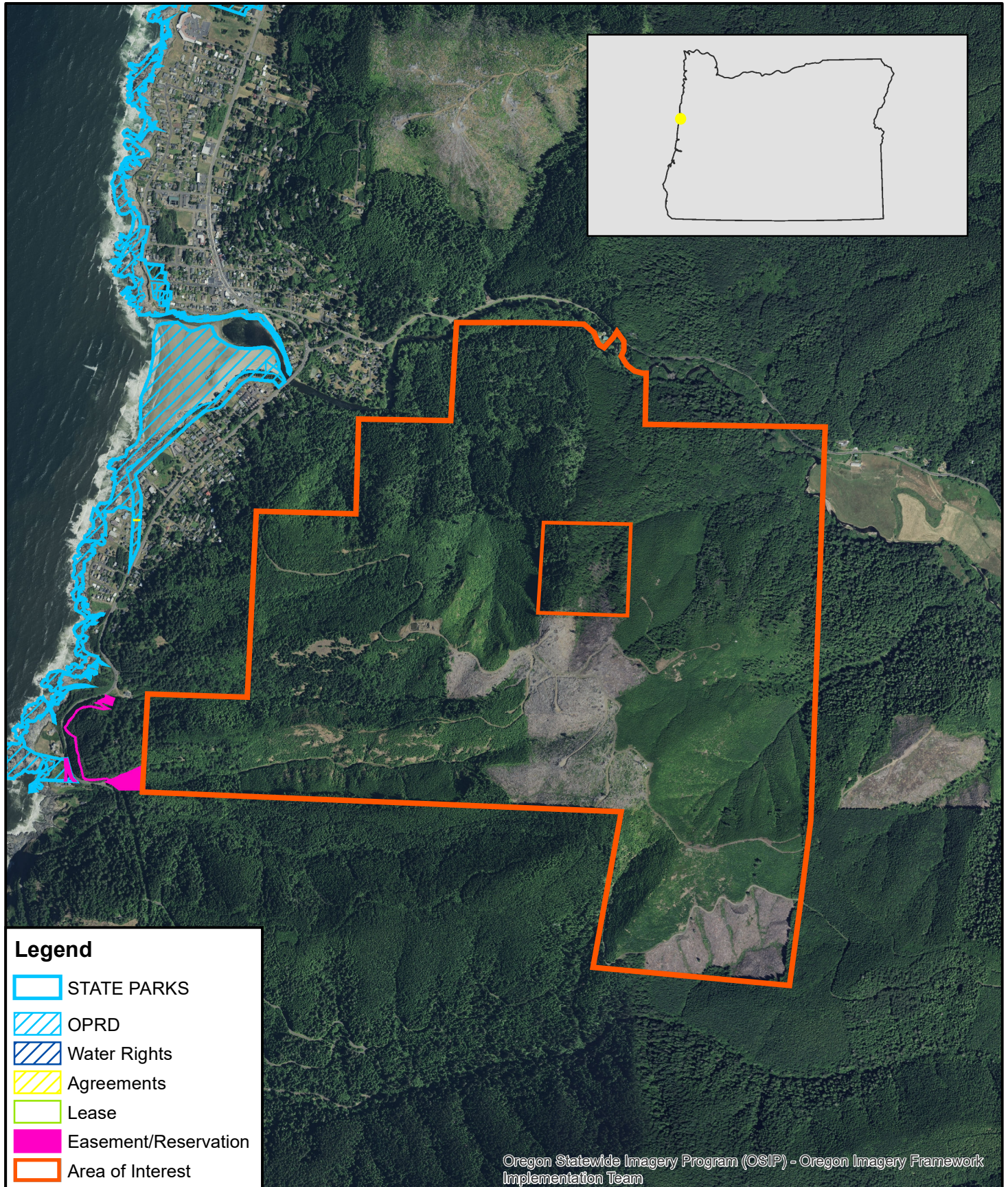
**Prepared by:** Ladd Whitcomb

# 5d. Cape Perpetua area - Manulife

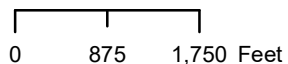
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Map exhibit 1 of 1

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