

Department:

Program #78210B - Facilities Vance Property Master Plan

County Assets Program Contact: Scott Churchill

Program Offer Type: Existing Operating Program Program Offer Stage: As Proposed

Related Programs:

Program Characteristics: One-Time-Only Request

Executive Summary

In FY 2018 the County authorized one-time-only (OTO) funds to survey the Vance Property in order to support development of a long term Master Plan. Department of Community Services (DCS) Planning and County Leadership along with Department of County Assets (DCA) Facilities and Property Management (FPM) formed a steering committee earlier in FY 2018 in order to build a Roadmap of Master Planning efforts to date and outline next steps. The Vance Vision will be presented in FY 2022. This work includes community engagement to center the voices of the underrepresented and to provide recommendations for development on these properties. Efforts to further community engagement, explore development potential and site conditions will continue in FY 2023.

Program Summary

This Vance Property Master Plan program offer includes environmental site technical studies to continue a master planning process. It will lead to enhanced development options which make better use of the former quarry and the associated park portion on the west side of the property. Technical work completed to date include an ALTA Survey, gas and water monitoring, landfill waste field investigations, and installation of additional ground water monitoring stations.

The goal of the plan is to develop a structured process with a clear framework for creating a set of options and recommendations for any future development or disposition of the County-owned parcels in this area. The plan will consider the needs of DCS, including infrastructure, service provision, and present and future division land use needs, as well as any financial impact to the Road fund. In addition, we are working closely with the City of Gresham to assess the park portion of the Vance Property along the western edge in order to determine best usage and future options. DCS continues to work closely with internal stakeholders, external partners and stakeholders to evaluate the future options for this property. The Project Leadership Team includes members from the Governor's Regional Solutions team, County Leadership, METRO, City of Gresham, DCS, MCHD, and FPM.

Through a formal solicitation, Cascadia Partners and their team was hired to provide Master Planning Services toward this effort that includes programming, community engagement, financial analysis, feasibility analysis, and technical advice on creating development options for this property. This Vance Vision will be presented in FY2022. Efforts to further community engagement, explore development potential and site conditions will continue in FY 2023.

The intent of the engagement process is to center the voices of underrepresented and marginalized communities about their vision for the Vance Properties as well as hear from County staff about what potential county needs could be accommodated on the site. Based on alignment with County policies and goals and community benefit, the team will provide guidance on future implementation of the various options.

Performance Measures								
Measure Type	Primary Measure	FY21 Actual	FY22 Budgeted	FY22 Estimate	FY23 Offer			
Output	Determine viability of proposed development options	N/A	N/A	N/A	100%			
Outcome	Report to advise what development options to pursue	N/A	N/A	N/A	100%			

Performance Measures Descriptions

PM #1 Output—Determine viability of proposed development options; findings and recommendations from the community engagement.

PM #2 Outcome—Report to advise on what development options to pursue; present recommendations on future property development

5/2/2022

Legal / Contractual Obligation

The project received a Business Oregon Brownfield Redevelopment grant. The project has submitted an application to receive funding through the DEQ Solid Waste Orphan Site Fund. The Board of County Commissioners approved submission of this application in December 2019.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2022	2022	2023	2023
Contractual Services	\$0	\$164,000	\$0	\$110,619
Total GF/non-GF	\$0	\$164,000	\$0	\$110,619
Program Total:	\$164,000		\$110,619	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues							
Beginning Working Capital	\$0	\$164,000	\$0	\$110,619			
Total Revenue	\$0	\$164,000	\$0	\$110,619			

Explanation of Revenues

Beginning working capital is carry over of unspent prior years' one-time-only General Fund.

Significant Program Changes

Last Year this program was: FY 2022: 78210B Facilities Vance Property Master Plan

Receipt and approval of Brownfield Redevelopment funds increases scope of work that can be completed and will extend completion of this program offer.