



Program #78210B - Facilities Vance Property Master Plan **FY 2025 Department Requested**

Department: County Assets **Program Contact:** Greg Hockert
Program Offer Type: Internal Service **Program Offer Stage:** Department Requested
Related Programs: 78210A, 90004
Program Characteristics: In Target

Executive Summary

The purpose of this program is funding ongoing assessment of site opportunities for the Vance Property that will continue in FY 2025. In FY 2022, the Board of County Commissioners approved the Vance Vision which outlined a Vance Property management strategy. The goal of this program is to further steps toward the redevelopment of these properties to align with the Vance Vision. This will be done in collaboration with multiple internal and external stakeholders. This program aligns with our County values of stewardship as it prioritizes evidence-based, fair decision making resulting in cost effective results that best meet the needs of our community.

Program Description

This Vance Property Master Plan program offer includes environmental site technical studies to continue work to assess the site for future use. Work will lead to enhanced development options to 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 American Land Title Association (ALTA) Survey, gas and water monitoring, landfill waste field investigations, and installation of additional ground water monitoring stations, wetland delineation, and the development of the Vance Vision. The Department of Community Services (DCS) program offer #90004 - Vance Vision Next Steps also supports this offer.

The goal of Vance Vision 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 Vision considers the needs of DCS, including infrastructure, service provision, and present and future division land use needs. Key stakeholders have included members from the Governor’s Regional Solutions team, County leadership, Community Leadership Team, City of Gresham, Metro, Port of Portland, DCS, Multnomah County Health Department (HD), and Facilities and Property Management (FPM).

In 2019, Cascadia Partners was hired through a formal solicitation to provide master planning services that included programming, community engagement, financial analysis, feasibility analysis, and technical advice on creating development options for this property. This Vance Vision was presented to the Board of County Commissioners in March 2022. Through FY 2025, ongoing communication will occur between DCS, the County, the City of Gresham, Metro, Port of Portland, FPM, and Community Partners to potentially combine resources for grant opportunities and development options. These efforts will continue in FY 2025 with the goal of furthering steps toward the redevelopment of these properties to align with the Vision.

Performance Measures

Measure Type	Performance Measure	FY23 Actual	FY24 Budgeted	FY24 Estimate	FY25 Target
Output	Issue Request for Information (RFI) for interest and development strategies for Vision areas	0	1	0	1
Outcome	Define the stabilization strategy to address the slope feature on the properties.	20%	100%	40%	100%

Performance Measures Descriptions

PM #1 Demonstrates commitment to determining the future of the Vance site.
 PM #2 Demonstrates commitment to maintaining the County's assets.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Department Requested General Fund	Department Requested Other Funds
Program Expenses	2024	2024	2025	2025
Contractual Services	\$0	\$159,654	\$0	\$84,654
Total GF/non-GF	\$0	\$159,654	\$0	\$84,654
Program Total:	\$159,654		\$84,654	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Intergovernmental	\$0	\$50,000	\$0	\$0
Beginning Working Capital	\$0	\$109,654	\$0	\$84,654
Total Revenue	\$0	\$159,654	\$0	\$84,654

Explanation of Revenues

This program is funded by \$84,654.00 of BWC from FY 2024.

Significant Program Changes

Last Year this program was: FY 2024: 78210B Facilities Vance Property Master Plan