

**Department:** 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

This program offer is to support development of a long term Master Plan for the Vance property. Department of Community Services (DCS) Planning and County Leadership along with Department of County Assets (DCA) Facilities formed a steering committee earlier in FY 2018 to build a Roadmap of Master Planning efforts to date and outline next steps. The work includes Parcel Development Planning, Storm Water Retention Analysis, Zoning and Best Use Analysis and Preliminary Structure location Analysis.

### Program Summary

This 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 includes 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 the DCS including infrastructure needs, service provision, and present and future division land use needs, as well as any financial impact to the Road fund. In addition, we will be 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, and 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 will include, programming, community engagement, financial analysis, feasibility analysis, and technical advisement on creating development options for this property. This initial effort is planned to be completed in FY21. A large outreach effort has been made by Cascadia Group to include a variety of Community organizations. Further outreach will continue to engage Gresham's underserved population.

Based on alignment with County policies, goals and community benefit, the team will provide guidance on future implementation of the various options and continue with the Master Planning outreach work in FY 22 addressing the needs of lower income households for best use of the Vance parcels while meeting the needs of DCS / Animal Services.

### Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Master Plan Development Options	N/A	1	1	1
Outcome	Completion of Development Options for Vance Properties	N/A	100%	50%	100%

### Performance Measures Descriptions

PM #1 Output—Technical site work and creation of development options.

PM #2 Outcome—The Master Plan Development Options will be 50% complete during FY 2021.

## Legal / Contractual Obligation

The project received 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

	<b>Adopted General Fund</b>	<b>Adopted Other Funds</b>	<b>Proposed General Fund</b>	<b>Proposed Other Funds</b>
<b>Program Expenses</b>	<b>2021</b>	<b>2021</b>	<b>2022</b>	<b>2022</b>
Contractual Services	\$0	\$370,000	\$0	\$164,000
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$370,000</b>	<b>\$0</b>	<b>\$164,000</b>
<b>Program Total:</b>	<b>\$370,000</b>		<b>\$164,000</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

<b>Program Revenues</b>				
Beginning Working Capital	\$0	\$370,000	\$0	\$164,000
<b>Total Revenue</b>	<b>\$0</b>	<b>\$370,000</b>	<b>\$0</b>	<b>\$164,000</b>

## Explanation of Revenues

Beginning working capital is all carry over of unspent prior years' one-time-only funding and includes \$134,000 from General Fund and \$30,000 from Video Lottery Fund.

## Significant Program Changes

**Last Year this program was:** FY 2021: 78210B Facilities Vance Property Master Plan