



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 20-258

Agenda Date: 5/20/2020

Status: Agenda Ready

To: City Commission

Agenda #: 7a.

From: City Manager Tony Konkol

File Type: Report

SUBJECT:

Public Works Upper-Yard Charter Park Discussion

RECOMMENDED ACTION (Motion):

Staff recommends approval of the proposed process, once the Commission has provided direction concerning the disposition of tax lot 1700 and the timing for making the Armory Building tax lot a Charter Park.

EXECUTIVE SUMMARY:

The Commission requested that Staff prepare an Ordinance for discussion that would remove the two Adair Buildings from the Public Works Upper Yard and designate the Upper Yard as a Charter Park. In researching the tax lot configurations, and after discussions with Commissioner McGriff, it was clear that an ordinance was not a possibility with the current tax lot information that was available. To bring forward an Ordinance, staff would propose to hire a consultant to prepare a partition or lot line adjustment of tax lot 500 to accurately reflect the Commission's desire to dedicate the Upper Yard as a Charter Park. Staff has also requested direction on the disposition of a property at 520 1st Street and the timing of adopting the Armory Building tax lot as a Charter Park. Staff is preparing a request for proposal to demolish the Adair Buildings, which will be appropriately advertised for removal and documented prior to demolition.

BACKGROUND:

The Commission requested that Staff prepare an Ordinance for discussion that would remove the two Adair Buildings from the Public Works Upper Yard and designate the Upper Yard as a Charter Park. In researching the tax lot configurations, and after discussions with Commissioner McGriff, it was clear that an ordinance was not a possibility with the current tax lot information that was available. Staff has prepared the following information for the Commission to consider and provide direction.

The Public Works facility on the southwest side of Center Street is comprised of 3 tax lots:

1. 116 S Center Street (2-2E-31CA, TL 2100). This tax lot front S Center Street and is used for vehicle maintenance.
2. 122 S Center Street (2-2E-31, TL 500). This tax lot is the majority of the site and extends from S Center Street to John Adams Street.
3. 520 1st Street (2-2E-31CA, TL 1700). This tax lot is a small, undeveloped tax lot located adjacent to the Upper Yard.

The Armory (204 S. John Adams Street, 2-2E-31, TL 400) is owned by the State of Oregon and includes a reversionary clause to the benefit of the City if the use is terminated on the property. The Armory is in the process of being demolished and it is anticipated that the property will revert back to the City once the demolition is completed.

Tax lot 500 extends both above and below the bluff and includes what is commonly referred to as the Upper and Lower yard. The Upper Yard has been identified for addition to Waterboard Park through a Charter Park designation. In order to separate the Upper and Lower yard, staff is proposing to expend funds and hire a consultant to prepare an application that would be submitted and processed as a partition or lot line adjustment in order to create a tax lot that would be adopted as a Charter Park through an Ordinance.

Tax lot 1700 is a small tax lot located along the unimproved 1st Street Right of way. This property was purchased with utility rates. Staff is requesting direction on what to do with this property. Should the property be included in the proposed Charter Park ordinance, should the property be sold or should the Public Works Department continue to hold this property until a final decision is made. If the property is to be included in the Charter Park Ordinance, staff recommends that the utility funds be reimbursed for the purchase price of the property, at a minimum, which was \$155,350 in 2006 (Commission Report attached).

The Armory building is in the process of being demolished. Once the demolition is completed it is expected that the property will revert back to the City. Staff would propose to bring forward an ordinance for consideration that would dedicate the Armory tax lot as a Charter Park once the reversion of the property to the City is completed. As an alternative, the property could be identified through an ordinance to automatically become a Charter Park once the City acquires the property.

Staff is preparing an Request for Proposals to demolish the two Adair Buildings located on the Upper Yard. The demolition will be paid for with General Funds, which will be brought forward in a future budget adjustment. Prior to demolition, staff will advertise to the general public that the buildings are free, provided they are removed from the property. Staff will document the two buildings, including measurements and pictures, which will be retained at the Community Development Department and sent to the Clackamas Historical Society and State Historic Preservation Office. Prior to demolition, staff will work to retain portions of the Adair Buildings, such as a representative wood window and sliding door for historical interpretation.

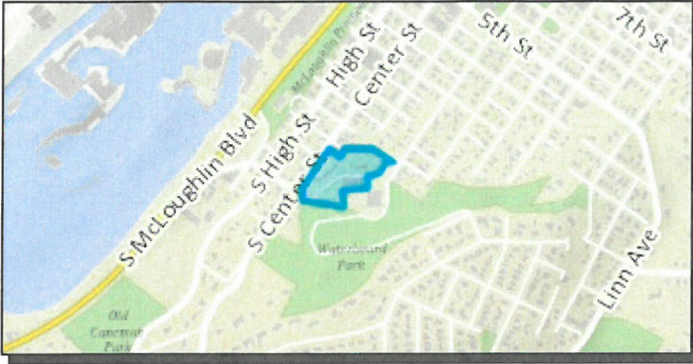
To summarize, Staff is:

1. Proposing to hire a consultant to prepare a partition or lot line adjustment of tax lot 500.
2. Requesting direction on what to do with the tax lot 1700, which is located at 520 1st Street.
3. Requesting direction on the inclusion of the Armory Building tax lot as a Charter Park.
4. Once the partition or lot line adjustment is completed, an Ordinance designating the applicable tax lots will be brought forward to the Commission for consideration.

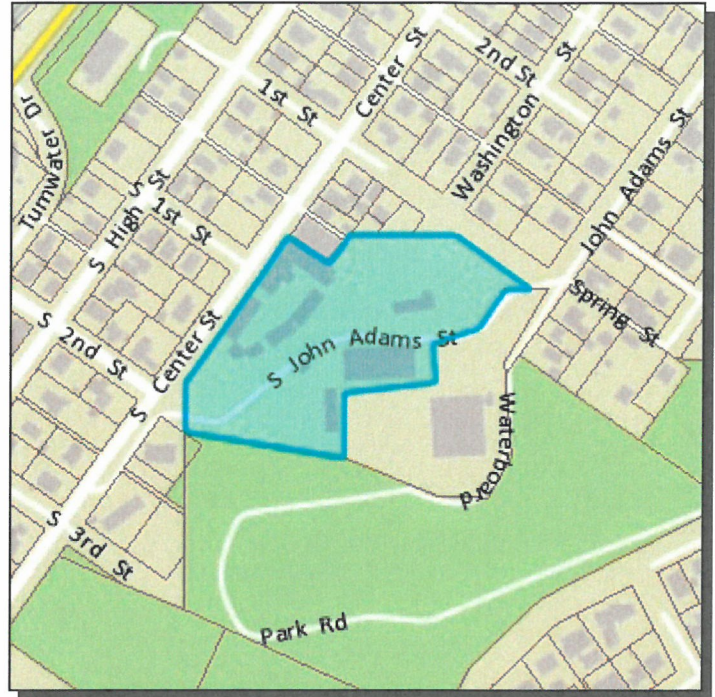
Staff understands that the Adair Buildings must be demolished or withheld from the designation as a Charter Park, it is not the Commission's intention to retain the buildings.

OPTIONS:

1. Approve the proposed process with the clarifications concerning tax lot 1700 and the Armory Building tax lot.
2. Deny the proposed process.
3. Amend the proposed process.



Overview Map



Taxlot highlighted in blue

Taxlot Information

APN: 2-2E-31 -00500
 Alt ID: 00570055
 Site Address: 122 S CENTER ST
 OREGON CITY, OR 97045
 Year Built: Unknown or not recorded

In City? Y
 In UGB? Y

Taxpayer Information

Taxpayer: CITY OF OREGON CITY
 Address: PO BOX 3040
 OREGON CITY, OR 97045

Reference Information

Parcel Area (GIS - acres): 4.56
 Parcel Area (GIS - sq. ft.): 198,652
 Twn/Rng/Sec: 2S 2E 31
 Tax Map Reference: 22E31 (03_2s2e31)

Values

Import Date: 04/08/2020
 Land Value (Mkt): \$377,692
 Building Value (Mkt): \$685,010
 Total Value (Mkt): \$1,062,702
 Note: the values about are Market, NOT Assessed values.
 Assessed Value: \$700,321
 Exempt Amount: \$700,321

Planning Designations

Zoning: I
 Comprehensive Plan: QP
 Subdivision: (40) FALLS VIEW ADDITION
 PUD (if known):
 Partition Plat: N/A
 Neighborhood Assn: MCLOUGHLIN
 Urban Renewal District: N/A
 Concept Plan: N/A
 Historic District: MCD
 Historic Designated Structure: N/A

In Willamette Greenway? N
 In Geologic Hazard? Y
 In High Water Table Area? N
 In Nat. Res. Ovl. Dist. (NROD)? N
 In 1996/FEMA 100 Yr. Floodplain? N
 In FEMA Floodway? N
 In SDC Discount Area? N
 In Thayer Pond Fee Area? N
 In Bvrck. Rd Access Plan Area? N
 In Barlow Trail Corridor? N
 In Enterprise Zone? N
 In Vertical Housing Dev. Zone? N
 In Opportunity Zone? Y

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Oregon City GIS Map

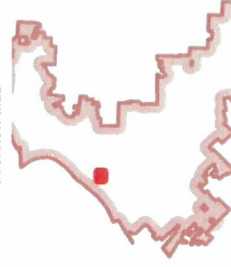


Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Overview Map



0 100 200 Feet

1: 1,200



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Map created 5/13/2020

City of Oregon City
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www.oregoncity.org



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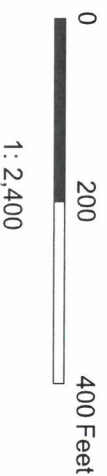
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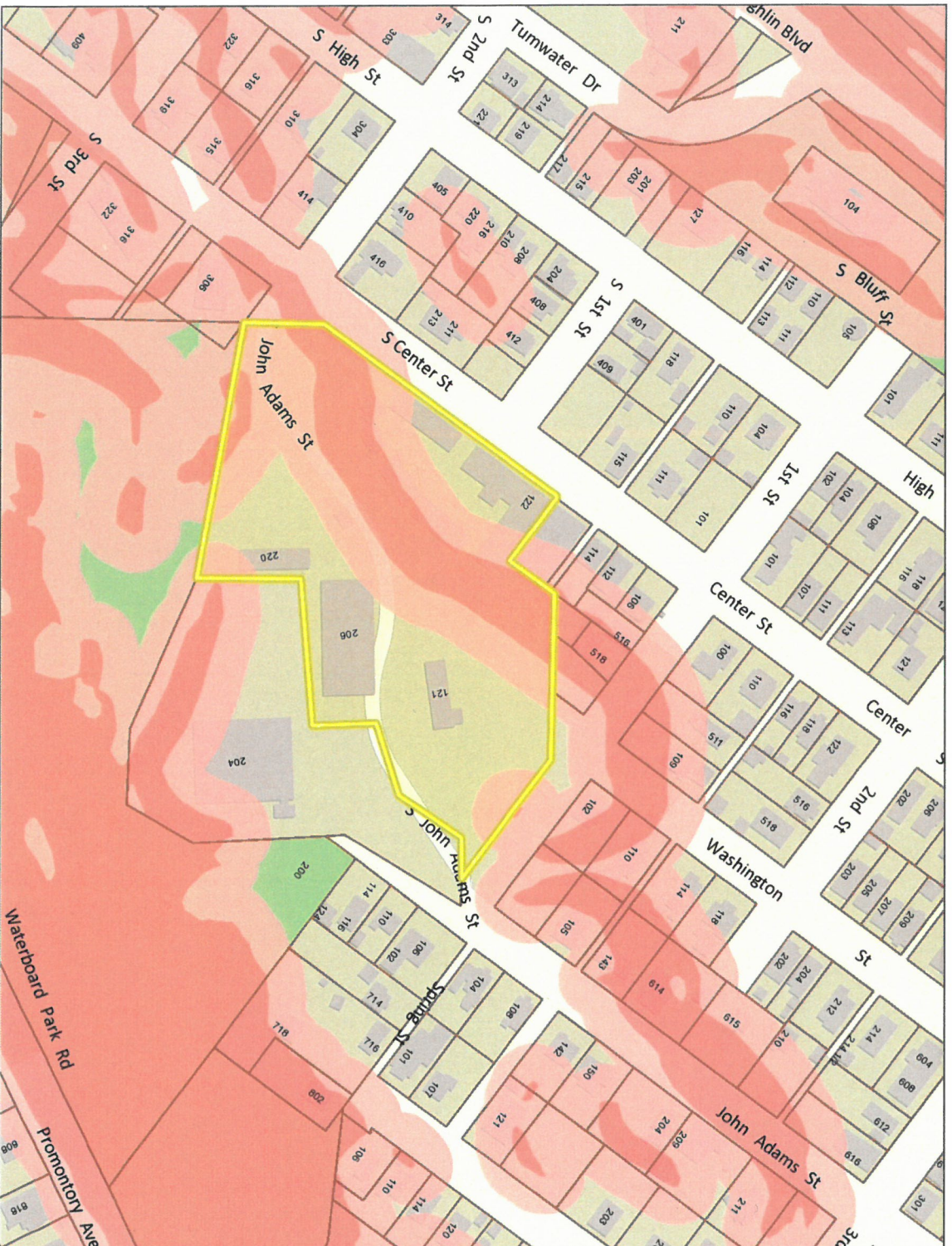
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Legend

- ☐ Street Names
- ☐ Taxlots
- ☐ Taxlots Outside UGB
- ☐ Slopes > 25%
- ☐ Slopes < 25%
- ☐ Buffered (50ft)
- ☐ City Limits
- ☐ UGB
- ☐ Basemap

Notes

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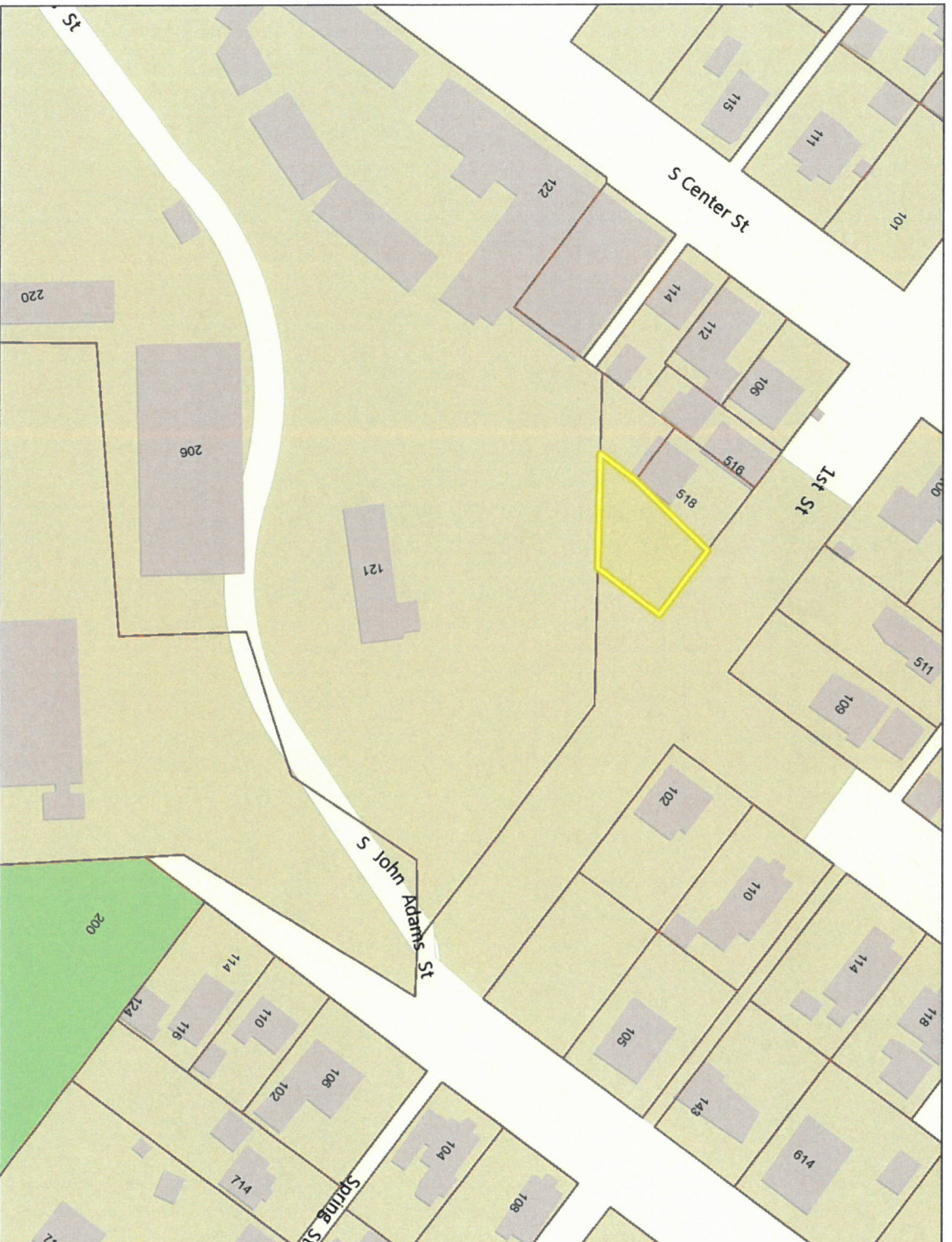


0 200 400 Feet
1 : 2,400

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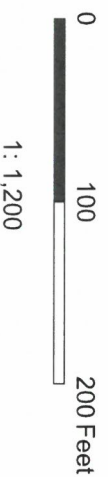
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COMMISSION REPORT: CITY OF OREGON CITY

TO THE HONORABLE MAYOR AND COMMISSIONERS

320 Warner Milne Road, Oregon City, Oregon---503.657.0891

 INCORPORATED 1844	Agenda Item No. 9b	Topic: Authorization for Property Acquisition, 520 1 st Street, Oregon City, Oregon
	Agenda Type: GENERAL BUSINESS	
	Meeting Date: January 18, 2006	Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Prepared By: J.M. Lewis	Reviewed By: N.J.T. Kraushaar	Approved By: Larry Patterson

RECOMMENDATION:

Staff recommends that the City Commission authorize the City Manager to execute closing documents for the acquisition of property located at 520 1st Street for the purchase price of \$154,000 and closing costs not to exceed \$1,350.

REASON FOR RECOMMENDATION:

The subject property is located adjacent to the Public Works Operations Upper Site. This site is one of several adjacent properties to be acquired in order to further develop the City's existing upper yard into a facility that will meet the City's long-term operational needs. The property is recommended for acquisition as an important component of the Operations Facility Plan reviewed and acknowledged by the Commission on December 21, 2005. This particular property is paramount to the City's current need for yard storage and daily maneuverability. In addition, its acquisition will simplify our site security resolutions because access to the property is through our upper yard. The existing single-family structure is currently unoccupied and available for sale.

BACKGROUND:

Our recently completed Operations Facilities Plan concluded that needed facility expansion could most strategically be accomplished (economically, practically, and operationally) by acquiring properties as they become available on the perimeter of the Operation's Center site. The resulting area will then be to its maximum density by compact and efficient building and circulation layouts and design. The current access to the property is provided by way of the City's property along a privately-owned access road historically referred to as S. John Adams Street.

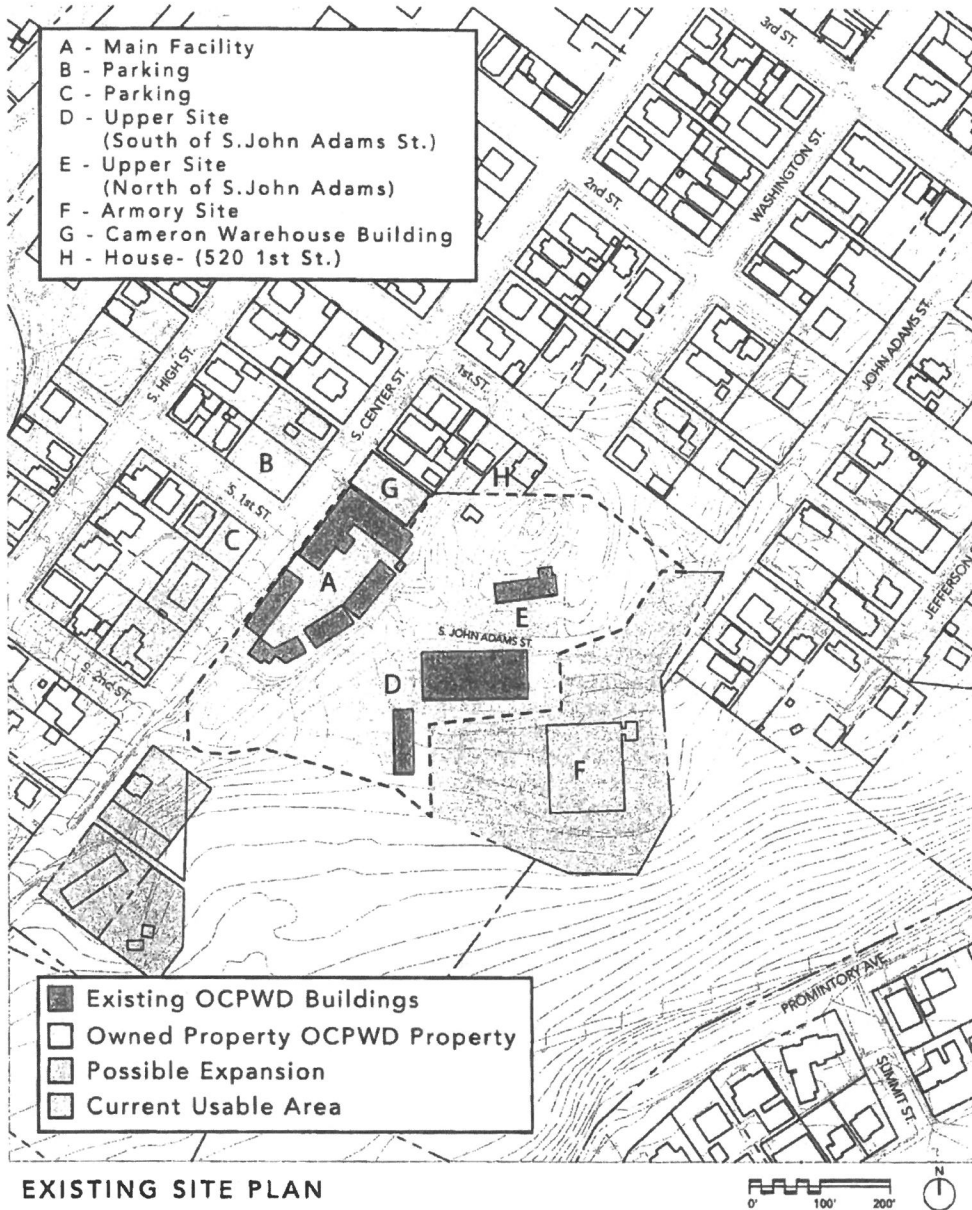
Of particular significance for the subject acquisition is the fact that 520 1st Street has frontage along unimproved sections of 1st Street and Washington Street, both of which are impassable by vehicle due to steep topography, and both of which have never been improved for public use. City ownership of 520 1st Street renders grading and development of our existing property more practical without the complication of requirements to match current finished grades at our current property line, or provisions for access to a non-city owned parcel.

The City Commission recently directed staff to move forward with a property appraisal and to negotiate property acquisition of this property. The City has since received a Uniform Residential Appraisal Report considering four comparable properties. The market value of the subject property was certified to be \$169,000. OCPW has negotiated a purchase price of \$154,000 plus \$1,350 in miscellaneous closing costs.

BUDGET IMPACT: FY(s): \$155,350 Funding Source: Water, Sewer, & Stormwater

ATTACHMENTS:

Attachment 1 – Site Plan; Attachment 2 – Location Map



EXISTING SITE PLAN

Oregon City 520 Public Works 1st. Street



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The data on this map is the best
information available from the
records of the City of Oregon City.
Errors and omissions may exist.

Map created with OCMap 2005

12/12/2005



