

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: May 9, 2017 **Approx Start Time:** 2:30 PM **Approx Length:** 30 minutes

Presentation Title: Hoodland Park and Dorman Center Update

Department: Business and Community Services

Presenters: Rick Gruen, County Parks Manager

Other Invitees: Jeff Jorgensen, Facilities Manager; Laurel Butman, Deputy County Administrator

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD? This is an informational item only but does ask the Board to consider concurrence with the Parks Advisory Board regarding the disposition of the Hoodland Park property and removal of the existing building.

EXECUTIVE SUMMARY:

The Hoodland Park property located in Welches has been identified for some time by County Parks and Forest as a Category 2 asset, or surplus property, under its long term Forest Management Plan. There are no plans for developing the site as an improved County Park facility.

Past efforts to collaborate with the local community for developing or rehabilitating the site have not been successful. A building on the site, known as the Dorman Center, was closed to the public in 2012 due to unsafe structural conditions. The repurposing of the Dorman Center for other community uses and benefit were front and center of past project development concepts that also considered forming a local park district. The BCC has since directed County Parks to demolish or deconstruct the old building. The Iwakt Community Gardens currently use a portion of the property.

Currently, the officers of the Hoodland Woman's Club have taken the lead on the idea of a park district formation. Should a district be legally formed and voted in, Oregon Revised Statutes and Property Disposition policy would allow for the transfer of title of the Hoodland Park property(s) from Clackamas County to the newly formed district. As this property is of special interest to the local community, County Parks Advisory Board would support a specific period of time be given to the Hoodland Woman's Club for the purpose of forming a special district. In the interim, County Parks would proceed with the demolition or deconstruction of the Dorman Center and defer plans to move forward with a formal recommendation to the BCC for declaration of surplus.

The Parks Advisory Board, at its April 18, 2017 meeting, met with the officers of the Hoodland Woman's Club and support the concept of district formation, the transfer of property and the immediate removal of the Dorman Center building.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

BCS/County Parks has carried funds in its Parks budget for demolition or deconstruction of the Dorman Center

What is the cost? \$100-\$140,000 Estimated What is the funding source?
County Parks funds in the adopted 2016-17 Parks Budget.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?

Demolition or deconstruction of the former Dorman Center is consistent with the goal of providing the public with clean and safe facilities. The existing structure is beyond useful life and cannot be repaired or remodeled in a cost effective manner.

- How does this item align with the County’s Performance Clackamas goals?

The demolition of the former Dorman Center and repurposing of the site for local community use aligns with the following Performance Clackamas Strategic Priorities

- **Build public trust through good government**
- **Ensure safe, healthy and secure communities**

LEGAL/POLICY REQUIREMENTS:

State statutes would allow the transfer of title of a surplus county asset to another municipality or special district of the State of Oregon.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Staff has worked for a number of years with local community representatives including the Hoodland Woman’s Club and Villages at Mt. Hood Board. The Parks Advisory Board has also been involved.

OPTIONS:

1. Provide the Hoodland Woman’s Club and local Welches community with up to two (2) years to form a park district for the purpose of receiving property from County Parks; MOU to be developed.
2. Direct staff to proceed with the demolition or deconstruction of the old Dorman Center structure by whatever means is the most expedient and cost effective.

RECOMMENDATION:

Staff recommends the BCC support options 1 and 2.

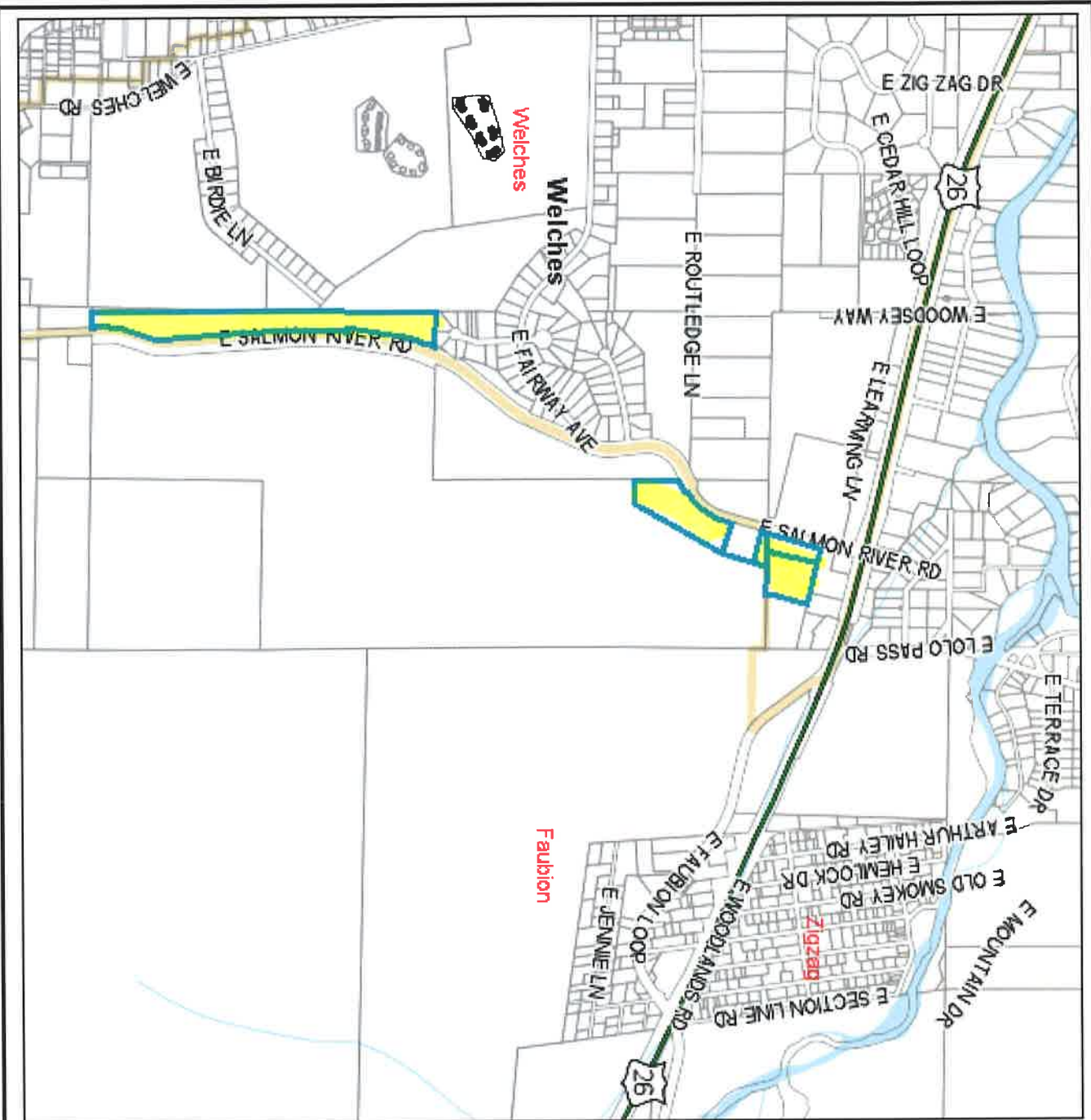
ATTACHMENTS:

Attachment 1: Hoodland Park and surrounding property maps

SUBMITTED BY:

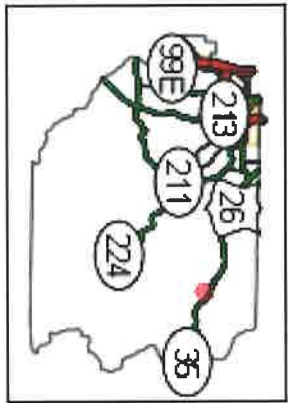
Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____

For information on this issue or copies of attachments, please contact Rick Gruen @ 503-742-4345



Clackamas County

Clackamas County Assets



Geographic Information Systems
 168 Warner Milne Road
 Oregon City, OR 97045

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before

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Geographic Information Systems
168 Warner-Milne Rd
Oregon City, OR 97045

Property Report

Location Map:



CLACKAMAS COUNTY
150 BEAVERCREEK RD
OREGON CITY, OR 97045

Site Address: **NO SITUS**
Taxlot Number: **37E04AA03300**
Land Value: **54936**
Building Value: **25770**
Total Value: **80706**

Acreage: **1.24**
Year Built:
Sale Date:
Sale Amount: **0**
Sale Type:

Land Class:

801

Building Class:

Site Characteristics:

UGB: **OUT**
Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays	Acreage
OSM	N/A	1.24

Neighborhood:

Alder Creek East to county

Taxcode Districts: **046040**

Fire	Hoodland Fire Dist #74
Park	N/A
School	Oregon Trail
Sewer	HOODLAND
Water	SALMON VALLEY WATER COMPANY
Cable	Wave Broadband (Sandy)
CPO	Mt. Hood Corridor
Garb/Recyc	Bliss Sanitary
City/County	Clackamas Co.

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Geographic Information Systems
168 Warner-Milne Rd
Oregon City, OR 97045

Property Report

Location Map:



CLACKAMAS COUNTY
150 BEAVERCREEK RD
OREGON CITY, OR 97045

Site Address: **25400 E SALMON RIVER**
Taxlot Number: **37E04AA03600**
Land Value: **400753**
Building Value: **697130**
Total Value: **1097883**

Acreage: **2.71**
Year Built:
Sale Date:
Sale Amount: **0**
Sale Type:

Land Class:
801

Building Class:

Neighborhood:

Alder Creek East to county

Taxcode Districts: **046040**

Site Characteristics:

UGB: **OUT**
Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
OSM	N/A	2.71

Fire	Hoodland Fire Dist #74
Park	N/A
School	Oregon Trail
Sewer	HOODLAND
Water	SALMON VALLEY WATER COMPANY
Cable	Wave Broadband (Sandy)
CPO	Mt. Hood Corridor
Garb/Recyc	Bliss Sanitary
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168 Warner-Milne Rd
Oregon City, OR 97045

Property Report

Location Map:



CLACKAMAS COUNTY
150 BEAVERCREEK RD
OREGON CITY, OR 97045

Site Address: **NO SITUS**
Taxlot Number: **37E04 00903**
Land Value: **52738**
Building Value: **0**
Total Value: **52738**

Acreage: **5.14**
Year Built:
Sale Date:
Sale Amount: **0**
Sale Type:

Land Class:

800

Building Class:

Neighborhood:

Alder Creek East to county

Taxcode Districts: **046040**

Site Characteristics:

UGB: **OUT**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
TBR	N/A	5.14

Fire **Hoodland Fire Dist #74**
Park **N/A**
School **Oregon Trail**
Sewer **N/A**
Water **N/A**
Cable **Wave Broadband (Sandy)**
CPO **Mt. Hood Corridor**
Garb/Recyc **Bliss Sanitary**
City/County **Clackamas Co.**

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Property Report

CLACKAMAS COUNTY
150 BEAVERCREEK RD
OREGON CITY, OR 97045

Site Address: **NO SITUS**
 Taxlot Number: **37E04 00904**
 Land Value: **190791**
 Building Value: **0**
 Total Value: **190791**

Acreage: **10.62**
 Year Built:
 Sale Date:
 Sale Amount: **0**
 Sale Type:

Land Class:
800

Building Class:

Neighborhood:
Alder Creek East to county
 Taxcode Districts: **046040**

Fire Hoodland Fire Dist #74
Park N/A
School Oregon Trail
Sewer HOODLAND
Water N/A
Cable Wave Broadband (Sandy)
CPO Mt. Hood Corridor
Garb/Recyc Bliss Sanitary
City/County Clackamas Co.

Location Map:



Site Characteristics:

UGB: OUT
 Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
HR	N/A	10.62

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