

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**(Sitting/Acting as the Board of the Clackamas County Development Agency)**

**Study Session Worksheet**

**Presentation Date:** April 7, 2015 **Approx Start Time:** 9:30 a.m. **Approx Length:** 30 min.

**Presentation Title:** Development Agency: Surplus Property

**Department:** Department of Transportation and Development, Development Agency

**Presenters:** Dan Johnson, Manager, Development Agency

**Other Invitees:** Dave Queener

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

Shall the Development Agency dispose of surplus property with little or no redevelopment potential through the County Property Resources Public Auction process?

**EXECUTIVE SUMMARY:**

The Development Agency is the owner of a number of properties located within its various plan areas, the majority of which were acquired through the acquisition of right-of-way for roadway purposes.

With a focus on reducing the Agency's property portfolio and supporting redevelopment and job creation, the majority of the recent property transfers have been facilitated through Disposition and Development Agreements ("DDA"). These agreements effectuate the sale of real property while ensuring development occurs in a manner consistent with the local plan objectives.

A reality of acquiring property for roadway purposes is that there are "remainder" sites that have little or no redevelopment potential. The following are a number of properties with development limitations due to shape, topography, access limitations or easements:

Subject Property 1: 12451 SE Sunnyside Road (See Attachment A)

- Vacant Property
- Tax Lots 400, 500, and 600 of Map 22E02BB
- .69 acres (30,060 sq. ft.) approximately
- Zoned: Residential (R-8.5)
- Current Assessed Value: \$126,022
- Limitations: No street access and topography.

Subject Property 2: 16710 SE 82<sup>nd</sup> Drive (See Attachment B)

- Vacant Property
- Tax Lots 1601, 1701, and 1801 of Map 22E16A
- .73 acres (31,800 sq. ft.) approximately
- Zoned: Office Commercial (OC)
- Current Assessed Value: \$2,985
- Limitations: No Street Access, topography, and natural features.

Subject Property 3: 10175 SE Amherst Street (See Attachment C)

- Vacant Property
- Tax Lots 600, 601, and 801 of Map 22E09DA
- .07 acres (3,060 sq. ft.) approximately
- Zoned: Residential (R-7)
- Current Assessed Value: \$76,000 (Total A.V. – Easement Area A.V.)
- Limitations: Developable Area and easements

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Not applicable

**LEGAL/POLICY REQUIREMENTS:**

Not applicable

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

Appropriate public notice of sale will be provided by Property Resources through the public auction process.

**OPTIONS AVAILABLE:**

Option 1: Direct Agency staff to proceed with the disposition of the identified Development Agency property through the County Public Auction process.

Option 2: Direct Agency staff to market the identified properties to the public through signage or through a professional real estate broker.

Option 3: Direct Agency staff to take no action at this time.

**RECOMMENDATION:**

Staff respectfully recommends the Board direct staff to proceed with the disposition of the identified Development Agency property through the County Public Auction process.

**ATTACHMENTS:**

Attachment A: 12451 SE Sunnyside Road

Attachment B: 16710 SE 82<sup>nd</sup> Drive

Attachment C: 10175 SE Amherst Street

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval M. B. Caspriel 3/25/15

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Mary Anderson @ 503-742-4323.

# Attachment A: Sunnyside & 122nd Property



## Legend

-  Development Agency Property
-  10 foot contours





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

## Property Report

Location Map:

CLACKAMAS COUNTY DEVELOPMENT AGENCY  
150 BEAVERCREEK RD  
OREGON CITY, OR 97045



Site Address: 12451 SE SUNNYSIDE RD  
Taxlot Number: 22E02BB00400  
Land Value: 60743  
Building Value: 0  
Total Value: 60743

Acreage:  
Year Built:  
Sale Date: 07/21/2000  
Sale Amount: 211000  
Sale Type:

Land Class:

100

Building Class:

Neighborhood:

Sunnyside subdivisions

Taxcode Districts: 012073

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
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R8.5	N/A	0.24
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Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	SUNRISE WATER AUTHORITY
Cable	Comcast of Oregon II, Inc./Clear Creek
CPO	Television/Frontier
Garb/Recyc	Sunnyside United Neighbors
City/County	Waste Management (JPL) Clackamas County

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 making decisions.



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## Property Report

### Location Map:

CLACKAMAS COUNTY DEVELOPMENT AGENCY  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045



Site Address: 12423 SE SUNNYSIDE RD

Taxlot Number: 22E02BB00500

Land Value: 2571

Building Value: 0

Total Value: 2571

Acreage:

Year Built:

Sale Date: 07/21/2000

Sale Amount: 211000

Sale Type:

Land Class:

100

Building Class:

Neighborhood:

Sunnyside subdivisions

Taxcode Districts: 012073

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
R8.5	N/A	0.09

Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	SUNRISE WATER AUTHORITY
Cable	Comcast of Oregon II, Inc./Clear Creek
CPO	Television/Frontier
Garb/Recyc	Sunnyside United Neighbors
City/County	Waste Management (JPL) Clackamas County

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## Property Report

**CLACKAMAS COUNTY DEPT OF TRANSP  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045**

Location Map:



Site Address: 12401 SE SUNNYSIDE RD

Taxlot Number: 22E02BB00600

Land Value: 62708

Building Value: 0

Total Value: 62708

Acreage:

Year Built:

Sale Date: 07/18/2000

Sale Amount: 205000

Sale Type:

Land Class:

100

Building Class:

Neighborhood:

Sunnyside subdivisions

Taxcode Districts: 012073

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
R8.5	N/A	0.36


Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	SUNRISE WATER AUTHORITY
Cable	Comcast of Oregon II, Inc./Clear Creek
CPO	Television/Frontier
Garb/Recyc	Sunnyside United Neighbors
City/County	Waste Management (JPL) Clackamas County

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# Attachment B: 82nd Drive Property



## Legend

-  Development Agency Property
-  10 foot contours





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## Property Report

### Location Map:

CLACKAMAS COUNTY DEVELOPMENT AGENCY  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045



Site Address: 16710 SE 82ND DR

Taxlot Number: 22E16A 01701

Land Value: 1200

Building Value: 0

Total Value: 1200

Acreage:

Year Built:

Sale Date: 02/01/1991

Sale Amount: 20300

Sale Type:

Land Class:

**200**

Building Class:

Neighborhood:

**Area 05 commercial East**

Taxcode Districts: 012051

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
OC	N/A	0.28

Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	CLACKAMAS RIVER WATER
Cable	Comcast of Oregon II, Inc.
CPO	Clackamas
Garb/Recyc	Clackamas Garbage Co
City/County	Clackamas Co.

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## Property Report

### Location Map:

CLACKAMAS COUNTY DEVELOPMENT AGENCY  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045



Site Address: NO SITUS  
 Taxlot Number: 22E16A 01801  
 Land Value: 1365  
 Building Value: 0  
 Total Value: 1365

Acreage:  
 Year Built:  
 Sale Date: 07/01/1990  
 Sale Amount: 22000  
 Sale Type:

Land Class:

**200**

Building Class:

Neighborhood:

**Area 05 commercial East**

Taxcode Districts: **012051**

#### Site Characteristics:

UGB: METRO  
 Flood Zone: Not Available

#### Zoning Designation(s):

Zone	Overlays:	Acreage:
OC	N/A	0.34

Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	CLACKAMAS RIVER WATER
Cable	Comcast of Oregon II, Inc.
CPO	Clackamas
Garb/Recyc	Clackamas Garbage Co
City/County	Clackamas Co.

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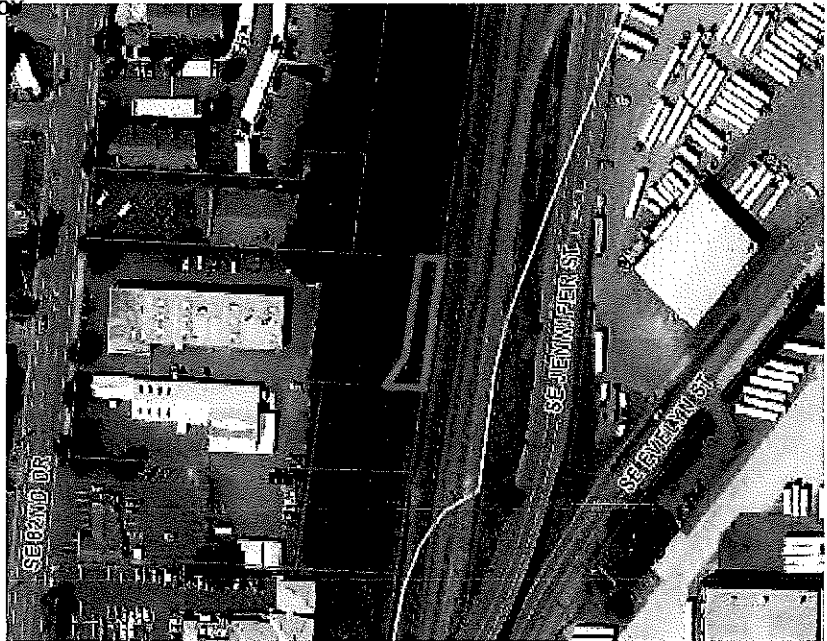


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## Property Report

### Location Map:

CLACKAMAS COUNTY DEVELOPMENT AGENCY  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045



Site Address: NO SITUS  
 Taxlot Number: 22E16A 01601

Land Value: 420  
 Building Value: 0  
 Total Value: 420

Acreage:  
 Year Built:  
 Sale Date: 06/01/1990  
 Sale Amount: 2000  
 Sale Type:

Land Class:

**200**

Building Class:

Site Characteristics:

UGB: METRO  
 Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
OC	N/A	0.11

Neighborhood:

**Area 05 commercial East**

Taxcode Districts: 012051



Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	CLACKAMAS RIVER WATER
Cable	Comcast of Oregon II, Inc.
CPO	Clackamas
Garb/Recyc	Clackamas Garbage Co
City/County	Clackamas Co.

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# Attachment C: Amherst Property



## Legend

-  Development Agency Property
-  Access Easement





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## Property Report

**CLACKAMAS COUNTY DEPT OF TRANSP  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045**

Location Map:



Site Address: 10175 SE AMHERST ST

Taxlot Number: 22E09DA00600

Land Value: 58687

Building Value: 0

Total Value: 58687

Acreage:

Year Built:

Sale Date: 10/26/2011

Sale Amount: 0

Sale Type: M

Land Class:

**100**

Building Class:

Neighborhood:

**Clackamas/Carver 100,**

Taxcode Districts: 012051

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
R7	N/A	0.09

Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	CLACKAMAS RIVER WATER
Cable	Comcast of Oregon II, Inc.
CPO	Clackamas
Garb/Recyc	Waste Management (JPL)
City/County	Clackamas Co.

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## Property Report

**CLACKAMAS COUNTY DEPT OF TRANSP  
 150 BEAVERCREEK RD  
 OREGON CITY, OR 97045**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **22E09DA00601**  
 Land Value: **2499**  
 Building Value: **0**  
 Total Value: **2499**

Acreage:  
 Year Built:  
 Sale Date: **10/26/2011**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:

**101**

Building Class:

Neighborhood:

**Clackamas/Carver 100,**

Taxcode Districts: **012051**

Site Characteristics:

UGB: **METRO**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
R7	N/A	0.01

Fire: **Clackamas RFPD #1**  
 Park: **North Clackamas Park District #3**  
 School: **North Clackamas**  
 Sewer: **CCSD1**  
 Water: **CLACKAMAS RIVER WATER**  
 Cable: **Comcast of Oregon II, Inc.**  
 CPO: **Clackamas**  
 Garb/Recyc: **Waste Management (JPL)**  
 City/County: **Clackamas Co.**

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Location Map:



**CLACKAMAS COUNTY**  
**150 BEAVERCREEK RD**  
**OREGON CITY, OR 97045**

Site Address: 15545 SE 102ND AVE

Taxlot Number: 22E09DA00801

Land Value: 17019

Building Value: 0

Total Value: 17019

Acreage:

Year Built:

Sale Date: 09/09/2009

Sale Amount: 245000

Sale Type: S

Land Class:

100

Building Class:

Neighborhood:

Clackamas/Carver 100,

Taxcode Districts: 012051

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
R7	N/A	0.04

Fire	Clackamas RFPD #1
Park	North Clackamas Park District #3
School	North Clackamas
Sewer	CCSD1
Water	CLACKAMAS RIVER WATER
Cable	Comcast of Oregon II, Inc.
CPO	Clackamas
Garb/Recyc	Waste Management (JPL)
City/County	Clackamas Co.

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