

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Session Worksheet

Presentation Date: 12/10/14 **Approx Start Time:** 9:30 am **Approx Length:** 2 hrs

Presentation Title: Red Soils Master Plan

Department: County Administration, Finance/Facilities

Presenters: Nancy Newton, Deputy County Administrator

Other Invitees: District Attorney John Foote, Presiding Judge Robert Herndon, Don Eggleston, Becky Epstein, Natasha Koiv – SERA Architects; Jeff Jorgensen, Facilities Manager; Lane Miller, Purchasing Manager, Marc Gonzales, Finance Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff respectfully requests that the Board of County Commissioners support research and further policy sessions regarding locating a courthouse/justice center on the Red Soils campus. This research would accompany and complement current projects that:

- Complete an inventory of the current condition, replacement costs and prioritization of County facilities; and
- Continue cooperation with the Oregon State University Extension Service on the feasibility of a new Extension facility on the Red Soils campus.

EXECUTIVE SUMMARY:

The Red Soils Master Plan (RSMP) was adopted in 1998 for the purpose of guiding policy decisions regarding the consolidation of County functions/facilities over a 20 year planning horizon. The RSMP is an evolving document; since its adoption it has been updated over time and revised to reflect changes authorized by the Clackamas County Commissioners. For instance, in 2006 the Board directed staff to work with the Sheriff's Office to generate a proposal for a new adult detention facility on the campus. Constructing an adult detention facility that met the Sheriff's requirements proved to be cost prohibitive, and planning for that facility was halted as the recession of 2008 slowed economic activity; thus the existing Jail was modified to address necessary systems replacement and basic needs such as video visitation.

It is important to note that the Master Plan is a means to guide planning decisions on the campus; it is not regulatory in nature. Although the County has not constructed some of the buildings depicted on the plan this does not mean that the County is "out of compliance" with its own plan. Rather, the RSMP depicts the current and future capacity for County facilities, is a visual representation of where facilities may be located and is a tool designed to allow for efficient and transparent planning for future facilities. Each iteration of the Plan has been approved by County Boards of Commissioners and has been presented to and approved by the Oregon City Planning Commission.

The State of Oregon has created and funded a program through which Counties may apply to receive up to 50% State matching funds for the construction of a courthouse, if a portion of the building is dedicated to housing another State program. Currently, Multnomah County is accessing this funding source to locate and construct a replacement for their inadequate downtown Portland courthouse. Unlike Multnomah County, Clackamas County owns "shovel ready" land and would not need or request funding for land acquisition.

County officials and the current Presiding Judge of the Court have recommended that the courthouse in downtown Oregon City should be relocated to the Red Soils campus for several reasons including:

- Size constraints of the existing 1936 building limit the number of courtrooms, Judges and citizens served;
- The current Courthouse requires a seismic upgrade and further security upgrades to fully separate inmate and public circulation;
- The lack of available parking in the downtown Oregon City area;
- The City of Oregon City has expressed a desire for County facilities to vacate the downtown area;
- Proximity of the Courthouse to the County Jail would make transport of inmates to hearings safer and more efficient.

The future of the Courthouse has long been discussed and remains to be resolved. Given the opportunity to compete for State-provided matching funding, the timing may be suitable to investigate fully the prospect of constructing a new courthouse. In order to do so, staff must research a number of interrelated planning decisions and their financial impact. For example, the size and location of a new courthouse would require removing the Hilltop Clinic and Stewart Community Center, operated by County Behavioral Health, and either discontinuing their operations or – more likely – providing health services at the community level as is presently done at the Cornerstone clinic. Another important component to campus expansion is adequate parking and the means by which it would be provided (parking structure vs. surface area).

The Board has authorized updating the Master Plan, a significant endeavor. Given the importance of revising the RSMP and the complexity that it entails it may be advantageous to fully address the Courthouse as part of the update process. The Courthouse is a key component of the campus plan and its location will not only inform future planning, its construction will become an economic driver for businesses serving its users.

Staff has provided a decision timeline for the Board's consideration that projects construction commencing in 2018 and occupancy in 2020. The timeline includes key components such as the County budget process and State legislative sessions.

FINANCIAL IMPLICATIONS (current year and ongoing):

Project costs are unknown at this time. As staff researches the multitude of issues for the project they will provide frequent updates to the Board and a final project cost for the Board's consideration.

LEGAL/POLICY REQUIREMENTS:

There are no legal changes or policy requirements at this time.

PUBLIC/GOVERNMENTAL PARTICIPATION:

If the Board authorizes staff to thoroughly research a courthouse project as part of the RSMP update, the legislative relations team within Public and Government Affairs (PGA) must be involved to follow the State's courthouse funding. Once staff has completed the research, the Board will deliberate in public forums to arrive at their decision whether or not to construct a courthouse.

Should the Board ultimately decide to further pursue constructing a courthouse all Commissioners must be involved in legislative efforts to obtain State matching funding.

OPTIONS:

1. The Board may authorize staff to research and present a policy proposal regarding the construction of a courthouse on the Red Soils campus.

2. The Board may request alternatives such as polling or focus groups to gauge community interest.
3. The Board may reject staff's request to research the project.
4. The Board may take no action.

RECOMMENDATION:

Staff respectfully requests that the Board approve option one, authorizing staff to research and present a policy proposal regarding the construction of a new courthouse on the campus.

ATTACHMENTS:

- Red Soils campus graphics
- Draft project timeline

SUBMITTED BY: Nancy Newton, Deputy County Administrator
Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____

<p>For information on this issue or copies of attachments, please contact <u>Nancy Newton at (503) 742-5918</u></p>

Fiscal Impact Form

Not available at this time (requires additional research & presentations as to scope and scale of project).

RESOURCES:

Is this item in your current work plan and budget?

YES

NO

START-UP EXPENSES AND STAFFING (if applicable):

n/a

Assignment of Health Services policy task force

ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):

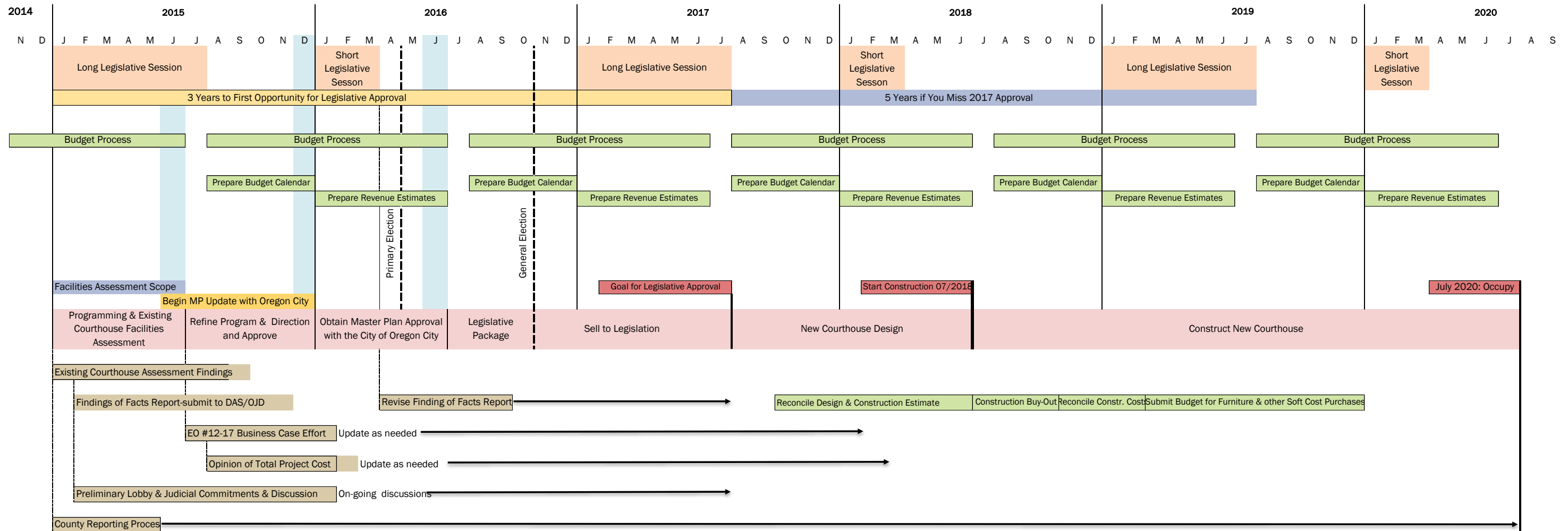
n/a

ANTICIPATED RESULTS:

Consolidation of Justice Services on the Red Soils Campus, potential improvement to Justice Services retention, recruitment and business model, re-address the County's delivery of Health Services, encouragement of additional development on/adjacent to campus.

COSTS & BENEFITS:

Costs:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
	Total Start-up Costs						
	Ongoing Annual Costs						
Benefits/Savings:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
	Total Start-up Benefit/Savings						
	Ongoing Annual Benefit/Savings						





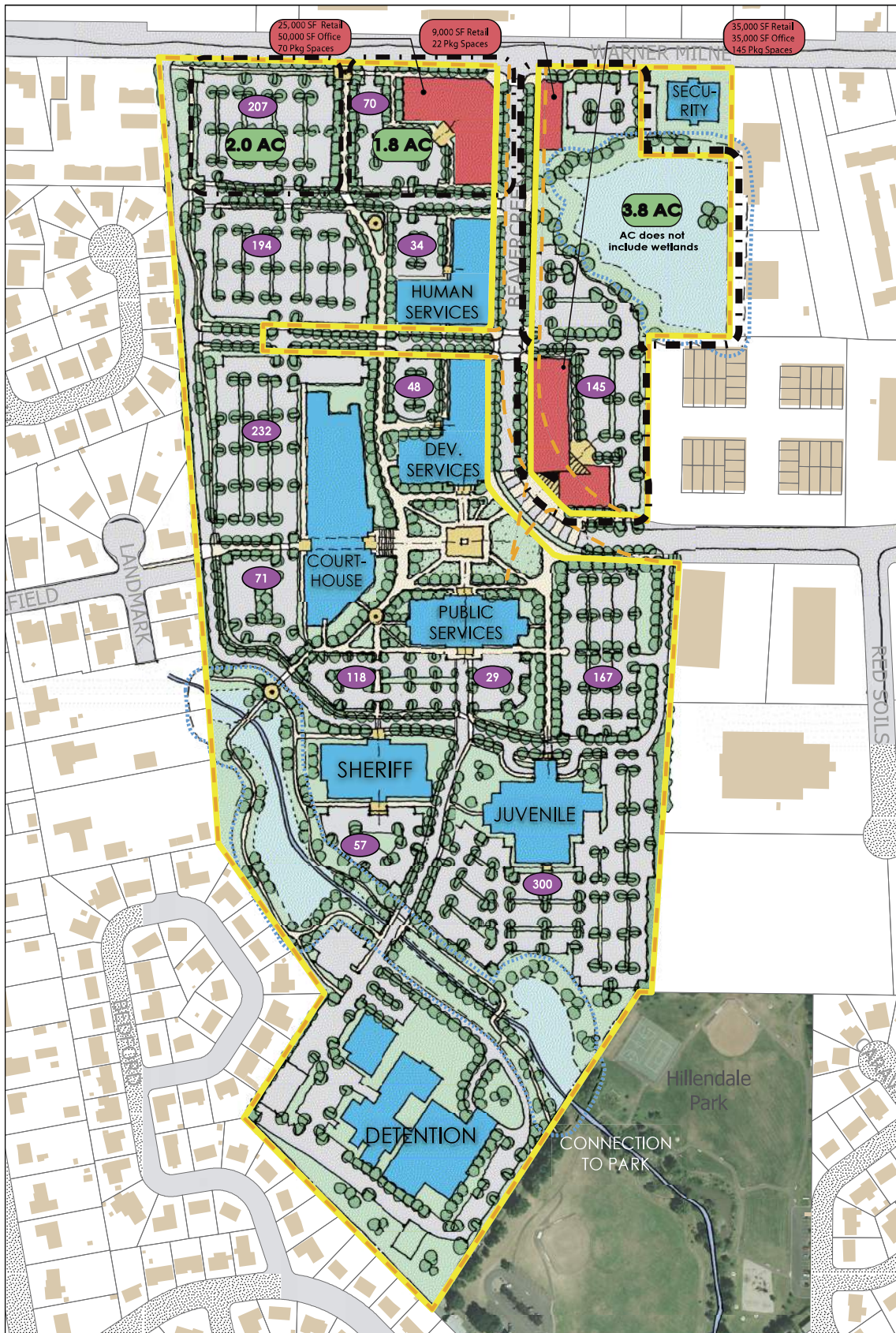
Aerial, 2000



Aerial, 2005



Aerial, 2013



Red Soils Master Plan, 2000



Policy Session December 10, 2014



Red Soils Master Plan, 2006



Policy Session December 10, 2014



Red Soils Master Plan, 2009



Red Soils Master Plan, 2010



Red Soils Master Plan, 2013



Clackamas County Red Soils Master Plan (5 Year Plan)
Clackamas County Courthouse Timeline
 Dec 2014

