



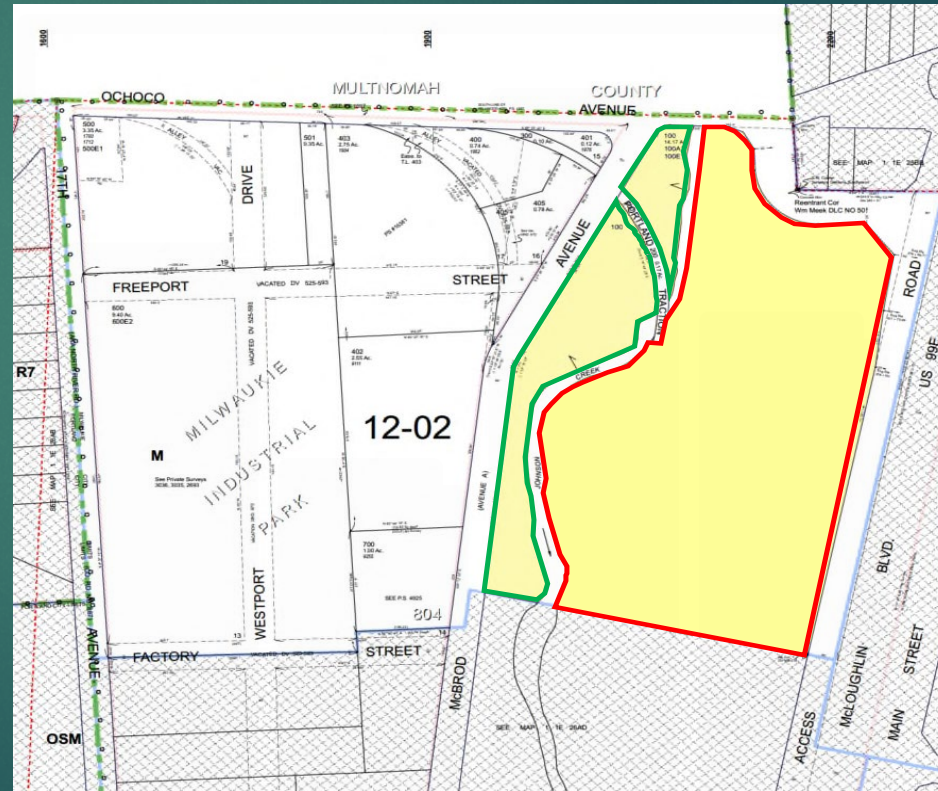
Historical Information

OLCC/Clackamas Co. Comm. Corrections Lease

1992 Original Lease

- ▶ March 9, 1992
 - ▶ 30 year lease of land for \$1 per yr.
 - ▶ \$30 value over life of lease
 - ▶ Lease of entire parcel of land on west side of Johnson Creek
 - ▶ CC owns two community corrections facilities on the leased land
 - ▶ Termination clause (two options)
 - ▶ OLCC pay CC for value of Bldgs
 - ▶ \$2.6 million assessed Bldg value
 - ▶ CCCC remove Bldgs & restore land

Overlay



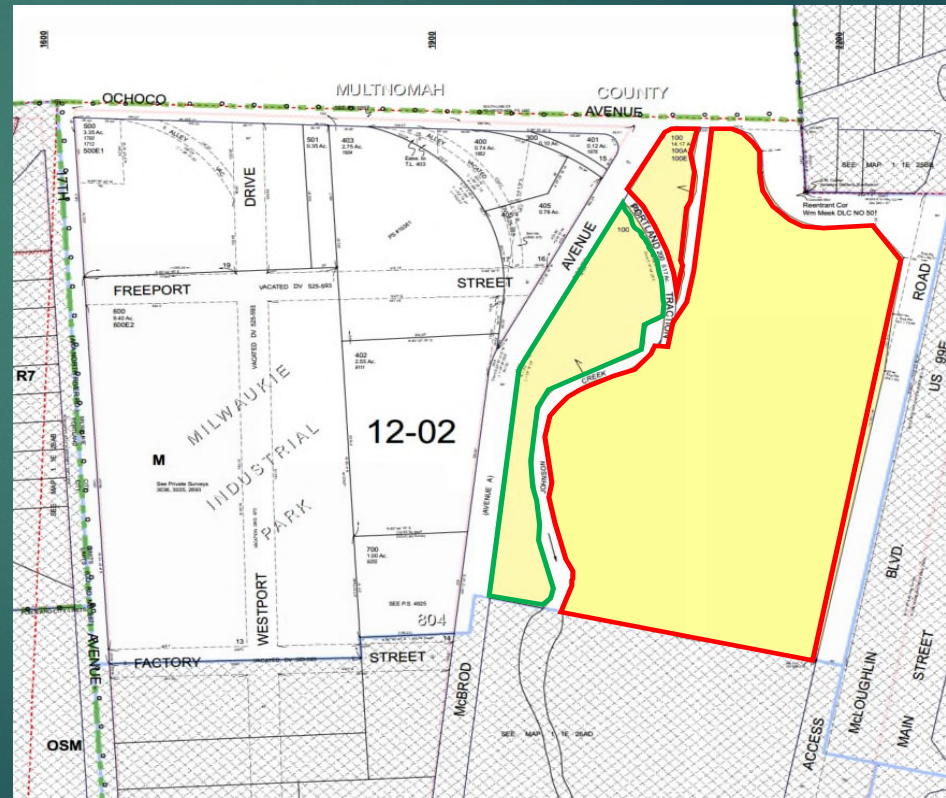
Historical Information

OLCC/Clackamas Co. Comm. Corrections Lease

1999 Lease Amendment

- ▶ August 5, 1999
 - ▶ Retained original lease end date of March 9, 2022
 - ▶ Removed the North Triangle property from lease
 - ▶ Termination could be done with 1yr notice vs 2 yrs in original lease
 - ▶ Same two Termination options
- ▶ Temporary Lease Extension
 - ▶ Continues until Feb. 1, 2025
- ▶ Futile Act Exemption approved

Overlay



11E26AA00100-Build sites

- OLCC_Property
- WQR (50 foot buffer)
- AE Zone (floodplain)

HCA Class

- HIGH
- LOW
- MODERATE
- Lakes & Rivers

**Note on Remaining Building Potential west of Johnson Creek:

As shown to the left, the site is highly constrained with floodplain/floodway (AE Zone), the water quality area (WQRs) which are no build buffers offset 50 feet from the high water line of Johnson Creek. South of the railroad spur the site is completely developed and has the requisite parking needed to serve the two structures.

North of the railroad spur is a very small grassy area not over 20,000 sq. ft. in area. However, that entire area is also overlain with floodplain and the Natural Resource (NR) overlay. The 50 foot buffer offset from Johnson Creek is flood plain and may not be approved for development. A very small building envelope remains, but, it again is covered by Habitat Conservation Area.

Encroachment into this HCA area is only allowed under certain circumstances and is a Type III discretionary land use approval. Further, maximum disturbances into the HCA are limited. When factoring in required parking, landscaping, and other requirements, the building envelope would be minuscule, if even allowed.

Thus, it is likely not possible to site any type of structure north of the railroad spur. And, as noted above, there is no additional area to build south of the spur.

1 inch = 100 feet

0 75 150 225 300 Feet

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Date: 8/4/2021
Drawn By: BENB



S:\Planning\CAD-GIS\GIS\Lot Size Variance



Clackamas County
Planning Dept.

Encumbrances & Set
backs:

- Flood Plain & 50' buffer
- Water Quality Area
- Habitat Consrv. Area

* This piece is encumbered land based upon environmental issues and setbacks

24,000 sq. ft. (.55 acre) appraised
value at \$2.00/sq.ft. = \$48,000



Middle Section

Clackamas County Comm. Corrections
Men's Facility

Appraised Value:

CCCC Bldg @ \$2,030,000

OLCC Land (1.41 acres) :

41,000 buildable sqft @ \$8 sqft = \$330k

20,600 non-buildable sqft @ \$2 = \$40k

Total OLCC land value: \$370,000



South Section

Clackamas County Comm. Corrections
Women's Facility

Appraised Value:

CCCC Bldg @ \$580,000

OLCC Land (.70 acre):

13,100 buildable sq ft @ \$8 sqft = \$105k

17,500 non-buildable sqft @ \$2 = \$35k

Total OLCC land value: \$140,000

Options for Partition

- ▶ Option A - Partition portion of West side land to Clackamas County
 - ▶ Partition Middle and South sections of West side Property only -
 - ▶ North Triangle retained by OLCC
 - ▶ Could provide new buyer of HQ/Warehouse the potential for mitigation
 - ▶ If not used by new buyer then could be detriment as not easily accessible
 - ▶ CC to pay all partition fees, including DOJ fees born by OLCC
- ▶ Option B – Partition entire West side to Clackamas County
 - ▶ Not having encumbered west side property may make for easier sale/marketability of east side property
 - ▶ CC to pay all partition fees, including DOJ fees born by OLCC
 - ▶ Though not a partition requirement – Clackamas Co. could use the North Triangle for mitigation purposes as well as client rehabilitation

Staff Recommendation

- ▶ OLCC Staff recommendation is Option B
 - ▶ Partition all west side land to CC
 - ▶ CC pays all costs and DOJ fees associated with land transfer
- ▶ Next Steps upon Commission Approval
 - ▶ Public Lands Advisory Committee (PLAC) presentation – April or July 2022 – Required when land for sale/transfer is assessed over \$100,000
 - ▶ DAS Director Approval – Required when land sale/transfer is at less than 90% assessed fair market value