

## OSH Land Proposal Review Process

<b>Phase 1 - Mandatory Criteria</b>
DAS will review each proposal for the pass/fail criteria. Those that pass go on to Phase 2.
Pass/Fail Non-Negotiable
Minimum Size as per Master Plan, Option 2 (+/- 15%)
General Location as per Master Plan, Option 2
<b>Phase 2 - Technical Criteria</b>
<p>DAS, in consultation with DHS, will review each proposal that meets the Phase 1 pass/fail test. Each land proposal will be scored on a scale of 1-5, with the score of 5 being the best score on that element. Each score will then be multiplied by a factor of 3 for the top tier and 2 for the second tier.</p> <p>In general and where applicable, the criteria shown in the Oregon Economic and Community Development Department's 'Application for Oregon Industrial Site Certification' (Application) will be used.</p>
Tier 1 Cost/Timing Issues
<ul style="list-style-type: none"> <li>• Acreage – Gross acreage, and net acreage, defined as buildable acreage, after deductions for setbacks, wetlands, utility corridors, etc. Net acreage for the North region shall be 100 acres, <math>\pm</math> 15%, and for the South region shall be 78 acres, <math>\pm</math> 15%. Anything over the baseline amount for either region shall be added to the Means of Future Expansion category, below.</li> <li>• Acquisition – The cost of the real estate, shown as (1) the List price, and (2) FMV (Fair Market Value) as determined by appraisal. Appraisal conforms to OAR 125-045-0215.</li> <li>• Offsite Infrastructure – An itemized list of all offsite infrastructure impacts, needs and costs necessary to the development of the proposed project on the target real estate. This may include traffic analysis, actual road construction, turn lanes, utility relocation, extension of utilities, wetland mitigation, etc. Costs are to be shown in current dollars.</li> <li>• Employee Relocation – Distance of proposed site from existing State Hospital.</li> <li>• Onsite Infrastructure – An itemized list of all onsite infrastructure impacts, needs and costs necessary to the development of the proposed project on the target real estate. This may include environmental remediation, wetlands mitigation, SDC's not included in Offsite Infrastructure, above, etc.</li> <li>• Barriers to closing – CCR's, encroachments and encumbrances, title issues, Seller issues, etc. Also Tab D – Easements, Liens, Leases &amp;c. (see below).</li> <li>• Other unexpected costs – unknown unknowns and known unknowns.</li> </ul>
Tier 2 Technical Land Issues
<ul style="list-style-type: none"> <li>• Means of future expansion – Does the property offered provide sufficient space for expansion of the proposed project.</li> <li>• Proximity to major transportation – All information as required in Tab L – Transportation Infrastructure, of the OECD Application.</li> <li>• Water Availability – All information as required in Tabs M, N, &amp; O – Public &amp; Private Utilities, of the OECD Application.</li> <li>• Zoning – All information as required in Tab G- Land Use Planning &amp; Municipal Zoning Regulations.</li> </ul>

- Not in Flood Plain – All information as required in Tab E - Buildability
- Topography – All information as required in Tab E – Buildability
- Suitable Geology/Soil – All information as required in Tab E - Buildability
- Non-useable area (wetlands) – All information as required in Tab H – Environmental Assessment, and Tab J – Wetlands & Waterways
- Land use/proximity to other land uses – All information as required in Tabs C – Official support of community & G – Land Use Planning & Municipal Zoning Regulations.
- Parcel Shape – The parcel's shape is such that the ideal hospital can be built with little or no modification of modules and siting elements.
- Contiguous – the parcel is a single, unified parcel, without gaps or holes.

**Phase 3 - Program/community Criteria**

DHS, in consultation with DAS, will review the top scoring land proposals coming out of the Phase 2 review. Again, each land proposal will be scored on a scale of 1-5, with the score of 5 being the best score on that element. Each score will then be multiplied by a factor of 3 for the top tier and 2 for the second tier.

Tier 1

- Access to medical facilities - patients
- Availability of Professional staff
- Access to mental health partners
- Availability of local community res. treatment Facilities
- Adequate housing and support for workforce
- Retention of current staff
- Fire, police, library, local services - access/location
- Local support of project
- Work opp. - patients

Tier 2

- Access to medical fac. - staff/families
- Proximity to patient families
- Family work and support
- Ed. Facilities for all
- Security
- Ease of transp. - patients
- Public Transit

**Phase 4 - Governor Review**

The scoring of the land proposals for each site coming out of Phase 3 along with staff recommendations will be forwarded to the Governor. The Governor will confer with the Legislative Leadership. DAS will then begin the due diligence process.