Activity ID: 103277

INCOMING

received by  CRMAadmin
received date  3/19/2016
in type  EML
assigned staff  Leith.Parson
interest code  DAS
reference #
owner  CRMAadmin
file location

Message

I am concerned about the North Campus of the Oregon State Hospital. Our neighborhood association, NESCA, has been in contact with DAS, Rep Brian Clem and city officials since the very beginning of the building of the new South Campus. We were guaranteed input on all phases of the project. Currently it has come to our attention that DAS is considering selling a portion of the property that had previously been set aside for a park.

This area, on 23rd and D, has been used for many years as ball fields for various sports in the city. The City of Salem should have a chance to purchase this portion to retain its use for the public. Since the entirety of the North Campus is public property, the public should have input and its use should be for the benefit of the public.

Any help you or your officials could give us would be appreciated.

Thank you for your time.

OUTGOING

group code
out type  Email
response type  Form
letter code

due date  4/29/2016
response date
closed date

› show incoming message
June 15, 2016

Lynn Cardiff

Salem, OR 97301

Dear Ms. Cardiff:

George Naughton, DAS Director and Chief Operating Officer of the State of Oregon, shared with us your interest in the former North Campus of the Oregon State Hospital. I’d like to share with you some background on the property, its current status, and the process going forward.

Background:

In 2012, the Oregon Health Authority vacated the North Campus. This property was transferred into the ownership of the Oregon Department of Administrative Services (DAS).

DAS contracted for an analysis of the property, which was completed by Leland Consulting Group in 2013. The consultant indicated that the buildings on the campus, with the exception of the Dome Building, were functionally obsolete and of zero economic value, and recommended demolition of all buildings except the Dome Building.

The community indicated a desire to find productive uses for both the Dome Building and neighboring Yaquina Hall.

During the 2015 Regular Session, the Oregon State Legislature directed DAS to spend up to $8.3M from its existing capital construction and repair budget to remove hazardous materials (asbestos, lead paint, etc.) from the tunnels and all buildings except for the occupied office space (floors 1-3) in the Dome Building, and to demolish all buildings and tunnels except for the Dome Building and Yaquina Hall. The Legislature’s instruction to DAS is to prepare the property for sale for redevelopment, and use sale proceeds to fund the capital construction and repair projects which have been postponed.

Current Project Status:

DAS has received an appraisal of the property, and is currently awaiting a second appraiser’s review of that appraisal. We expect to receive this second opinion later this month. DAS has recently completed hazardous material testing in the buildings, and plans to begin hazardous materials abatement this summer. If all goes according to schedule, DAS will begin demolition of five (5) buildings this fall (all buildings except the Dome Building and Yaquina Hall). Concurrently with this effort, we have been working with the State Historic Preservation Office, the City of Salem, and NESCA neighborhood association to develop a historic mitigation plan.

DAS expects to begin marketing the developable property (everything except the area south of B Street and west of 25th Street, which includes the Dome Building, Yaquina Hall, and their grounds) for sale later this year. You may have heard that DAS is currently marketing a portion of the developable property to medical office users, or is in negotiations with a buyer. This is not accurate.
DAS was approached in late 2015 by a medical office user seeking 5-7 acres of land in Salem zoned appropriately for their use. If sited in Salem, this use would require a 50,000+ square foot facility and provide approximately 200-250 new jobs. They took an interest in the northwest corner of the North Campus property as it is immediately adjacent to other medical uses and large multistory buildings rather than single-family residences. This user has not made any offer on the property, nor have we solicited one.

The City of Salem, Representative Brian Clem, and the NESCA neighborhood association have expressed interest in acquiring a portion of the North Campus for park use, and DAS has engaged in conversations with them on this matter. The City understands that DAS was not appropriated funds (only given the permission to spend existing funds) for the project. This has resulted in an $8.3 million deficit in the state’s Capital Construction Fund. This is the fund that maintains all of the state’s buildings in Portland, Salem, Eugene, and Pendleton. DAS is focused on a positive outcome for the City and the community while ensuring we have sufficient funds to maintain other taxpayer-owned assets throughout the state. We will continue to explore paths forward with all of the stakeholders mentioned above.

Statutes governing the sale of State property are in ORS (Oregon Revised Statutes) 270, and administrative rules (which give more detail) are in OAR (Oregon Administrative Rules) chapter 125, Division 45, Disposition and Acquisition of Real Property Interests. All are available online at Oregon.gov.

**Upcoming Meetings:**

We do not have any public meetings scheduled in the near future, but will continue to come to neighborhood and other meetings, both upon request and to give periodic project updates. Please let me know if you have any questions.

Sincerely,

Shannon Ryan, Administrator