Place Hold on North Campus Demolition and Tree Cutting for “As Is” Proposal to Purchase Entire Campus has Appropriate “Negotiation” per OAR 125

“As Is” Proposal: Purchase all 47 acres and 507,000 sq ft of concrete historical buildings on the North Campus for a net cash gain for the State of $6 million, or more. Contrary to that, DAS continues on a path that will demolish 4 buildings, about 385,000 sq ft and the ‘clear cutting’ of 50 of the stately interior mature trees. DAS action will prevent a truly sustainable and fiscally responsible repurposing of all the buildings; and a five year improvement plan creating $200 million of new assessed property, providing $4 million in property taxes per year.

Requests for Proposals History: DAS placed the entire historical North Campus of the original Oregon State Hospital, Center Street, Salem, up for sale. The professional appraisal for its entirety was $1.655 million. Later, DAS decided it would sell for more money if 4 of the buildings were demolished. DAS eroded when a $8.3 million budget guess for demolition was placed in DAS’s multimillion overall budget, and passed without discussion by the legislative body. In March a new proposal was presented by qualified and experienced Oregon business and civic leaders. This current “as is” Proposal was delivered on 9/30/2016 (Copy available by email). On 10/14/2016 it was rejected as not being viable (Copy available); and without “negotiation”, as required by OAR 125-045-0235(8)&(9).

Benefit of and Tenants Gained by Repurposing: The building rents may be lower than the market; thus, a remediated Campus provides the opportunity for incubator businesses and makes medical training more affordable. The Proposers have a nursing accreditation university annex as the major anchor tenant. Dr. Larry Large, Willamette, U of O, and Reed president, one of the Proposers, has letters on intent and five higher education tenants. Some interested tenants include, a RN Certification provider; McMenamin’s; Robotic Surgery Trainer school; Substance abuse therapy; a 55 plus residential community; adult dorms; apartments; Coding college; Art College; some affordable housing.

Neighborhood “Nine Points”: Compliant: 1) A 7 acre playfield in the NW corner; 2) A linear park perimeter; 3) Will avoid duplex accesses onto D; 4) No apartment buildings on the NE corner, and commercial only on Center and 23 rds.; 5) A nursing university anchor on a mixed use Campus secures a compatible and successful development; 6) Providing underground utilities and a traffic light on Center; 7) Green designing with architectural foot prints in courtesy to urban trees; 8) Spend $5 million just to preserve the seismic integrity of the Dome Building, thus its open space just to the west; 9) Less expensive incubation space will provide opportunities for non-profits. Call Lewis Moller, 503-319-8896.

DAS Unsettlingly Different: The DAS demolition and tree cutting plan may realistically cost closer to $16 million, bring only $4 to 6 million; thus a State of Oregon cash loss of $10 million. This is an unacceptable process to preserve DAS pride; at the expense of the taxpayers.