

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
April 25, 2024, Meeting**

***Oregon Military Department (OMD)
Acquisition of a 3 Acre Property Site
Tax lot # 1N233 Lot 600, Agency Parcel # 41A87***

I. Proposed Real Property Transaction (Building and Land Disposition)

This block should include:

- Property size is 3 acres / 130,680 SF, the Property lies adjacent to an airport area and public facility area.
- Location – Adjacent to OMD current Tax Lot # 1N233 Lot 701, an 8.09 Acre parcel, 750 NE 34 Ave. Hillsboro, Oregon 97124
- This property is unimproved and has approval from the Hillsboro City Planning Dept. for a Property Line Adjustment from the adjacent Port of Portland Tax Lot # 1N233 Lot 600, 7.52 Acre parcel.

II. Reason for PLAC Review

Agency is not exempt from ORS 270 on land acquisitions, and the property has been appraised, the property is above the \$100,000 threshold. In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.

III. Background Information

The current OMD property Tax # 1N233 Lot 701, 8.09 Acre parcel was acquired in December 21, 2010 from Washington County, a political subdivision of the State of Oregon for the future construction of the OMD Hillsboro Readiness Center.

Current National Guard Bureau (NGB) requires a minimum parcel size of 10 acres for the construction of a Urban Armory/NGB Readiness Center.

Presently the zoning, SCFI – Station Community Fair Complex Institutional uses are in compliance with the county, and the OMD does not require a zone change in order to acquire the property or construct the Readiness Center.

Access to the property would be through the major cross street NE Veterans Drive..

Surrounding uses is a mixture of public airport, public fair and community centers.

(Photo/map attached).

The property is unimproved. The property is now vacant.

Appraisal report has been completed for the property and has the following value:

Value: \$1,960,000.00

Agency has completed the Level 1 environmental assessment, and property is free from hazardous waste or contamination.

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IV. Topics for PLAC Consideration.

- 1) The Proper steps have been taken for the acquisition of the 3 acre parcel for property line adjustment to Tax Lot 1N233 Lot 701 for the construction of the OMD Hillsboro Readiness Center.

V. Staff Comments.

VI. PLAC Findings.

Attachments: Property Photos, Tax lot map, Aerial Photo *with property outlined*, etc
Staff Comments