



City-Owned Land Inventory Work Session

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Purpose

- Address City Council 2018 Goal Objective 1.10 regarding affordable housing.
- As follow-up to the October 8th presentation to Council:
 - Tonight's presentation focuses on the inventory of City-owned land; and
 - Provides a basis for future discussions about City-owned sites that could be suitable for affordable housing.

Purpose

- The land inventory is the remaining element of Council's Goal Objective 1.10 for affordable housing.
- Actions completed by Council related to Goal Objective 1.10 include:
 - Adopting a density bonus for affordable housing in the Community Commercial zone.
 - Creating a non-profit tax exemption for affordable housing.
 - Hosting a community forum on severe rent burden in Forest Grove.
 - Participating in meetings on the regional affordable housing bond.

How Land Is Owned

- Ownership examples:
 - Fee Simple Title
 - Absolute ownership of real property with good title.
 - An owner with fee simple title may sell or transfer all or some property rights associated with the land.
 - Easement
 - The right, privilege, or interest that one party has in the land of another.
 - A common example includes areas where utilities including the City lay lines across another's property.
 - Another common example is an easement granting access to a parcel of land.

Forms of Ownership

- Dedication
 - An appropriation of land for a public use and the acceptance of it by a unit of government.
 - The most common example are streets dedicated as part of subdivision approval.
 - With a dedication the City does not have fee simple title with the right to sell.
 - In simple terms, the dedication only provides the public with a right to use the land for travel without interference from the dedicator.

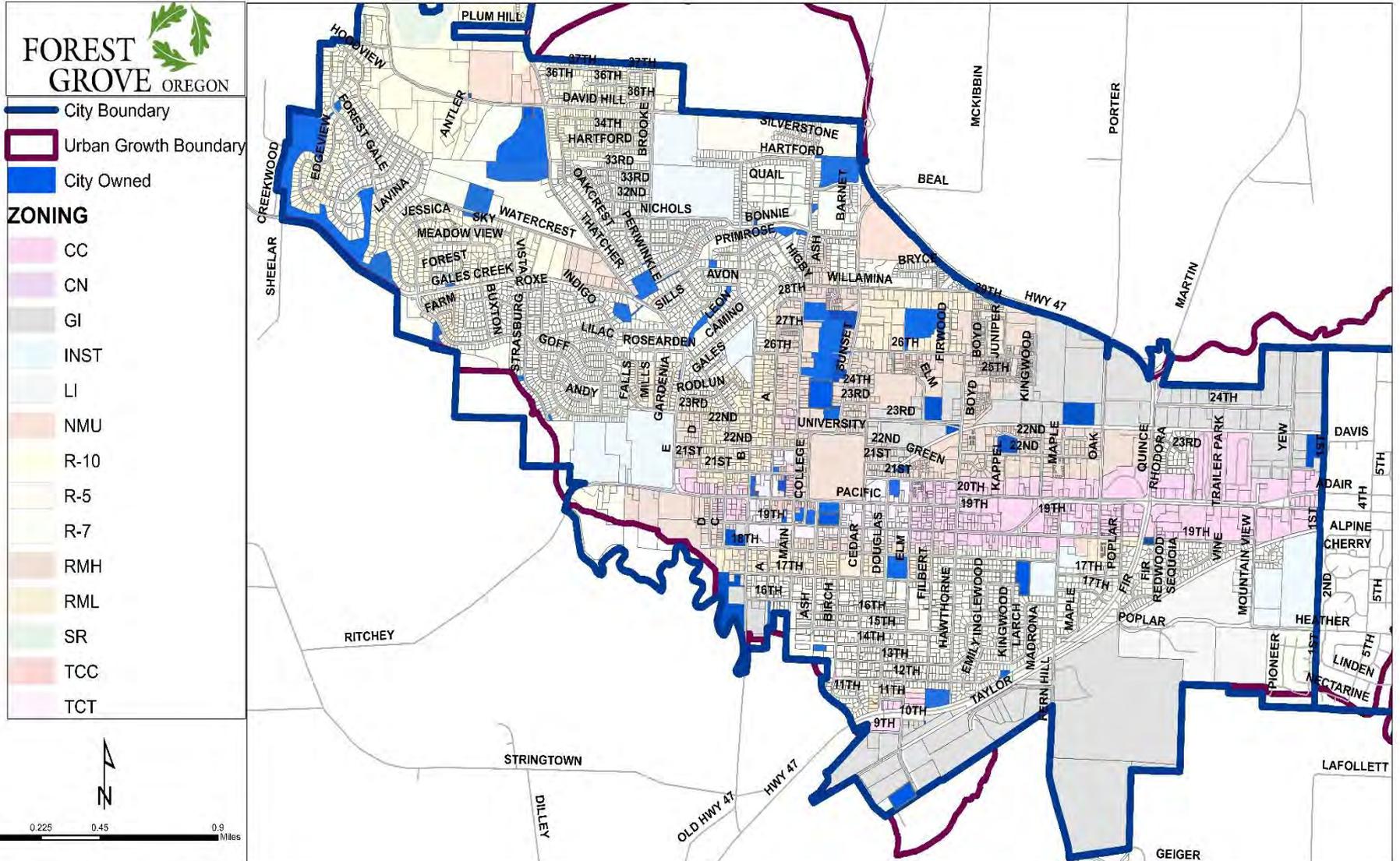
Land Owned in Fee

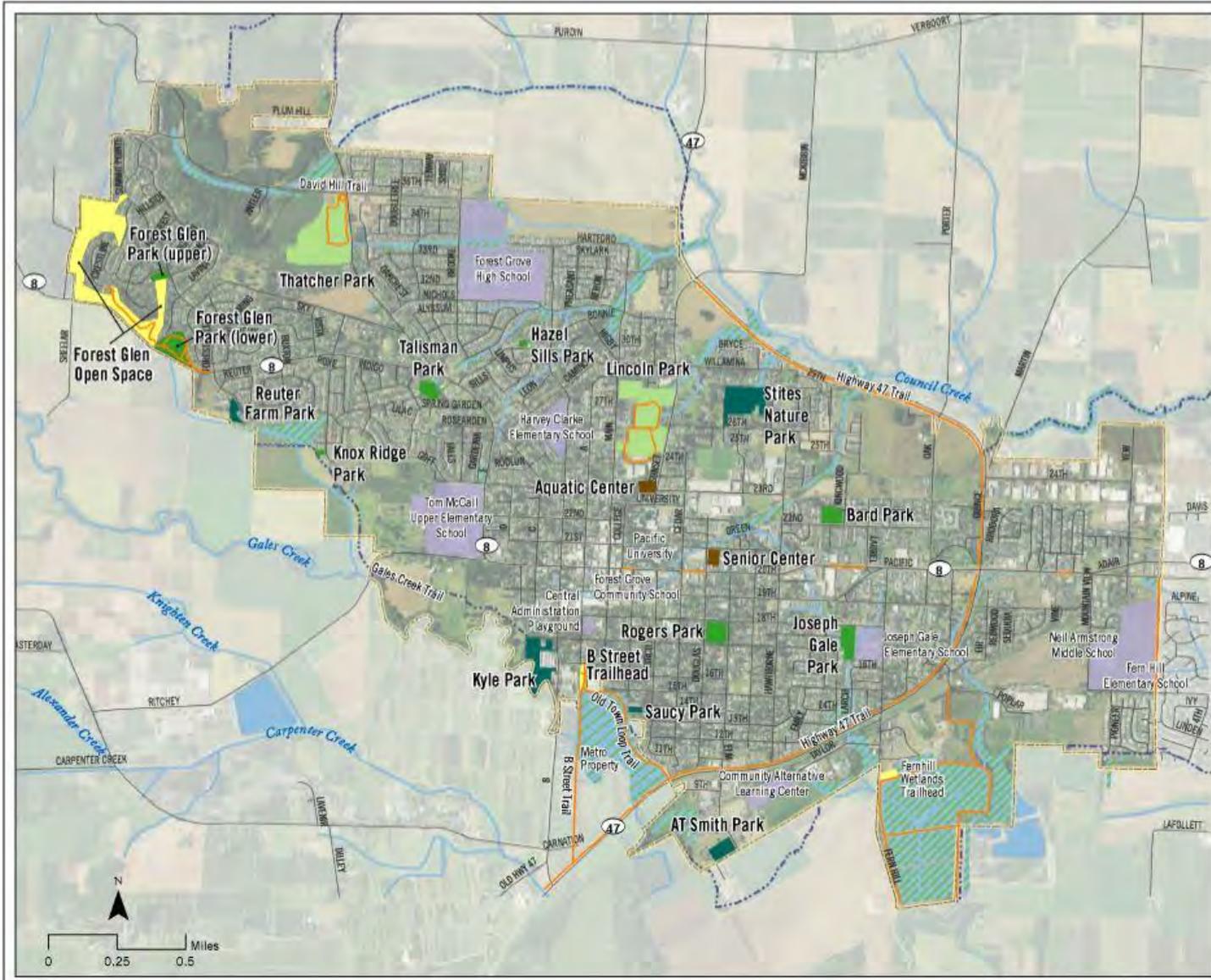
- Examples of land owned with fee simple title include:
 - City Parks;
 - City Parking Lots; and
 - City Facilities.
- Unless deed restricted, this land could be sold to another party for other uses.
- Several parks are deed restricted including Stites Park and Thatcher Park woods which must remain as natural areas.
- Restrictions on the use of land owned by the City is one of several “filters” used to assess the potential for housing development.

The Inventory / Universe of Sites...



City-Owned Land Inventory





Forest Grove Parks, Recreation and Open Space Master Plan

- Bike and Pedestrian Trail
- Forest Grove City Limits
- Community Park
- Neighborhood Park
- Special Use Park
- Undeveloped Park
- Open Space, Greenways and Trails
- Urban Growth Boundary
- Streets
- Wetlands
- Water Feature
- School Parcel

Map 1: Existing Parks and Facilities

Filters

- On October 8th, staff proposed and Council supported using “filters” to evaluate City-owned land for possible housing development.
- Filters presented included....

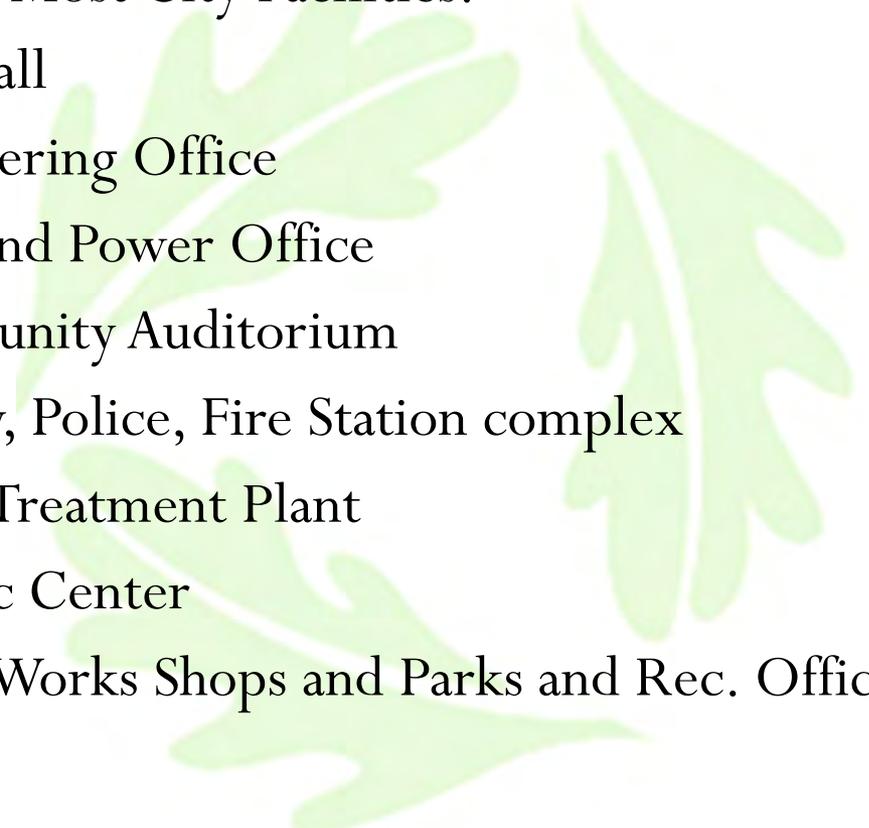
Filters

- Deed restrictions affecting use the land;
- Zoning of the property;
- Uses restricted by City master plans or reserved for future city use;
- Environmental constraints such as floodplains or wetlands; and
- Parcel characteristics:
 - Size;
 - Shape; and
 - Availability of infrastructure such as storm and sewer and if not present can infrastructure provided cost effectively.

Lands “Filtered Out”

- City parks
 - Some are deed restricted:
 - Stites Nature Park
 - Thatcher Woods
 - Saucy Park
 - The 2016 Parks Master Plan shows a need for additional park land to meet current and future needs:
 - 50 acres in the next 10 years

Lands “Filtered Out”

- Lands for Most City Facilities:
 - City Hall
 - Engineering Office
 - Light and Power Office
 - Community Auditorium
 - Library, Police, Fire Station complex
 - Water Treatment Plant
 - Aquatic Center
 - Public Works Shops and Parks and Rec. Office
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Lands “Filtered Out”

- Sites zoned General Industrial:
 - City Shops and Parks Office
 - Public Works Yard near Yew Street and 24th Avenue
 - Forest Grove Substation

City Shops



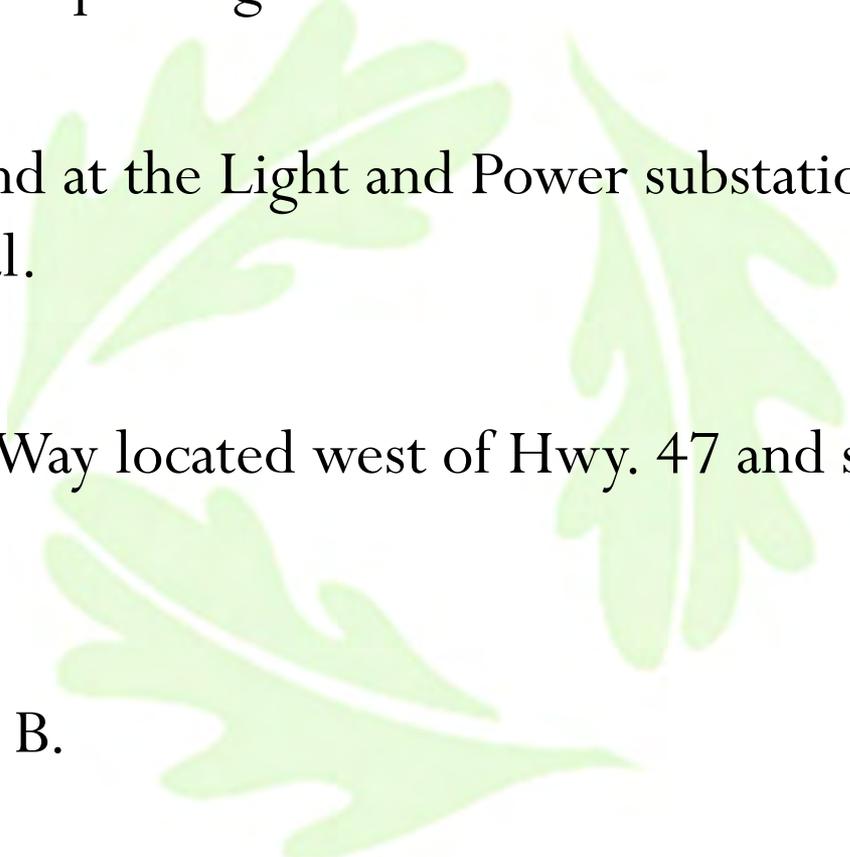
Public Works Yard



Forest Grove Substation



Lands Considered For Further Evaluation

- City-owned parking lots in the Town Center.
 - Excess land at the Light and Power substations zoned residential.
 - Right-of-Way located west of Hwy. 47 and south of 19th Avenue.
 - URA Site B.
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Deep Dive...



City Parking Lots

- 21st Avenue and A Street
 - Zoned: Town Center Transition
 - Zoned for residential
 - 0.23 acre
 - Dwelling Yield: 9 units
 - At 40 units per acre
 - Utilities present
 - Not irregular shape
 - Small site limits potential
 - On-site parking could be a challenge
 - Near Line 57
 - County Assessor Market Value:
\$139,300



City Parking Lots

- Main Street
 - Zoned: Town Center Core
 - Zoned for residential
 - 0.82 acres
 - Dwelling Yield: 32 units
 - At 40 units per acre
 - Utilities present
 - Not irregular shape
 - Near Line 57
 - County Assessor Market Value:
\$322,000



City Parking Lots

- 19th Avenue and Main Street
 - 0.22 acre
 - Zoned: Town Center Transition
 - Zoned for residential
 - Dwelling Yield: 8 units
 - At 40 units per acre
 - Utilities present
 - On Line 57
 - County Assessor Market Value:
\$147,920



City Parking Lots

- City Hall Parking Lot
 - 0.60 acres
 - Zoned: Town Center Transition
 - Zoned for residential use
 - Dwelling Yield: 24 units possible
 - At 40 units per acre
 - Utilities are present
 - Not irregularly shaped
 - Near Line 57
 - County Assessor Market Value: \$332,000



City Parking Lots

- 19th Avenue between Council / Ash
 - Zoned: Town Center Transition
 - Zoned for residential
 - 0.37 acres
 - Dwelling Yield: 14 units
 - At 40 units per acre
 - Utilities present
 - Not irregular shape
 - On Line 57
 - County Assessor Market Value: \$216,080



Light and Power

- Filbert Substation
 - Zoned: Single Family Res. R-5
 - 3.5 acres (1.0 acre development area)
 - Dwelling Yield: 8 units
 - At 8.71 units per net acre
 - Utilities present
 - Not on Line 57
 - Considered for solar array installation
 - County Assessor Market Value: \$0



Light and Power

- Thatcher Substation
 - Zoned: Single Family Res. R-7
 - 4.0 acres (0.6 acre development area)
 - Dwelling Yield: 6 units
 - At 6.22 units per acre
 - Not on Line 57
 - Location of power lines could be a constraint affecting development
 - County Assessor Market Value: \$75,400



Rights-of-Way

- 19th Avenue at Highway 47 (South of Ace Hardware)
 - Zoned: Single Family (R-7)
 - 0.35 Acres
 - Dwelling Yield: 4 units
 - 2 primary units at 6.22 units per acre; plus
 - 2 accessory units.
 - Right-of-way for 19th Avenue
 - Original grantor ODOT
 - Sewer lines constrain site
 - Value determined by appraisal



Urban Renewal Agency Land

- Urban Renewal Agency “Site B”
 - Zoned: Town Center Transition
 - Zoned for residential
 - 0.80 acres
 - Dwelling Yield: 32 units
 - At 40 units per acre
 - Utilities present
 - On Line 57
 - County Assessor Market Value:
\$375,000



Conclusions

- Based on the initial analysis a few sites could have redevelopment potential for housing:
 - Thatcher Substation Land
 - Filbert Substation Land
 - 19th Avenue (Council/Ash) Parking Lot
 - URA Site B

Next Steps

- Continue participation in discussions about implementation of the Metro regional affordable housing bond.
- Draw on Washington County Housing Services expertise and facilitate discussions on the practicality of developing “filtered” City-owned land for affordable housing.



Discussion