

Council Business Meeting

January 7, 2020

Agenda Item	Review of City Assets: Land and Structure Inventory	
From	Kelly Madding Paula Brown	City Administrator Public Works Director
Contact	kelly.madding@ashland.or.us ; 541-552-2103 paula.brown@ashland.or.us ; 541.552.2411	

SUMMARY

This is the second part of a discussion on City assets; specifically, a land and structure inventory. This item was requested during the City Hall decision to attempt to comprehensively evaluate the City's asset base. The initial overview was presented at the Council Study Session on November 18, 2019. Council gave direction to staff to look in more detail at a number of the properties that were initially labeled as having surplus potential. Staff is requesting specific actions to move forward toward declaring a number of those properties surplus and determining the appropriate follow on action.

POLICIES, PLANS & GOALS SUPPORTED

City Council Goals (supported by this project):

- Maintain Essential Services
- Continue to leverage resources to develop and/or enhance Value Services
 - Emergency Preparedness
 - Address Climate Change

CEAP Goals:

1. Reduce Ashland's contribution to global carbon pollution by reducing greenhouse gas emissions associated with City, residential, commercial, and industrial activities.
2. Prepare the city's communities, systems, and resources to be more resilient to climate change impacts.

Strategic Initiatives:

- Maximize conservation of water and energy.
- Support climate-friendly land use and management.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs.
- Deliver timely life cycle capital improvement projects.
- Maintain and improve infrastructure that enhances the economic vitality of the community.
- Evaluate all city infrastructure regarding planning management and financial resources.

PREVIOUS COUNCIL ACTION

With Council's recommendations and direction, staff has reviewed the ten properties specifically discussed during the November 18 meeting. Staff intends on making a presentation outlining each property with recommended follow on actions. Please note on the following matrix, the properties highlighted in yellow are currently leased.

In addition, during the November 18, 2019 meeting, Council provided direction to staff to assess and recommend disposition of the "51 slivers" of rights-of-way that serve no dedicated City purpose and could be declared surplus and returned to adjacent property owners thereby removing the maintenance (weeds and fire

prevention) responsibility from the City. Staff is working on evaluating those properties and will bring them back to council for specific surplus disposition declarations over the next 6 to 9 months.

INDEX	Property Name	DEPT	Zoning	Comments	Recommendation
71	400 MISTLETOE RD	ADMIN	CM-CI	Lease FS house (purchased 1988 \$360K)	Request this be declared surplus; get appraisal for eventual market value sale.
89	265 N MAIN ST BRISCOE SCHOOL	ADMIN PARKS	R-2	Lease (early appraisal \$3.05M)	Request this be declared surplus; get appraisal for eventual market value sale.
79	380 CLAY ST AFFORDABLE HOUSING	ADMIN	R-2	front lot with home	Staff is requesting to surplus the home. This is the final lot of the original 10-acre development.
61	1097 B STREET B ST YARD	PW	E-1, R-1-5 (5 lots)	appraised 2018 \$1.8-1.9M	Appraisal complete, intended for surplus once Hardesty is operational. Staff will bring back the formal action to surplus for sale.
1	IMPERATRICE PROP (NORTHERN LOTS)	PW	EFU	purchased 1996 \$900K - Total value \$1.6M	Work with Parks (Trails Master Plan) and other entities to define the needs for the northern lots and bring back to Council.

88	1291 OAK ST HARDESTY PROP	PW	EFU	Partition House and Sell (~\$350K to \$400K)	May be able to sell the lot/house with the northern portion preserved by perpetual easement for riparian protection and future wetlands. Staff is requesting direction from council on this option.
92	IMPERATRICE PROP (SOUTHERN 2 LOTS)	PW	EFU	Lease purchased 1996 \$900K – Total property value \$1.6M	Longer term - evaluate best overall use
13	430 N MAIN	PW	E-1	Lot Purchased Wimer/Hersey (2005 - \$170K)	Remove from list (property has a perpetual easement for parking)
91	TERRACE ST ROW	PW	R-1-10, RR-.5	Not Likely to be used	Evaluate desire for pedestrian access, then determine the desire to return unnecessary portions to adjacent property owners.
76	FIRE STATION #2 SHERWOOD PARK	FIRE PARKS	R-2	Sherwood Park well used	Assess and work with Parks/Parks Commission for any recommended changes

BACKGROUND AND ADDITIONAL INFORMATION

Periodically Council has discussed City owned lands and has taken individual actions to buy or sell lands. The City has approximately 90 properties; 47 City utilized and managed properties and 42 that are managed by Ashland Parks and Recreation.

Parks properties are in a separate category as they have been purchased by food and beverage funds or Parks Foundation funds. By City Charter (Chapter 19), Parks properties belong to the City but are fully managed and maintained by the Parks Department. The Parks Commission and Parks staff will need to be involved with a change in use or disposition of current Parks managed or occupied properties.

FISCAL IMPACTS

Developing a comprehensive property and asset management strategy will take staff time, but the result will provide an inclusive direction for the City. Land and structures have value. Should the City Council

determine there is no future City use for a specific piece of property or structure for the City itself, the asset could be sold for a broader community purpose either at market value or deliberately subsidized for a specified community purpose.

STAFF RECOMMENDATION

Staff recommends council approve staff recommendations for each of the ten properties discussed.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

1. I move to approve of staff's recommendation regarding the recommendations on the presentation and the matrix in this staff report.
2. I move to request that staff reevaluate the recommendation for [*--- list the specific property name/index and action desired ---*].
3. I recommend staff continue to evaluate each of the properties mentioned.

ATTACHMENTS

Attachment 1: City Owned Property Spreadsheets

Attachment 2: City Owned Properties Maps (two versions)

CITY OWNED PROPERTIES

INDEX	Map/Taxlot	SITEADD	Property Name	Department	Use	Zoning	Surplus Potential	Comments
71	391E14AC1800	400 MISTLETOE RD	400 MISTLETOE RD	ADMIN	Lease	CM-CI	Yes	FS house (purchased 1988 \$360K)
89	391E05DD2500	265 N MAIN ST 2	BRISCOE	ADMIN/PARKS	Lease	R-2	Yes	Lease (early appraisal \$3.05M)
13	391E05DA2700	430 MAIN ST	430 N MAIN	PW	Lease	E-1	Yes	Lot Purchased Wimer/Hersey (2005 - \$170K)
79	391E11C2500	380 CLAY ST	CLAY ST AFFORDABLE HOUSING	ADMIN	Housing	R-2	Yes	front lot with home
61	391E09AA1900	B STREET	B ST YARD	PW	Yard	E-1, R-1-5	Yes	appraised 2018 \$1.8-1.9M
1	381E33200	1925 EAGLE MILL RD	IMPERATRICE PROP (NORTHERN TOP LOTS)	PW	Open	EFU	Yes	purchased 1996 \$900K - value \$1.6M

42	391E09BC2500	59 WINBURN WAY	COMMUNITY CTR/PIONEER HALL	ADMIN	Community	R-1-7.5	Maybe	needs \$1M work for both
8	391E04AC1200	255 NEVADA ST	ELECTRIC YARD	ELEC	Yard	R-1-5	Maybe	Better Use? Move electric (~\$300K)
91	391E09CB1500	TERRACE ST	TERRACE ST ROW	PW	PW	R-1-10, RR-.5	Maybe	Not Likely to be used
84	391E17AA1112	596 ASHLAND CREEK DR	ASHLAND CREEK DR	PW	Water	RR-.5	Maybe	Along Ashland Canal
88	381E33400	1291 OAK ST	HARDESTY PROP	PW	WW/PW	EFU	Maybe	Partition House and Sell (~\$350K)
31	391E16BD300	TERRACE ST	OPEN SPACE	PW	Open	WR-20	Maybe	Open Space, Parks?
30	391E16BC200	GLENVIEW DR	GLENVIEW DR PROPERTY	PW	Yard	WR-20	Maybe	18.84 ac open space
56	391E09BD6200	26 SECOND ST	SECOND ST PARKING LOT	ADMIN	Parking	C-1-D	Maybe	Likely Not
47	391E09BA11500	130 PIONEER ST	PIONEER ST PARKING LOT	ADMIN	Parking	C-1	Maybe	Likely Not
55	391E09BC201	E MAIN ST	SM PARKING LOT	ADMIN	Parking	C-1-D	Maybe	Likely Not
46	391E09BB10900	WATER ST	WATER ST PARKING LOT	ADMIN	Parking	C-1	Maybe	Likely Not
92	381E33200	1925 EAGLE MILL RD	IMPERATRICE PROP (SOUTHERN 2 LOTS)	PW	Lease	EFU	Maybe	purchased 1996 \$900K - value \$1.6M
83	392E07800	891 EMIGRANT CR RD	LITHIA SPRINGS GUN CLUB	ADMIN	Comm/Lease	EFU, OSR	Maybe	Likely Not

93	391E09100	20 E MAIN ST	CITY HALL	ADMIN	Office	R-1-7.5, RR-.5, WR, C-1-D, WR-20	No	needs \$7+M rebuild
62	391E10900	1175 E MAIN ST	COUNCIL CHAMBERS/GROVE/APD/PW/ELEC	ADMIN	Comm/Office	E-1	No	Upgrades Necessarry (\$.8-1.5M)
57	391E09BD6700	410 SISKIYOU BLVD	JACO LIBRARY	ADMIN	Community	C-1-D	No	
43	391E09BB14800	51 WINBURN WAY	COMM DEV	ADMIN	Office	C-1-D, R-1-7.5	No	Linked with City Hall Decision
54	391E09BC400	175 HARGADINE ST	HARGADINE PARKING STRUCTURE	ADMIN	Parking	C-1-D	No	
58	391E09AC15300	455 SISKIYOU BLVD	FIRE STATION #1	FIRE	Fire	C-1	No	
76	391E15AA6200	1860 ASHLAND ST	FIRE STATION #2/SHERWOOD PARK	FIRE/PARKS	Fire	R-2	No	
53	391E09BB7100	GRANITE ST	ALICE PEIL WALKWAY	PW	Access	C-1-D, R-1-7.5	No	Needs Work (new stairs \$300K)
59	391E09AC12600	750 MAIN ST	ASHLAND CEMETERY	PW	CEM	R-2	No	
74	391E10DD100	440 NORMAL AVE	MOUNTAIN VIEW CEMETERY	PW	CEM	R-2	No	
75	391E15AA6400	550 NORMAL AVE	SOUTH MAUSOLEUM	PW	CEM	R-2	No	
36	391E32200	TOLMAN CR RD	WINBURN PROP	PW	Open	FR	No	
87	391E09DB7300	FAIRVIEW ST	FAIRVIEW ROW	PW	ROW	R-2	No	performs as an alley
85	391E102700	NORMAL AVE	FUTURE ROW / NORMAL AV	PW	ROW	RR-5	No	needed for future development
70	391E14D1300	SISKIYOU BLVD	MISTLETOE RD RIGHT OF WAY	PW	ROW	CM-CI, CM-MU, CM-OS, M-1, RR-5	No	needed for future development
22	391E08AC105	STRAWBERRY LN	DITCH ROAD PUMPSTATION	PW	Water	RR-.5	No	
23	391E08DB201	201 HITT RD	FALLON RESERVOIR	PW	Water	WR	No	
28	391E17600	GRANITE ST	UPPER GRANITE ST	PW	Water	WR-20	No	new Water Treatment Plant site
32	391E161100	GRANITE ST	WATER TREATMENT PLANT ACCESS	PW	Water	FR	No	
33	391E21200	1400 GRANITE ST	WATER TREATMENT PLANT	PW	Water	FR	No	Property includes Electric Generation
34	391E20200	1500 GRANITE ST	HOSLER DAM	PW	Water	FR	No	
35	391E28200	TOLMAN CR RD	REEDER RESERVOIR	PW	Water	FR	No	
38	391E16BA1500	696 TERRACE ST	CROWSON RESERVOIR	PW	Water	RR-.5	No	
68	391E231802	1511 TOLMAN CR RD	ALSING RESERVOIR	PW	Water	RR-10	No	
86	381E311303	1001 JACKSON RD	TAP PUMP BUILDING	PW	Water	GC	No	
49	391E09BB14000	E MAIN ST	OSF	ADMIN	OSF	C-1-D	No	
48	391E09BB14700	E MAIN ST	OSF	ADMIN	OSF	C-1-D	No	
51	391E09BC1100	110 MAIN ST	OSF/CHAMBER OF COMMERCE	ADMIN	OSF	C-1-D	No	
52	391E09BC901	40 PIONEER ST	OSF THOMAS THEATRE	ADMIN	OSF	C-1-D	No	
50	391E09BB14200	S PIONEER ST	OSF BRICKS	ADMIN	OSF"	C-1-D	No	

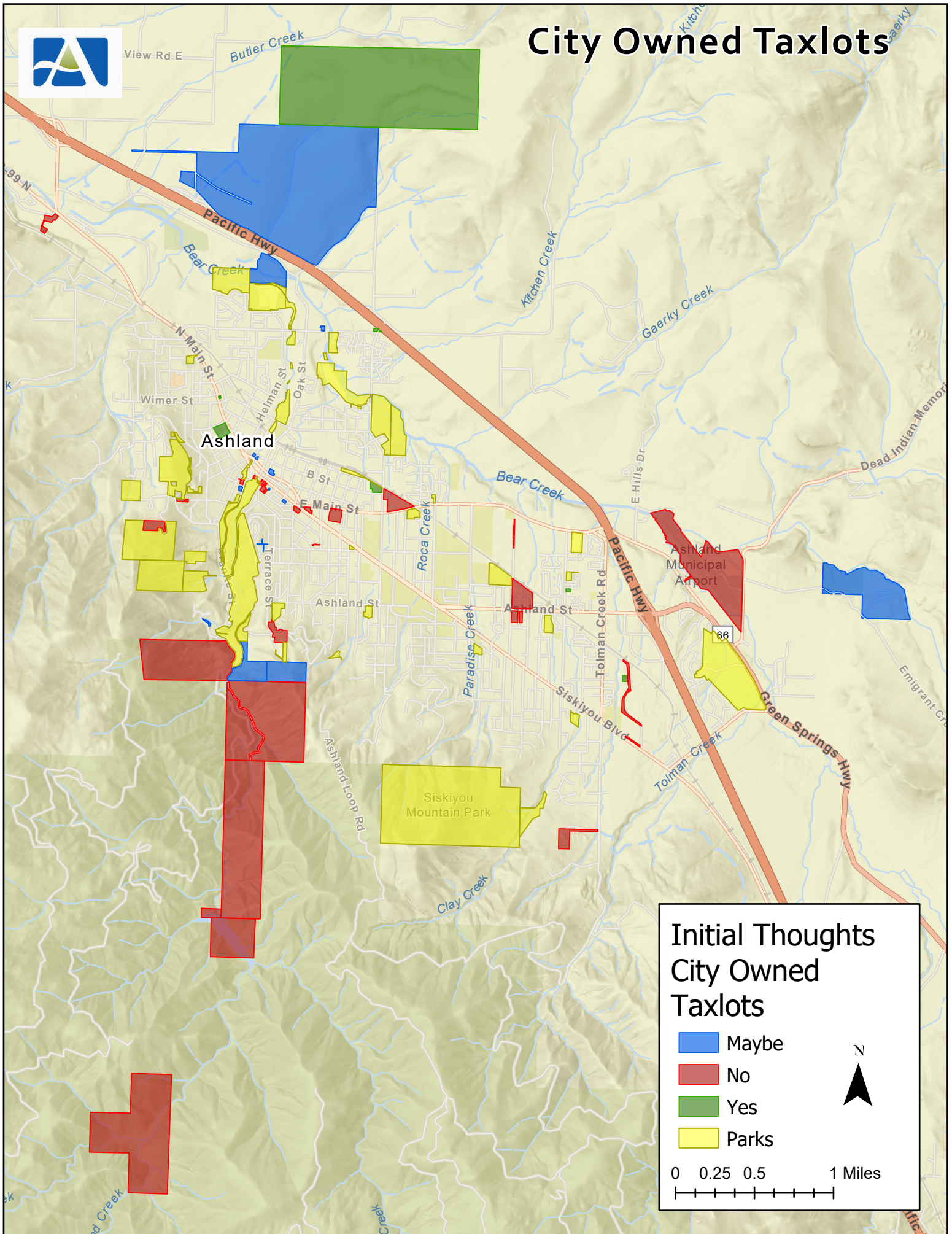
yellow	leases
green	needs corrective action
beige	parking lots

ASHLAND PARKS AND RECREATION PROPERTIES

INDEX	Map/Taxlot	Address	Property Name	Department	Use	Zoning	SurplusPotential	Comments
64	391E16AA3700	GLENWOOD DR	GLENWOOD PARK	PARKS		R-1-7.5		
77	391E14BB701	CLAY ST	CLAY STREET PARK	PARKS		R-1-5		
78	391E11C2502	CLAY ST	CLAY ST WETLANDS	PARKS		R-2		
41	391E16AC200	LIBERTY ST	LIBERTY ST PARK	PARKS		RR-.5, WR		
65	391E15AC6300	CLARK AVE	GARDEN WAY PARK	PARKS		R-1-7.5		
40	391E16BA1205	ASHLAND ST	COTTLE PHILLIPS PROPERTY EASEMENT	PARKS		R-1-10		
16	391E04DD400	N MOUNTAIN AVE	N MOUNTAIN PARK	PARKS		R-1-5		
37	391E16BD211	TERRACE ST	OPEN SPACE	PARKS		WR		
39	391E16BA1300	ASHLAND ST	COTTLE PHILLIPS PROPERTY	PARKS		R-1-10		
29	391E09100	310 GRANITE ST	LITHIA PARK	PARKS		R-1-7.5, RR-.5, WR, C-1-D, WR-20		
67	391E22300	TOLMAN CR RD	OREDSON TODD WOODS	PARKS		WR		
66	391E22500	TOLMAN CR RD	SISKIYOU MOUNTAIN PARK	PARKS		FR		
26	391E08DC100	HITT RD	LAWRENCE PROPERTY (PARKS)	PARKS		WR-20		
17	391E032800	N MOUNTAIN AVE	N MOUNTAIN PARK/ LORD DONATION	PARKS		EFU		
12	391E05AC3400	603 SCENIC DR	SCENIC PARK	PARKS		R-2		
27	391E08DD705	327 GRANITE ST	BURNSON PROPERTY (PARKS)	PARKS		RR-.5, RR-.5		
19	391E05DC3001	SKYCREST DR	DITCH ROAD	PARKS		RR-.5		
5	391E04BB600	OXFORD ST	MICHELLE ST PROP	PARKS		R-1-7.5		
63	391E10BC2701	CALIFORNIA ST	GARFIELD PARK	PARKS		R-1-10		
72	391E10BD2700	MAIN ST	EVERGREEN OPEN SPACE	PARKS		R-1-5		
7	391E04CA2902	HELMAN ST	(PARKS/CONSERVATION)	PARKS		R-1-5		
60	391E09AB6509	785 A STREET	RAILROAD PARK	PARKS		E-1		
69	391E14CB100	2291 CHITWOOD LN	CHITWOOD OPEN SPACE	PARKS		R-1-7.5		
90	391E09DA7900	SISKIYOU BLVD	TRIANGLE PARK	PARKS		R-2		
15	391E04CD1201	230 WATER ST	RECYCLE CTR/SKATE PARK	PARKS		E-1		
82	391E13B2200	3070 HWY 66	GOLF COURSE	PARKS		R-1-10		
9	391E04AC400	KESTRAL PKY	KESTREL PKWY OPEN SPACE (PARKS)	PARKS		NM, R-1-5		
6	391E04BD1904	W NEVADA ST	KEENER PROP (PARKS/CONSERVATION)	PARKS		R-1-5		
14	391E04CD800	27 HERSEY ST	ASHLAND CREEK PARK	PARKS		R-1-5		
45	391E09BB9600	5 WATER ST	BLUEBIRD PARK	PARKS		C-1-D		
73	391E103500	1751 HOMES AVE	HUNTER PARK/DANIEL MEYER POOL	PARKS		R-1-5		
2	381E331900	JACKSON RD	ASHLAND PONDS PROP	PARKS		R-1-7.5		
24	391E08DB200	STRAWBERRY LN	ACID CASTLE ROCKS (PARKS)	PARKS		WR		
25	391E08DA1901	GRANITE ST	ROB CAIN PROPERTY (PARKS)	PARKS		RR-.5, WR		
18	391E08BD100	STRAWBERRY LN	WESTWOOD PARK	PARKS		RR-.5, WR		
20	391E08AB400	SKYCREST DR	HALD STRAWBERRY PARK	PARKS		R-1-10, RR-.5		
3	391E04B1500	950 PEROZZI ST	WWTP/DOG PARK/MICHELLE ST WETLANDS	PARKS		R-1-7.5		
21	391E08AD4304	PIEDMONT DR	PIEDMONT PROPERTY	PARKS		R-1-10, RR-.5		
44	391E09BB7500	45 WINBURN WAY	LITHIA PARK EXT/CALLE GUANAJUATO	PARKS		C-1-D, R-1-7.5		
4	391E04B800	55 W NEVADA ST	GREENWAY/CREEK	PARKS		R-1-7.5		
11	391E04DB400	OAK ST	MACE PROPERTY/PARKS	PARKS		NM, R-1-5		
80	391E11CB200	2228 E MAIN ST	2228 E MAIN	PARKS		RR-5		



City Owned Taxlots





Initial Thoughts City Owned Taxlots

- Maybe
- No
- Yes
- Parks

0 0.13 0.25 0.5 Miles

N

