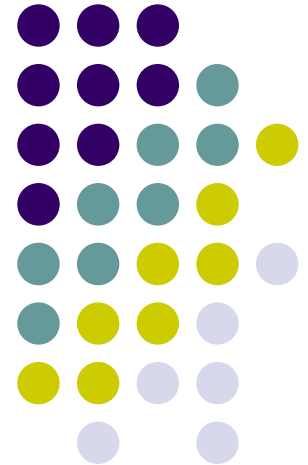


# Morrison Bridgehead Properties Round Table

Board Policy Discussion – April 27, 2010



# Agenda

## Site History

- 50 years of County ownership

## County Uses

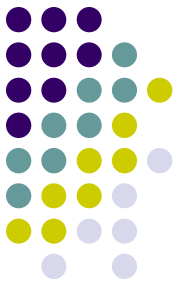
- Morrison Bridge Ramps
- Downtown Motor Pool
- Surface Parking

## Disposition

- Resolutions in 2004, 2006, and 2007
- Portland Development Commission Intergovernmental Agreement

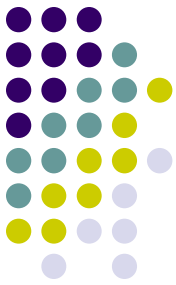
## Request for Information (RFI)

- Three RFI responses received December 2009
- Next steps



# Morrison Bridge - History

- The existing Morrison Bridge was completed in 1958
- First bridge in Portland, 1887
- Under State Law, Multnomah County is mandated to maintain and operate the Morrison, Sellwood, Hawthorne, Burnside and Broadway Bridges in Portland
- Picture shows the second Morrison Bridge, circa 1940's



# Morrison Bridgehead Properties

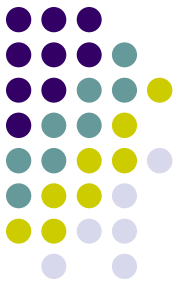


- County acquired the properties in the 1950's
- Blocks 16, 1, 2, & 39 (two tax lots)
- Bound by Naito Parkway, SW 2<sup>nd</sup> Avenue, SW Stark and Morrison Street
- Access point for both I-5 and I-84
- ~129,000 square feet (~3 acres)
- Bisected by the MAX lines; 1,891 square foot parcel deeded to Tri-Met MAX signal box in 1985



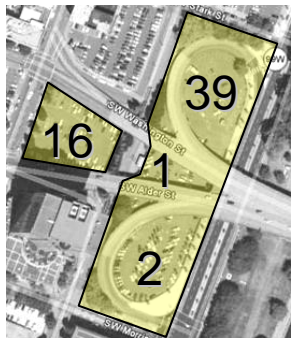


# Morrison Bridge Ramps

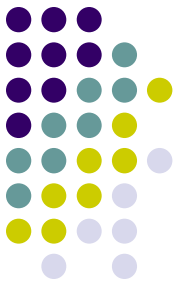


## Morrison Bridge Ramps

- Occupy portions of Block 16, 1, 2, & 39
- Require 10' buffer for operations and maintenance

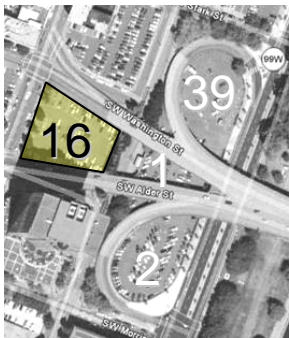


# Downtown Motor Pool

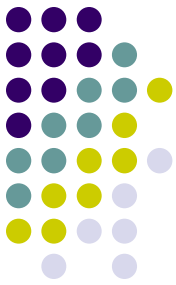


## Downtown Motor Pool Lot and Fueling Station

- Operates on Block 16, SW 2<sup>nd</sup> Avenue
- 72 County vehicles (51 pool cars); 12,200 annual trips; 51,000 hours of annual use
- Serves ~900 County staff from seven sites in the downtown core
- We save \$7,546 per year by operating our own fuel station



# Surface Parking Lot



## Surface Parking Lot

- Blocks 1, 2, & 39
- Approximately 300 parking spaces; County has a management agreement with City Center Parking
- \$475,000 net annual FY09 revenue used to reduce cost of countywide Facilities and Property Management services



# Board of County Commissioner Actions on Disposition of the Properties



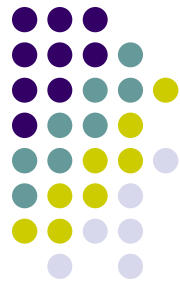
**Resolution No. 04-167:** *Declaring the Morrison Bridgehead Property Surplus and Authorizing Negotiation to Sell the Property to the Portland Development Commission, November 18, 2004*

**Resolution No. 06-121:** *Directing the Facilities and Property Management Division to Sell the Morrison Bridgehead Property Through a Market Sale, June 29, 2006*

**Resolution No. 07-174:** *Approving an IGA with the PDC for Urban renewal Funding to Partially Finance the Cost to Relocate the Hawthorne Bridge West Bound Off-Ramp to Create a Site for a Courthouse, November 1, 2007*

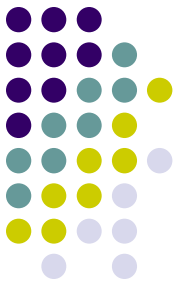


# Intergovernmental Agreement (IGA) with the Portland Development Commission (PDC)



- In the November 2007 IGA, the County and PDC agreed the County would offer the properties for sale and private development
- The County and PDC will work jointly to prepare criteria for a disposition and redevelopment solicitation process (RFP)
  - The County has sole discretion in selection of development proposal
  - PDC has principal control of the negotiation and approval of any development agreements

# IGA with PDC (cont.)



## Hawthorne Bridge Ramp Relocation and Courthouse

- \$8.82 Million from PDC for relocation of west-bound Hawthorne Bridge off-ramp (deadline for action : 2012)
- Relocating ramp would create a developable block (Block 7)
- Block 7 was identified as the preferred location for the new Downtown Courthouse
- Funding for Downtown Courthouse not yet identified
- Morrison Bridgehead Properties earmarked as initial funding source

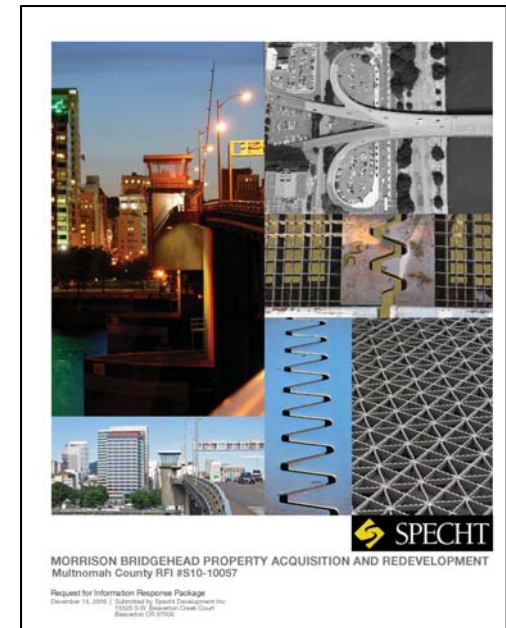
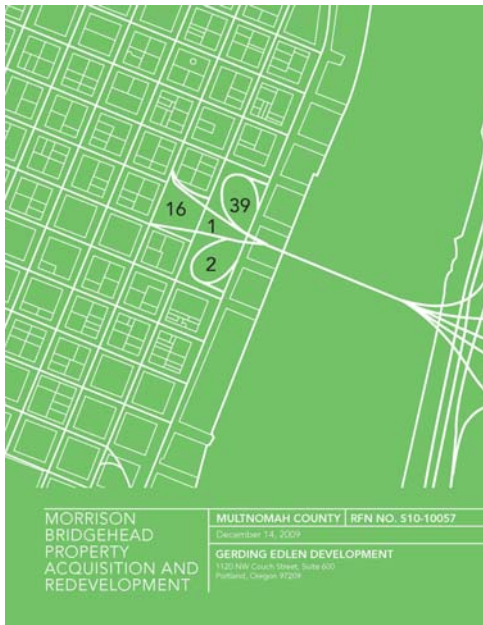


# Request for Information



## County released RFI for Morrison Bridgehead Property Acquisition and Redevelopment in October 2009

- County received 3 responses in December 2009



# RFI Responses



## Highly credible development community interest

- Gerding Edlen; Melvin Mark/James Beard Public Market; Specht Development

## Innovative urban uses and architectural vision

- Vibrant mixed-uses incorporating aspects of housing, office and retail
- ZGF Architects; SERA Architects; TVA Architects

## Valuable Property

- Iconic Gateway site for downtown Portland
- Intersection of transportation, retail core, and river access
- Back on the tax rolls

# Downtown Development



## Portland Development Commission

- Key Gateway to Downtown Portland
- Situated in the Downtown Waterfront Urban Renewal District



*Waterfront Development Opportunity Study  
completed by PDC 2003*

## Bureau of Planning and Sustainability – Central City Plan Update

- Commencing update to the Central City Plan which designates development entitlements for Downtown properties



# Discussion & Next Steps

