

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-203

Declaring the North Hawthorne Bridgehead Block the Preferred Site for a New Courthouse in Portland's Government Center Area and Directing Facilities to Prepare a Combined Project Proposal and Plan; Negotiate a Memorandum of Understanding with Equity Office Properties to Provide a Tunnel Suitable for Inmate Transport through their SW First and Main Property; Negotiate an Intergovernmental Agreement with the Portland Development Commission to Secure \$9 Million in Downtown Waterfront Renewal Area Funds for the Relocation of the Existing Hawthorne Bridge West-Bound Off-Ramp; and to Pursue Financing Alternatives for Courthouse Construction

The Multnomah County Board of Commissioners Finds:

- a. Oregon Revised Statute 1.185 requires counties in which a circuit court is located to provide "suitable and sufficient courtrooms, office and jury rooms."
- b. Resolution 01-114 found that, "The existing Multnomah County Courthouse does not meet the requirements of the Fourth Judicial District, Circuit Court of the State of Oregon. The current size and configuration of the Courthouse do not meet the programmatic requirements of the Court."
- c. Resolution 06-033 resolved to "move forward with all due speed to address the needs of the Fourth Judicial District Circuit Court ... [with the] intent to acquire a site as the first step towards constructing a new facility for the Fourth Judicial District Circuit Court in, or in proximity to, downtown Portland's Government Center area by December 31, 2006."
- d. As directed in Resolution 06-033, the County's Facilities and Property Management Division (FPM) produced a Preliminary Planning Proposal for Site Acquisition that examined over twenty-five sites in and around downtown Portland for compatibility with a Courthouse facility. The FPM recommendation proposed further evaluation of the three city blocks located at the west end of the Hawthorne Bridge, resulting in more in-depth assessments of the SW First and Main Block, the North Hawthorne Bridgehead Block, and the South Hawthorne Bridgehead Block.
- e. The North Hawthorne Bridgehead Block (Block) – bounded by SW Main and Madison Streets, and SW First Avenue and Naito Parkway – appears to be the most feasible of the blocks assessed for the following reasons:
 - (1) The Block does not require acquisition, as the County currently owns the property; therefore the Board does not consider it necessary to acquire property for this project.

- (2) As the County currently owns the property, no privately-owned properties need be removed from the tax rolls.
 - (3) The Block is located within Portland's Government Center area.
 - (4) While the Block is presently bisected by the westbound off-ramp of the Hawthorne Bridge, an engineering study commissioned by Facilities demonstrates the feasibility of relocating the ramp to the property's edge, making nearly the full block available for development.
 - (5) The bridge ramp is primarily located within the Downtown Waterfront Urban Renewal Area (DTWF URA) making it a potential recipient of urban renewal funds.
 - (6) Commissioner Lisa Naito and Commissioner Maria Rojo de Steffey have had positive discussions with the Portland Development Commission regarding utilizing \$9 million in DTWF URA funds towards the relocation of the Hawthorne Bridge's west-bound off-ramp.
 - (7) The Block is located just one block away from the existing Justice Center, easing inmate transport issues.
 - (8) Representatives of Equity Office Properties, owners of the SW First and Main Block which lies between the Justice Center and the North Hawthorne Bridgehead Block, have expressed their willingness to work with the County to construct a below-street-level tunnel to transport inmates between the Justice Center and a new courthouse.
 - (9) The City of Portland's Mayor and Council have expressed their support for a new courthouse on this Block, and their willingness to continue exploring with the County all future options including siting, zoning, and financing.
- f. Many challenges lay ahead before the County can break ground on a new courthouse, especially in the area of financing. The duty for this lies appropriately with both Multnomah County and the State of Oregon, whose Judicial Branch operates the state's circuit courts. A State Courts Facilities Task Force is currently examining this issue and plans to propose several pieces of legislative action to the 2007 Oregon Legislature.

The Multnomah County Board of Commissioners Resolves:

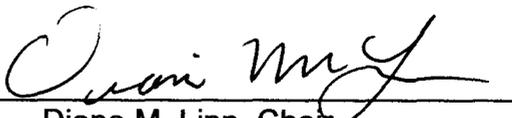
1. The North Hawthorne Bridgehead Block is the preferred site for a new courthouse in Portland's Government Center area.

2. FPM is directed to provide a combined Project Proposal and Project Plan (Project Plan) for a new downtown courthouse on the North Hawthorne Bridgehead Block. The Project Plan will be in compliance with Administrative Procedure FAC-1 and will be presented to the Board for consideration no later than February 1, 2007. The Project Plan will include a course of action for relocating the existing Hawthorne Bridge west-bound off-ramp.
3. FPM is directed to proceed with negotiations with Equity Office Properties to provide a tunnel suitable for inmate transport from the North Hawthorne Bridgehead Block to the Justice Center and through their SW First and Main property. A Memorandum of Understanding addressing access, transactional, and legal issues will be presented to the Board for consideration no later than February 1, 2007.
4. FPM is directed to proceed with negotiations for an Intergovernmental Agreement (IGA) with the Portland Development Commission to secure \$9 million in Downtown Waterfront Urban Renewal Area funds for the partial financing of the relocation of the existing Hawthorne Bridge west-bound off-ramp.
5. The County will pursue financing alternatives for courthouse construction including, but not limited to, legislative action with the 2007 Oregon Legislature.

ADOPTED this 14th day of December, 2006.



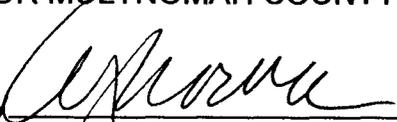
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Agnes Sowle, County Attorney