

# ANNOTATED MINUTES

Tuesday, November 2, 1999 - 9:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## BOARD BRIEFING

*Chair Beverly Stein convened the meeting at 9:04 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

- B-1 Child Receiving Center Siting Committee Report to the Board. Presented by Helen Smith and Invited Others.

**CHAIR STEIN ACKNOWLEDGED AND GREETED CHILD RECEIVING CENTER SITING COMMITTEE MEMBERS. DISTRICT ATTORNEY MIKE SCHRUNK INTRODUCED MEMBERS DAN STEFFEY, MARK GANZ, JEAN CAUTHORN, KAY TORAN, DICK WEGNER, JOHN BARR, JAY BLOOM, LORAINNE BARTON, ALTHEA MILECHMAN, CHRIS PIERCE, JULIE WELLS, CRAIG OPPERMAN, DEBRA ERICKSON, HELEN SMITH, PATRICK JONES AND BOB OBERST. MIKE SCHRUNK, JEAN CAUTHORN, MARK GANZ, JOHN BARR, LEE COLEMAN, KAY TORAN, DICK WEGNER, KATHERINE JANSEN-BYRKIT, DAN STEFFEY AND JULIE WELLS PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. CHAIR STEIN AND COMMISSIONERS NAITO, LINN, CRUZ AND KELLEY COMMENTS IN SUPPORT AND APPRECIATION OF THE EFFORTS OF THE COMMITTEE. CHAIR STEIN ADVISED CONSIDERATION OF A RESOLUTION ADOPTING OPTION B, SITING PROPOSED CENTER AT 102ND AND BURNSIDE PROPERTY AND CO-LOCATION OF THE RECEIVING CENTER AND MULTI-DISCIPLINARY TEAM WILL BE PLACED ON A FUTURE BOARD AGENDA.**

*There being no further business, the meeting was adjourned at 10:14 a.m.*

Tuesday, November 2, 1999 - 10:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **WORK SESSION**

*Chair Beverly Stein convened the meeting at 10:17 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

WS-1 Public Safety In Depth Budget Review Work Session with District Attorney Michael Schrunk and Staff.

**MIKE SCHRUNK, TOM SIMPSON, WITH CHRISTINE KIRK, PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. STAFF TO PROVIDE BOARD WITH ADDITIONAL BUDGET DETAIL AND OTHER INFORMATION.**

*There being no further business, the meeting was adjourned at 11:33 a.m.*

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Thursday, November 4, 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **REGULAR MEETING**

*Chair Beverly Stein convened the meeting at 9:37 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

### **CONSENT CALENDAR**

**UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER LINN, THE CONSENT CALENDAR (ITEMS C-1 THROUGH C-10) WAS UNANIMOUSLY APPROVED.**

### **DEPARTMENT OF COMMUNITY AND FAMILY SERVICES**

- C-1 Renewal of Intergovernmental Omnibus Revenue Agreement 0010665 with the City of Portland Funding Homeless, Public Safety, Housing and Youth Employment and Empowerment Programs
- C-2 Amendment 1 to Intergovernmental Revenue Agreement 9910363 with the U.S. Department of Labor for Administration of Urban Rural Opportunities Grant Funds
- C-3 Budget Modification CFS 02 Correcting the Adopted Budget to Recognize Job Reclassifications Approved by Employee Services
- C-4 Budget Modification CFS 03 Removing a 1.0 FTE Vacant Program Development Specialist Position within the A & D Administration Unit Due to a Reduction in Video Lottery Revenue
- C-5 Budget Modification CFS 04 Reducing the Amount of Pass Through Expenditures within the Community Program and Partnerships Caring Communities Program and Increasing Internal Service Reimbursement to the Telephone Fund
- C-6 Budget Modification CFS 05 Correcting the Adopted Budget to Reflect a Reduction of \$10,674 in State Mental Health Funding for Residential Treatment Facilities
- C-7 Budget Modification CFS 06 Increasing the Department Revenue by \$6,000 to Support Sexual Minority Youth in Culturally Specific, Drop-in Settings
- C-8 Budget Modification CFS 09 Reallocating Expenses from Personnel to Professional Services to Allow the Hiring of a Temporary Supervisor While Recruiting to Fill Vacancies

#### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-9 ORDER Authorizing Amendment to Purchase and Sale Agreement to Purchaser Waxman and Associates, Inc.

***ORDER 99-213.***

#### **DEPARTMENT OF HEALTH**

- C-10 Amendment 1 to Intergovernmental Revenue Agreement 9910486 with the City of Portland Bureau of Housing and Community Development for Implementation of Portland Lead Hazard Control Program

## **REGULAR AGENDA**

***CHAIR STEIN ADVISED THERE WILL BE A SPECIAL BOARD MEETING AT 9:30 AM, TUESDAY, NOVEMBER 16, 1999.***

## **PUBLIC COMMENT**

R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

***ROGER TROEN COMMENTS REGARDING EUTHANASIA AND QUESTIONS REGARDING THE NEW ANIMAL CONTROL ADVISORY COMMITTEE. CHAIR STEIN ADVISED THE APPOINTEES WOULD BE ANNOUNCED NEXT WEEK.***

## **DEPARTMENT OF COMMUNITY AND FAMILY SERVICES**

R-2 Results from RESULTS: Improved Contract Processing. Presented by Barbara Timper and Brian Smith.

***KATHLEEN SAADAT, BARBARA TIMPER AND BRIAN SMITH PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND COMMENTS IN APPRECIATION.***

R-3 Budget Modification CFS 07 Requesting \$67,548 General Fund Contingency Transfer to the Community Program and Partnership Prevention Unit Budget for the Latino Student Retention Project as Proposed by Commissioners Cruz and Kelley, Targeting Grades 10 through 12 in Portland Public Schools and David Douglas and Reynolds High Schools

***COMMISSIONER CRUZ MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-3. COMMISSIONERS CRUZ AND KELLEY EXPLANATION AND COMMENTS IN SUPPORT. GERARDO MADRIGAL, CAROLINA GONZALES-PRATTS TESTIMONY IN SUPPORT. COMMISSIONERS CRUZ, LINN AND STEIN***



**COMMENTS IN SUPPORT. BUDGET  
MODIFICATION UNANIMOUSLY APPROVED.**

**NON-DEPARTMENTAL**

- R-4 Metro Update with Presiding Officer Rod Monroe and Councilor David Bragdon.

**ROD MONROE AND DAVID BRAGDON  
PRESENTATION AND RESPONSE TO BOARD  
QUESTIONS AND DISCUSSION. METRO STAFF  
TO GET BACK TO BOARD REGARDING  
RECYCLING OPPORTUNITIES IN EAST COUNTY  
AND ON SAUVIE ISLAND. CHAIR STEIN TO  
SPEAK WITH SHERIFF REGARDING THE  
POSSIBILITY OF APPOINTING A SHERIFF'S  
OFFICE EMPLOYEE TO THE SOLID WASTE  
ADVISORY COMMITTEE.**

- R-5 PROCLAIMING November 18, 1999 to be "Peace in the Schools Day" in Multnomah County, Oregon

**COMMISSIONER KELLEY MOVED AND  
COMMISSIONER LINN SECONDED, APPROVAL  
OF R-5. LINDA JARAMILLO AND BETSY  
CODDINGTON EXPLANATION AND READING OF  
PROCLAMATION. COMMISSIONERS LINN, STEIN,  
NAITO, CRUZ AND KELLEY COMMENTS IN  
SUPPORT AND APPRECIATION. COMMISSIONER  
KELLEY ADVISED THE 1,000 CRANES PEACE  
AWARD IS BEING TRANSFERRED TO MS.  
JARAMILLO'S SHOP. PROCLAMATION 99-215  
UNANIMOUSLY APPROVED.**

- R-6 RESOLUTION Creating a Task Force to Review and Evaluate Multnomah County's Policy of Renting Beds in its Juvenile and Adult Correctional Facilities to the Immigration and Naturalization Service

**COMMISSIONER CRUZ MOVED AND  
COMMISSIONER LINN SECONDED, APPROVAL  
OF R-6. COMMISSIONER CRUZ EXPLANATION,  
COMMENTS IN SUPPORT OF RESOLUTION AND  
IN APPRECIATION OF EFFORTS OF MARY**

**CARROLL AND MS. LINDA RAMIREZ. LINDA RAMIREZ TESTIMONY IN SUPPORT OF TASK FORCE, INCLUDING THE NEED FOR UNIFORM POLICIES REGARDING THE RIGHTS OF INDIVIDUALS IDENTIFIED BY IMMIGRATION AND NATURALIZATION SERVICES AS "IMMIGRATION HOLDS"; THEIR RIGHT TO LEGAL ADVICE WHILE IN CUSTODY; THE BURDEN ON JAIL COUNSELORS; DIFFICULTIES IN COMMUNICATING WITH THE INS; AND THE DIFFICULTIES OF MONITORING AND TRACKING THOSE INDIVIDUALS. COMMISSIONERS STEIN, LINN, NAITO, KELLEY AND CRUZ COMMENTS IN SUPPORT AND APPRECIATION. RESOLUTION 99-214 UNANIMOUSLY APPROVED.**

**DEPARTMENT OF SUPPORT SERVICES**

R-7 RESOLUTION Authorizing Issuance of Higher Education Variable Rate Demand Revenue Bonds, (Concordia University Portland Project) Series 1999

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-7. DAVE BOYER EXPLANATION. RESOLUTION 99-217 UNANIMOUSLY APPROVED.**

R-8 RESOLUTION Authorizing the Sale of Up to \$200,000,000 in PERS Pension Obligation Revenue Bonds

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-8. DAVE BOYER EXPLANATION. RESOLUTION 99-218 UNANIMOUSLY APPROVED.**

**DEPARTMENT OF ENVIRONMENTAL SERVICES**

R-9 PUBLIC HEARING and Consideration of an ORDER Approving the Annexation of Territory to Multnomah County (Corbett) Rural Fire Protection District #14

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL**

**OF R-9. KEN MARTIN EXPLANATION AND RESPONSE TO BOARD QUESTIONS. PATRICK BROTHER INTRODUCED LEROY AND PATTY SMITH. PATRICK SMITH AND LEROY SMITH TESTIMONY IN SUPPORT AND RESPONSE TO BOARD QUESTIONS AND COMMENTS IN APPRECIATION FOR 50 YEARS OF VOLUNTEER FIRE PROTECTION FROM CORBETT TO BRIDAL VEIL. ORDER 99-216 UNANIMOUSLY APPROVED.**

- R-10 RESOLUTION Setting a Hearing Date in the Matter of Surrendering Jurisdiction of SW 49th Avenue (Kerr Parkway, County Road No. 1391) to the City of Lake Oswego

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-10. JOHN DORST EXPLANATION. RESOLUTION 99-219 UNANIMOUSLY APPROVED.**

- R-11 RESOLUTION Supporting the Portland-Astoria US 30 Corridor Plan by the Multnomah County Board of Commissioners

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-11. KAREN SCHILLING EXPLANATION AND RESPONSE TO BOARD QUESTIONS. BOARD CONSENSUS DIRECTING STAFF TO ADD LANGUAGE SUPPORTING TRANSPORTATION, BUS AND TRAIN RECOMMENDATIONS TO MULTNOMAH COUNTY'S COMMENTS. IN RESPONSE TO COMMISSIONER LINN EXPRESSING CONCERN REGARDING SAFETY OF SAUVIE ISLAND BRIDGE, MS. SCHILLING TO PROVIDE INFORMATION ON THE DATES OF THE OREGON TRANSPORTATION COMMITTEE MEETINGS AND OPPORTUNITIES FOR INPUT FROM SAUVIE ISLANDERS. RESOLUTION 99-220 UNANIMOUSLY APPROVED.**

- R-12 Project Agreement 0010836 with Albertsons, Inc. to Provide Design and Construction Services for Reconstruction at SE Orient Drive and SE 257th Avenue

**COMMISSIONER KELLEY MOVED AND  
COMMISSIONER LINN SECONDED, APPROVAL  
OF R-12. JOHN DORST EXPLANATION. CHAIR  
STEIN COMMENTS IN SUPPORT. AGREEMENT  
UNANIMOUSLY APPROVED.**

R-13 RESOLUTION Authorizing Legal Counsel to Obtain Immediate Possession  
of Property Necessary for Reconstruction at SE Orient Drive and SE 257th  
Avenue

**COMMISSIONER KELLEY MOVED AND  
COMMISSIONER LINN SECONDED, APPROVAL  
OF R-13. JOHN DORST EXPLANATION AND  
RESPONSE TO QUESTIONS OF COMMISSIONER  
LINN. RESOLUTION 99-221 UNANIMOUSLY  
APPROVED.**

**COMMISSIONER COMMENT/LEGISLATIVE ISSUES**

R-14 Opportunity (as Time Allows) for Commissioners to Comment on Non-  
Agenda Items or to Discuss Legislative Issues.

***NO ONE WISHED TO COMMENT.***

*There being no further business, the meeting was adjourned at 11:39 a.m.*

BOARD CLERK FOR MULTNOMAH COUNTY, OREGON

*Deborah L. Bogstad*



**Multnomah County Oregon**

## **Board of Commissioners & Agenda**

*connecting citizens with information and services*

### **BOARD OF COMMISSIONERS**

#### **Beverly Stein, Chair**

1120 SW Fifth Avenue, Suite 1515

Portland, Or 97204-1914

Phone: (503) 248-3308 FAX (503) 248-3093

Email: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

#### **Diane Linn, Commission Dist. 1**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5220 FAX (503) 248-5440

Email: [diane.m.linn@co.multnomah.or.us](mailto:diane.m.linn@co.multnomah.or.us)

#### **Serena Cruz, Commission Dist. 2**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5219 FAX (503) 248-5440

Email: [serena.m.cruz@co.multnomah.or.us](mailto:serena.m.cruz@co.multnomah.or.us)

#### **Lisa Naito, Commission Dist. 3**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5217 FAX (503) 248-5262

Email: [lisa.h.naito@co.multnomah.or.us](mailto:lisa.h.naito@co.multnomah.or.us)

#### **Sharron Kelley, Commission Dist. 4**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5213 FAX (503) 248-5262

Email: [sharron.e.kelley@co.multnomah.or.us](mailto:sharron.e.kelley@co.multnomah.or.us)

**ANY QUESTIONS? CALL BOARD  
CLERK DEB BOGSTAD @ 248-3277**

Email: [deborah.l.bogstad@co.multnomah.or.us](mailto:deborah.l.bogstad@co.multnomah.or.us)

**INDIVIDUALS WITH DISABILITIES  
PLEASE CALL THE BOARD CLERK  
AT 248-3277, OR MULTNOMAH  
COUNTY TDD PHONE 248-5040, FOR  
INFORMATION ON AVAILABLE  
SERVICES AND ACCESSIBILITY.**

## **NOVEMBER 2 & 4, 1999**

### **BOARD MEETINGS**

#### **FASTLOOK AGENDA ITEMS OF INTEREST**

Pg. 2	9:00 a.m. Tuesday Child Receiving Center Committee Recommendations
Pg. 2	10:00 a.m. Tuesday District Attorney Budget Review Work Session
Pg. 3	9:30 a.m. Thursday Opportunity for Public Comment on Non-Agenda Matters
Pg. 3	9:30 a.m. Thursday DCFS RESULTS Presentation
Pg. 4	10:25 a.m. Thursday Hearing on Boundary Change Proposal for Corbett Rural Fire Protection District #14
Pg. 4	10:45 a.m. Thursday Supporting Portland-Astoria (US 30) Corridor Plan
Pg. 6	Board Meeting Cancellation Notice
*	Check the County Web Site: <a href="http://www.co.multnomah.or.us/">http://www.co.multnomah.or.us/</a>

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 10:00 PM, Channel 30

Sunday, 1:00 PM, Channel 30

Produced through Multnomah Community Television

Tuesday, November 2, 1999 - **9:00 AM**  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BOARD BRIEFING**

B-1 Child Receiving Center Siting Committee Report to the Board. Presented by Helen Smith and Invited Others. 1 HOUR REQUESTED.

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Tuesday, November 2, 1999 - 10:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **WORK SESSION**

WS-1 Public Safety In Depth Budget Review Work Session with District Attorney Michael Schrunk and Staff. 2 HOURS REQUESTED.

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Thursday, November 4, 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **REGULAR MEETING**

### **CONSENT CALENDAR - 9:30 AM**

### **DEPARTMENT OF COMMUNITY AND FAMILY SERVICES**

- C-1 Renewal of Intergovernmental Omnibus Revenue Agreement 0010665 with the City of Portland Funding Homeless, Public Safety, Housing and Youth Employment and Empowerment Programs
- C-2 Amendment 1 to Intergovernmental Revenue Agreement 9910363 with the U.S. Department of Labor for Administration of Urban Rural Opportunities Grant Funds
- C-3 Budget Modification CFS 02 Correcting the Adopted Budget to Recognize Job Reclassifications Approved by Employee Services

- C-4 Budget Modification CFS 03 Removing a 1.0 FTE Vacant Program Development Specialist Position within the A & D Administration Unit Due to a Reduction in Video Lottery Revenue
- C-5 Budget Modification CFS 04 Reducing the Amount of Pass Through Expenditures within the Community Program and Partnerships Caring Communities Program and Increasing Internal Service Reimbursement to the Telephone Fund
- C-6 Budget Modification CFS 05 Correcting the Adopted Budget to Reflect a Reduction of \$10,674 in State Mental Health Funding for Residential Treatment Facilities
- C-7 Budget Modification CFS 06 Increasing the Department Revenue by \$6,000 to Support Sexual Minority Youth in Culturally Specific, Drop-in Settings
- C-8 Budget Modification CFS 09 Reallocating Expenses from Personnel to Professional Services to Allow the Hiring of a Temporary Supervisor While Recruiting to Fill Vacancies

#### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-9 ORDER Authorizing Amendment to Purchase and Sale Agreement to Purchaser Waxman and Associates, Inc.

#### **DEPARTMENT OF HEALTH**

- C-10 Amendment 1 to Intergovernmental Revenue Agreement 9910486 with the City of Portland Bureau of Housing and Community Development for Implementation of Portland Lead Hazard Control Program

#### **REGULAR AGENDA - 9:30 AM**

#### **PUBLIC COMMENT - 9:30 AM**

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

#### **DEPARTMENT OF COMMUNITY AND FAMILY SERVICES - 9:30 AM**

- R-2 Results from RESULTS: Improved Contract Processing. Presented by Barbara Timper and Brian Smith. 10 MINUTES REQUESTED.

- R-3 Budget Modification CFS 07 Requesting \$67,548 General Fund Contingency Transfer to the Community Program and Partnership Prevention Unit Budget for the Latino Student Retention Project as Proposed by Commissioners Cruz and Kelley, Targeting Grades 10 through 12 in Portland Public Schools and David Douglas and Reynolds High Schools

**NON-DEPARTMENTAL - 9:45 AM**

- R-4 Metro Update with Presiding Officer Rod Monroe and Councilor David Bragdon. 10 MINUTES REQUESTED.
- R-5 PROCLAIMING November 18, 1999 to be "Peace in the Schools Day" in Multnomah County, Oregon
- R-6 RESOLUTION Creating a Task Force to Review and Evaluate Multnomah County's Policy of Renting Beds in its Juvenile and Adult Correctional Facilities to the Immigration and Naturalization Service

**DEPARTMENT OF SUPPORT SERVICES - 10:15 AM**

- R-7 RESOLUTION Authorizing Issuance of Higher Education Variable Rate Demand Revenue Bonds, (Concordia University Portland Project) Series 1999
- R-8 RESOLUTION Authorizing the Sale of Up to \$200,000,000 in PERS Pension Obligation Revenue Bonds

**DEPARTMENT OF ENVIRONMENTAL SERVICES - 10:25 AM**

- R-9 PUBLIC HEARING and Consideration of an ORDER Approving the Annexation of Territory to Multnomah County (Corbett) Rural Fire Protection District #14
- R-10 RESOLUTION Setting a Hearing Date in the Matter of Surrendering Jurisdiction of SW 49th Avenue (Kerr Parkway, County Road No. 1391) to the City of Lake Oswego
- R-11 RESOLUTION Supporting the Portland-Astoria US 30 Corridor Plan by the Multnomah County Board of Commissioners
- R-12 Project Agreement 0010836 with Albertsons, Inc. to Provide Design and Construction Services for Reconstruction at SE Orient Drive and SE 257th Avenue



R-13 RESOLUTION Authorizing Legal Counsel to Obtain Immediate Possession of Property Necessary for Reconstruction at SE Orient Drive and SE 257th Avenue

**COMMISSIONER COMMENT/LEGISLATIVE ISSUES - 11:20 AM**

R-14 Opportunity (as Time Allows) for Commissioners to Comment on Non-Agenda Items or to Discuss Legislative Issues.



## **MULTNOMAH COUNTY COMMISSIONERS** **BOARD MEETING CANCELLATION NOTICE**

Thursday, November 11, 1999

Veterans Day - Offices Closed

Thursday, November 18, 1999

AOC Conference - No Board Meeting

Thursday, November 25, 1999

Thanksgiving - Offices Closed

Tuesday, December 21, 1999

Briefing Meeting Cancelled

Thursday, December 23, 1999

Regular Meeting Cancelled

Tuesday, December 28, 1999

No Meeting Scheduled

Thursday, December 30, 1999

Regular Meeting Cancelled

Any Questions, please call Deb Bogstad @ (503) 248-3277

MEETING DATE: NOV 02 1999  
AGENDA NO: B-1  
ESTIMATED START TIME: 9:00

(Above Space for Board Clerk's Use ONLY)

## AGENDA PLACEMENT FORM

SUBJECT: Child Receiving Center Siting Advisory Committee Report

BOARD BRIEFING:

DATE REQUESTED: November 2, 1999

REQUESTED BY: Chair Stein

AMOUNT OF TIME NEEDED: 1.0 hours

REGULAR MEETING:

DATE REQUESTED: \_\_\_\_\_

AMOUNT OF TIME NEEDED: \_\_\_\_\_

DEPARTMENT: Non-Departmental

DIVISION: Office of the Chair

CONTACT: Carol M. Ford

TELEPHONE #: 248-3956

BLDG/ROOM #: 106/1515

PERSON(S) MAKING PRESENTATION: District Attorney Mike Schrunk, Invited Others

### ACTION REQUESTED:

☒ INFORMATIONAL ONLY   ☐ POLICY DIRECTION   ☐ APPROVAL   ☐ OTHER

### SUGGESTED AGENDA TITLE:

Child Receiving Center Siting Advisory Committee Report

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)  
DEPARTMENT  
MANAGER: \_\_\_\_\_

### SIGNATURES REQUIRED:

*Reverly Stein*

BOARD OF  
COUNTY COMMISSIONERS  
99 OCT 28 PM 2:20  
MULTNOMAH COUNTY  
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ 248-3277

# **Multnomah County Children's Receiving Center Siting Advisory Committee**

## **Executive Summary**

### **A. Charge and Make-Up of the Siting Advisory Committee**

The Multnomah County Children's Receiving Center Siting Advisory Committee (SAC) was created by a Resolution passed by the Multnomah County Board of Commissioners on September 16, 1999. The charge of the SAC was to recommend a site for the Children's Receiving Center under three options outlined in the Board Resolution:

Option A: The Receiving Center with a child/family service facility, not to exceed \$4,000,000

Option B: The Receiving Center complex with the MDT/CAT (Multi-Disciplinary Team/Child Abuse Team) co-located on a single site, at about \$6,000,000 but in no case to exceed \$7,000,000

Option C: The Receiving Center and MDT/CAT co-developed on separate but conveniently located sites, at about \$6,000,000 but in no case to exceed \$7,000,000, or as further directed by the Board of County Commissioners.

With input from her colleagues, Chair Beverly Stein named the members of the Siting Advisory Committee on September 30:

- ◆ Mike Schrunk, Chair (Multnomah County District Attorney)
- ◆ Emmy Sloan (Cares NW)
- ◆ Kay Toran/Lorraine Barton-alternate (Volunteers of America)
- ◆ Mark Ganz (Christie School Board Member)
- ◆ Jack Pessia/Dick Wegner-alternate (citizen volunteers)
- ◆ Jean Cauthorn (children's advocate and citizen volunteer)
- ◆ Pam Patton/Jay Bloom-alternate (Morrison Center)
- ◆ Craig Opperman (The Christie School)
- ◆ Lee Coleman/John Barr-alternate (Oregon Services for Children & Families)
- ◆ Captain Andrew Kirkland/Lt. Ray Kelsay-alternate (Portland Police Child Abuse Team)

### **B. Process Overview**

On October 1, Members of the SAC were sent an information and background packet from The Steffey Group, consultants previously hired by the County to move this project forward. On the same day, Mike Schrunk sent a letter welcoming the members to the committee, and listing a series of meetings that would be necessary in order to meet the Board's requirement that recommendations be presented by October 26. This date was

moved back to November 2, allowing the SAC one additional meeting to decide on final recommendations. The meeting schedule was as follows:

1 <sup>st</sup> meeting:	October 8
2 <sup>nd</sup> meeting:	October 14
3 <sup>rd</sup> meeting:	October 21
4 <sup>th</sup> meeting:	October 25
5 <sup>th</sup> meeting:	October 29

The meetings were well attended by members of the SAC and support staff. The tight timeline required by the Board Resolution required a condensed site selection process, but the SAC reviewed 35 potential sites, saw slides and received an in-depth analysis of 24 of these sites, and ultimately visited six of them as a group. The SAC took their responsibility seriously and the process was thorough and efficient.

### **C. Recommendations**

The SAC unanimously endorses the following site recommendations:

#### **Option A (Receiving Center only)**

- #1: 102<sup>nd</sup> and East Burnside (new construction on north and east side of site)
- #2: Legacy Health System site at the corner of N. Stanton and N. Williams
- #3: 104<sup>th</sup> and NE Wasco (shared with other Multnomah County offices)

#### **Option B (Co-location of the Receiving Center and MDT)**

- #1: 102<sup>nd</sup> and East Burnside
- #2: Legacy Health System (combination of the vacant lot on N. Russell and N. Williams and corner lot at N. Stanton and N. Williams)
- #3: 104<sup>th</sup> and NE Wasco

#### **Option C (Receiving Center and MDT co-developed on separate, but nearby, sites)**

- #1: 102<sup>nd</sup> and Burnside (Receiving Center) with 103<sup>rd</sup> and NE Glisan (MDT)
- #2: 104<sup>th</sup> and NE Wasco (Receiving Center) with 103<sup>rd</sup> and NE Glisan (MDT)

The members of the SAC believe all of these sites offer exciting possibilities for this project. Because the vast majority of children and families utilizing this facility are from North, Northeast and Southeast Portland, all of the sites are within these geographic areas. Any of these sites would also be a good location for the proposed Relief Nursery, as the existing Relief Nursery serves the inner Southeast area; however, the properties east of I-205 would be preferable.

The members of the SAC are unanimous in their preference for the site at 102<sup>nd</sup> and East Burnside for any of the options chosen. The members are also unanimous in their recommendation that the Receiving Center and MDT be co-located. Members are convinced this is in the best interest of the children and families who will be served at

this facility, and will be more efficient for the professional people who will work in the facilities.

Costs associated with each of these sites and siting options were also analyzed and discussed by members of the SAC. In the unanimous opinion of the Committee members, the additional value of the 102<sup>nd</sup> and Burnside property makes it the strong preference. The Board of County Commissioners can hold current expenditures to approximately \$7 million by crediting the project with lease revenue to be paid by the seller for interim occupancy and paying for MDT tenant improvements in future budget years.

FINAL REPORT CONCERNING

**CHILDREN'S RECEIVING  
CENTER PROJECT  
SITING ADVISORY  
COMMITTEE**

DEVELOPED FOR

**MULTNOMAH COUNTY**

BOARD OF COUNTY COMMISSIONERS

NOVEMBER 2, 1999

**SECTION I**

**EXECUTIVE SUMMARY**

**SECTION II**

**SITING ADVISORY COMMITTEE (SAC)  
MEETINGS AND DOCUMENTS**

Siting Advisory Committee Members & Support Staff  
Meeting Agendas and Meeting Minutes  
Correspondence from D. A. Michael Schrunk  
County Fact Sheet and Press Release

**SECTION III**

**STAFF REPORT**

Report from Consultant Team  
Site Selection Criteria  
Report from Facilities & Property Management  
List of Final Sites Selected by Committee  
Projected Development Costs

**APPENDICES**

1. County Resolution Creating a Siting to Recommend a Site
  2. SAC Information Packet
  3. Documentation Regarding Requests for Site Information
  4. Site Information
  5. Site Recommendations
-



**SECTION I:**  
**EXECUTIVE SUMMARY**

## Legacy/Emanuel Hospital Sites Update

On Monday afternoon, November 1, 1999 Siting Advisory Committee Chair Mike Schrunk and member Mark Ganz, along with alternate member Helen Smith, met with Bob Pallari, the Chief Executive Officer of Legacy Health System, and Larry Hill, the head of Legacy's Property Management and Real Estate Office. This meeting was arranged by Mark Ganz as an opportunity to determine the potential of developing the Children's Receiving Center on any of the Legacy/Emanuel Hospital sites preferred by the Siting Advisory Committee. The Legacy Health System officials made it clear that the only site available for this purpose was the site adjacent to the freeway, discussed over three years ago with then-County Commissioner Dan Saltzman. This site has been rejected previously by the Children's Receiving Center ad hoc committee and the Children's Receiving Center Siting Advisory Committee. No further discussions are planned regarding the Legacy/Emanuel Hospital sites.

# **Multnomah County Children's Receiving Center Siting Advisory Committee**

## **Executive Summary**

### **A. Charge and Make-Up of the Siting Advisory Committee**

The Multnomah County Children's Receiving Center Siting Advisory Committee (SAC) was created by a Resolution passed by the Multnomah County Board of Commissioners on September 16, 1999. The charge of the SAC was to recommend a site for the Children's Receiving Center under three options outlined in the Board Resolution:

Option A: The Receiving Center with a child/family service facility, not to exceed \$4,000,000

Option B: The Receiving Center complex with the MDT/CAT (Multi-Disciplinary Team/Child Abuse Team) co-located on a single site, at about \$6,000,000 but in no case to exceed \$7,000,000

Option C: The Receiving Center and MDT/CAT co-developed on separate but conveniently located sites, at about \$6,000,000 but in no case to exceed \$7,000,000, or as further directed by the Board of County Commissioners.

With input from her colleagues, Chair Beverly Stein named the members of the Siting Advisory Committee on September 30:

- ◆ Mike Schrunk, Chair (Multnomah County District Attorney)
- ◆ Emmy Sloan (Cares NW)
- ◆ Kay Toran/Lorraine Barton-alternate (Volunteers of America)
- ◆ Mark Ganz (Christie School Board Member)
- ◆ Jack Pessia/Dick Wegner-alternate (citizen volunteers)
- ◆ Jean Cauthorn (children's advocate and citizen volunteer)
- ◆ Pam Patton/Jay Bloom-alternate (Morrison Center)
- ◆ Craig Opperman (The Christie School)
- ◆ Lee Coleman/John Barr-alternate (Oregon Services for Children & Families)
- ◆ Captain Andrew Kirkland/Lt. Ray Kelsay-alternate (Portland Police Child Abuse Team)

### **B. Process Overview**

On October 1, Members of the SAC were sent an information and background packet from The Steffey Group, consultants previously hired by the County to move this project forward. On the same day, Mike Schrunk sent a letter welcoming the members to the committee, and listing a series of meetings that would be necessary in order to meet the Board's requirement that recommendations be presented by October 26. This date was

moved back to November 2, allowing the SAC one additional meeting to decide on final recommendations. The meeting schedule was as follows:

- 1<sup>st</sup> meeting: October 8
- 2<sup>nd</sup> meeting: October 14
- 3<sup>rd</sup> meeting: October 21
- 4<sup>th</sup> meeting: October 25
- 5<sup>th</sup> meeting: October 29

The meetings were well attended by members of the SAC and support staff. The tight timeline required by the Board Resolution required a condensed site selection process, but the SAC reviewed 35 potential sites, saw slides and received an in-depth analysis of 24 of these sites, and ultimately visited six of them as a group. The SAC took their responsibility seriously and the process was thorough and efficient.

### **C. Recommendations**

The SAC unanimously endorses the following site recommendations:

#### **Option A (Receiving Center only)**

- #1: 102<sup>nd</sup> and East Burnside (new construction on north and east side of site)
- #2: Legacy Health System site at the corner of N. Stanton and N. Williams
- #3: 104<sup>th</sup> and NE Wasco (shared with other Multnomah County offices)

#### **Option B (Co-location of the Receiving Center and MDT)**

- #1: 102<sup>nd</sup> and East Burnside
- #2: Legacy Health System (combination of the vacant lot on N. Russell and N. Williams and corner lot at N. Stanton and N. Williams)
- #3: 104<sup>th</sup> and NE Wasco

#### **Option C (Receiving Center and MDT co-developed on separate, but nearby, sites)**

- #1: 102<sup>nd</sup> and Burnside (Receiving Center) with 103<sup>rd</sup> and NE Glisan (MDT)
- #2: 104<sup>th</sup> and NE Wasco (Receiving Center) with 103<sup>rd</sup> and NE Glisan (MDT)

The members of the SAC believe all of these sites offer exciting possibilities for this project. Because the vast majority of children and families utilizing this facility are from North, Northeast and Southeast Portland, all of the sites are within these geographic areas. Any of these sites would also be a good location for the proposed Relief Nursery, as the existing Relief Nursery serves the inner Southeast area; however, the properties east of I-205 would be preferable.

The members of the SAC are unanimous in their preference for the site at 102<sup>nd</sup> and East Burnside for any of the options chosen. The members are also unanimous in their recommendation that the Receiving Center and MDT be co-located. Members are convinced this is in the best interest of the children and families who will be served at

this facility, and will be more efficient for the professional people who will work in the facilities.

Costs associated with each of these sites and siting options were also analyzed and discussed by members of the SAC. In the unanimous opinion of the Committee members, the additional value of the 102<sup>nd</sup> and Burnside property makes it the strong preference. The Board of County Commissioners can hold current expenditures to approximately \$7 million by crediting the project with lease revenue to be paid by the seller for interim occupancy and paying for MDT tenant improvements in future budget years.

**SECTION II:**  
**SITING ADVISORY COMMITTEE (SAC)**  
**MEETINGS & DOCUMENTS**

Siting Advisory Committee  
Members & Support Staff

## Children's Receiving Center Siting Advisory Committee

- 1) Mike Schrunk, Multnomah County District Attorney  
1021 SW Fourth, Rm. 600  
Portland, OR 97204  
248-3143  
(alternate: Helen Smith, Director of Family Justice Dept. #248-3154)
- 2) Pam Patton, Director of Govt. Relations (alternate: Jay Bloom, Executive Director)  
The Morrison Center  
830 NE Holladay, Suite 125  
Portland, OR 97232  
233-4356
- 3) Kay Toran, Executive Director (alternate: Lorraine Barton)  
Volunteers of America  
537 SE Alder  
Portland, OR 97214-2231  
235-8655
- 4) Emmy Sloan, Director  
Cares NW  
2800 N. Vancouver Ave., #201  
Portland, OR 97227  
331-2400
- 5) Craig Opperman  
The Christie School  
P.O. Box 1855  
Lake Oswego, OR 97035  
635-3416 x236
- 6) Ms. Lee Coleman, Regional Administrator (alternate: John Barr)  
Oregon Services for Children & Families St. Johns Branch Manager  
827 NE Oregon, Suite 250 Oregon S.C.F.  
Portland, OR 97232 7825 N. Lombard  
731-3075 x486 Portland, OR 97203  
731-4646 x2203)
- 7) Captain Drew Kirkland (alternate: Lt. Ray Kelsay—823-0278)  
Portland Police Child Abuse Team  
2115 SE Morrison, Room 227  
Portland, OR 97214  
248-5249



8) Jack Pessia  
Oregon State Bar  
P.O. Box 1689  
Lake Oswego, OR 97035  
684-7401

(alternate: Dick Wegner  
P.O. Box 25277  
Portland, OR 97298  
297-1826)

9) Mark Ganz, Chief Legal Officer  
The Regence Group  
P.O. Box 1071 E 15 A  
Portland, OR 97207  
721-7156

10) Ms. Jean Cauthorn  
3160 NE 156<sup>th</sup> Ave.  
Portland, OR 97230  
253-3321/514-6200

Children's Receiving Center  
Siting Advisory Committee Support Staff

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Jill Baca  
Multnomah County D.A.'s Office  
1021 SW Fourth Ave., Rm. 600  
Portland, OR 97204  
248-3143

Dan Steffey/Chris Pierce  
The Steffey Group  
523 SE Stark Street  
Portland, OR 97214  
236-3904

Althea Milechman  
Multnomah County Public Affairs Office  
421 SW Sixth Ave., Suite 1045  
Portland, OR 97204  
736-6805

Brian Carleton/Julie Wells  
Carleton-Hart Architecture  
224 SW First  
Portland, OR 97204  
243-2252

Patrick Jones/Jennifer DeHaro  
Mult. Co. Facilities & Property Mngmt.  
2505 SE 11<sup>th</sup>  
Portland, OR 97202  
Jones--248-3728/DeHaro—248-3322

Debra Erickson  
Commissioner Kelley's Office  
1120 SW 5<sup>th</sup> Ave., Rm. 1500  
Portland, OR 97204  
248-5213

Lisa Hansell/Katherine Jansen-Byrkit/Patricia Foley  
Mult. Co. Health Dept.  
426 SW Fourth, 9<sup>th</sup> Floor  
Portland, OR 97204  
Hansell--248-3406 x28893

Charlotte Comito  
Commissioner Naito's Office  
1120 SW 5<sup>th</sup> Ave., Rm. 1500  
Portland, OR 97204  
248-5217

Meeting Agendas &  
Meeting Minutes

**Multnomah County Children's Receiving Center  
Siting Advisory Committee**

**Agenda**

Friday, October 8, 1999 10:30 a.m.

- I. Welcome and Introductions (Mike Schrunk, District Attorney)
- II. Brief review of Receiving Center project (Helen Smith, D.A.'s office)
- III. Role and Charge of Siting Advisory Committee (Helen Smith)
- IV. The Public Process (Althea Milechman, County Public Affairs Office)
- V. Discussion of Site Selection Criteria (Dan Steffey, The Steffey Group and Brian Carleton, Carleton-Hart Architecture)
- VI. Initial Site Options and Brief Analysis
  - A. By the Consultant Team (Chris Pierce, The Steffey Group and Julie Wells, Carleton-Hart Architecture)
  - B. By Multnomah County Facilities & Property Management (Patrick Jones and Jennifer DeHaro)
- VII. Comments and Questions from Committee Members (Mike Schrunk)
- VIII. Next Steps/Next Meeting (Mike Schrunk)

## Multnomah County Children's Receiving Center Siting Advisory Committee

Minutes for 1<sup>st</sup> Meeting, Friday, October 8, 1999

Committee Members attending: Mike Schrunk, Emmy Sloan, Lorraine Barton (representing Kay Toran), Mark Ganz, Jack Pessia, Jean Cauthorn, Pam Patton, Craig Opperman, John Barr (representing Lee Coleman), Lt. Ray Kelsay (representing Capt. Andrew Kirkland).

Support staff attending: Helen Smith, Dan Steffey, Chris Pierce, Brian Carleton, Julie Wells, Jenny DeHaro, Patrick Jones, Althea Milechman, Patricia Foley (representing Lisa Hansell/Katherine Jansen-Byrkit)

District Attorney Mike Schrunk welcomed people to the first meeting of the Multnomah County Receiving Center Siting Advisory Committee (SAC). He passed around an agenda for the meeting and a roster of SAC members and support staff. Mr. Schrunk noted that the date for the SAC to make a presentation to the County Board has been moved from October 26 to November 2.

Helen Smith from the District Attorney's office then referred to the Children's Receiving Center Narrative that was part of the packet mailed to each Committee Member. She discussed the history of the development of the Receiving Center, and the need that prompted the original discussions over ten years ago. There is a clear consensus on the need for this facility from every agency and organization that works within the children's protective services system: law enforcement, children's advocacy organizations, Services for Families and Children (SCF), etc.

Mr. Schrunk then handed-out copies of the County Board Resolution that called for the creation of the Siting Advisory Committee, and discussed the details that spell-out the mission and charge of the committee. He noted that the Committee may need to discuss other aspects of the Receiving Center during its deliberations, but that the overriding purpose of the SAC was to respond to the County Commissioner's request for a recommendation of sites based on three specific scenarios: a.) Receiving Center located independently, b.) Receiving Center with the Multi-Disciplinary Team (MDT) co-located on one site, and c.) Receiving Center and MDT located independently, but in proximity to one another.

Althea Milechman from the County's Public Affairs Office then passed-out copies of the County's "Facilities Siting Public Involvement Manual" and discussed the public involvement/outreach component of this siting process. Ms. Milechman said this current site selection phase would involve three general public information efforts by the Public Affairs Office: 1) creation of a user-friendly fact sheet on the Receiving Center and the Siting Advisory Committee's role, 2) a press release to media outlets informing them of the creation of the SAC, and timelines for completion of this phase, and 3) providing general information on the project and the process on the County's web page (<http://www.co.multnomah.or.us>)

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Ms. Milechman said that after the SAC makes a formal recommendation to the Board of Commissioners on November 2, the process would begin a second phase of public involvement and information. This phase would include, 1) a direct-mail piece to residents and businesses located within a certain distance to the recommended site, 2) one-on-one meetings with community leaders active in the area around the recommended site, 3) periodic media updates on the process, and 4) one or more community information meetings near the recommended site. At the end of this process the Public Affairs Office will brief the County Board on the results of this public outreach.

Dan Steffey of The Steffey Group and Brian Carleton of Carleton-Hart Architecture, consultants hired by the County 15 months ago to move this project forward, discussed the process that led to the design and siting criteria drafted by the consultant team. Mr. Carleton described the three main components of the facility: 1) the residential area where the children would be housed, 2) the service component where the children and their families would receive the assessments and services critical to the vision of this project, and 3) the Multi-Disciplinary Team component. *(Please note that the residential component and the service component of the Receiving Center cannot be located on separate sites—together they make up the Children's Receiving Center.)* The three components are described in the written architectural program and graphic site diagram which were included in the information packets mailed to the Committee. The written architectural program outlines the functions and spatial needs of these functions for the three components of the project. The graphic diagram illustrates issues of adjacencies, connections and separations between the three components. The diagram illustrates general spatial needs, but it is NOT to be perceived as a proposed plan. The final configuration of the project could occur in a number of ways and still satisfy the intent of the graphic diagram. (e.g. the project could be located on a vacant lot with independent buildings, in existing buildings in a campus format, or in one building with distinct entrances.) Mr. Carleton noted that even if the Receiving Center is sited independently from the MDT, the site needs to have dual characteristics, or personalities, due to the residential nature of where the children will be housed and the "business" nature of where the services will be provided.

This discussion led to a presentation by Dan Steffey of the draft siting criteria used by the consultant team, and the rationale behind it. Though the draft criteria met with general approval, a number of improvements were agreed upon: 1) Mike Schrunk and Helen Smith suggested that a new geographic criterion be included. This will allow any property in the County to be rated, but will still put a strong emphasis on siting the facility where most of the children and families in the protective services system live. 2) Jean Cauthorn suggested that cost of the property should be included in the "Complexity of Acquisition" category. 3) Mark Ganz suggested that "Complexity of Acquisition" be rated higher than "Partnership on Development," so those two criteria, and their respective weighting, were switched. 4) Pam Patton clarified that sites will be rated on how they fit each of the three siting options outlined in the Board Resolution. In other

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words, Site #4 might be rated high for Option a., but low for Option b. When all of the sites are analyzed together, the Committee will determine the best sites for Option a., the best sites for Option b. and the best sites for Option c. In the example used above, Site #4 might be recommended as a good site for option a., and not even mentioned as a site for Option b. In this way, during the first phase of site review the Committee will only be comparing sites based on how they fit the three options presented by the County Board, not on which option is preferable.

All of these improvements to the siting criteria were agreed upon by consensus.

Mike Schrunk reiterated that while the SAC's role was to present a series of three options to the Board of Commissioners, he hoped that of these three options, the SAC would ultimately make a single recommendation on the siting option it felt best met the goals and vision of the Children's Receiving Center.

Chris Pierce of The Steffey Group and Julie Wells of Carleton-Hart Architecture then referred to a document in the Committee's information packet that listed the 14 potential sites that the consultant team had informally identified over the past year. Some of these sites have proven to be unfeasible upon further review, but some are viable options and worthy of formal review by the SAC. Each of these sites was briefly described in context to geographic location and existing structures on-site, if any. Jenny DeHaro of County Facilities and Management handed-out a list of six properties that her office had identified on behalf of another county agency. Again, some of these properties are worth further investigation, others less so. Jenny DeHaro noted that the site at 102<sup>nd</sup> and East Burnside had shown up on both her list and the consultant team list. Next week the County Department of Environmental Services will be asking the Board of Commissioners to give it the authorization to negotiate an option on this property because of its central eastside location and excellent transit access. At least two county agencies have expressed an interest in this site. Jenny DeHaro also described her department's efforts to locate additional siting options for the Receiving Center. They will be placing advertisements in both the Oregonian and Business Journal this weekend, along with requesting sites from their realty locating service. Together, these outreach efforts should produce additional sites for the SAC to review.

Mike Schrunk reiterated that the goal of this first meeting of the SAC was to give everyone a general understanding of the vision of the Children's Receiving Center, to become aware of the mission of the Siting Advisory Committee as laid-out in the County Board Resolution, to fine-tune the draft site selection criteria and to get a brief overview on some specific sites that have been identified by the consultant team and County Facilities and Property Management.

In the next meeting, on Thursday, October 21 from 10:00 to 11:30 a.m., the Committee will deal more directly with specific sites, and start rating them based on the new siting

the correction would be that Mike Schrunk asked Jenny DeHaro to comment on the County's interest + intentions with regard to the 102nd + Burnside property

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criteria developed. Mike Schrunk asked if anyone had any additional questions, comments or suggestions. There was consensus that the Siting Advisory Committee process was on the right track, and the meeting was adjourned.



Multnomah County Children's Receiving Center  
Siting Advisory Committee

Agenda

Thursday, October 14, 1999 10:00 a.m.

- I. Welcome and Introductions (Mike Schrunk, District Attorney)
- II. Review of Updated Site Criteria (Carleton-Hart Architecture)
  - A. Discussion by Committee
    1. Changes?
    2. Approval?
- III. Analysis of Current Potential Sites (Carleton-Hart Architecture)
  - A. Sites Well Outside Geographic Boundaries Not Analyzed
  - B. Slide Presentation and Written Analysis
  - C. Group Sites into Three Options from County Board
- IV. Update from County Facilities on Efforts to Locate Additional Potential Sites (County Facilities & Property Management staff)
- V. Discussion of Sites by Committee Members (Mike Schrunk)
- VI. Next Steps/Next Meeting (Mike Schrunk)

Multnomah County Children's Receiving Center  
Siting Advisory Committee  
Minutes for 2<sup>nd</sup> Meeting, Thursday, October 14, 1999

Committee Members attending: Mike Schrunk, Emmy Sloan, Mark Ganz, Jack Pessia, Jay Bloom (representing Pam Patton), Craig Opperman, John Barr (representing Lee Coleman), Capt. Andrew Kirkland.

Support staff attending: Helen Smith, Dan Steffey, Chris Pierce, Brian Carleton, Julie Wells, Jenny DeHaro, Patrick Jones, Althea Milechman, Katherine Jansen-Byrkit, Deborah Erickson

District Attorney Mike Schrunk called the meeting to order and welcomed people to the second meeting of the Multnomah County Receiving Center Siting Advisory Committee (SAC). He passed around an agenda for the meeting, which was approved by the committee. Mr. Schrunk then asked approval to tape the meeting on behalf of committee member Jean Cauthorn, who was unable to attend. This was approved by the committee, as were the Minutes from the previous meeting after noting that the date for the next meeting should have read, "October 14" instead of "October 21."

Mr. Schrunk informed the committee that earlier in the week the Board of Commissioners had given County Facilities & Property Management the approval to formally enter into an option to purchase the Seventh Day Adventist property at 102<sup>nd</sup> and East Burnside. He was concerned that some committee members might misconstrue this action as an indication that this site had already been selected for the Children's Receiving Center and that this committee was merely rubber-stamping this decision. He assured the committee that the County Board's action did not lock the committee into selecting this site; Dan Steffey, who attended the Board meeting where the vote took place, reiterated this. Mr. Steffey said the message to the Board from Facilities & Property Management was that this site presented an excellent opportunity for the County, in general, due to its excellent transit access, the excellent condition of the existing buildings, its mid-county location and proximity to I-205. The County's Aging Services Division is also interested in the site.

Brian Carleton handed out a packet of siting information, including the revised siting criteria, based on suggestions from the Siting Advisory Committee. The changes from the original draft criteria are:

- "Location" became a new category, incorporating "Distance to Downtown" from the draft criteria, and was given 17% overall significance. This criterion was whether the site was located in the geographic area where the large majority of children and their families live.
- "Complexity of Acquisition" was changed to include both the complication of acquisition and whether the costs meet the guidelines spelled-out in the Board Resolution. Its significance was increased to 12%.
- "Partnership on Development" was decreased in overall significance, down to 5%.

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Jenny DeHaro said that the timeliness of completing an acquisition, and certain conditions attached by the seller to a property, could also delay a project. She suggested that this be added to the "Complexity of Acquisition" criteria, and the Committee agreed by consensus. With this addition to the "Complexity of Acquisition" criteria, the site criteria was approved.

Mark Ganz suggested that while the siting criteria was a worthwhile exercise in determining how to scientifically rate the various sites, it was also important to acknowledge that intuition was going to play an important role in making these decisions. Mike Schrunk agreed that committee members' "gut reaction" and the discussions among committee members will be a critical part of this decision-making process, yet are not areas that can be rated on the site criteria table.

Brian Carleton then went over the general information in the site analysis packet developed by Carleton-Hart Architecture. From a question by Mark Ganz, Mr. Carleton emphasized that the order of the sites on the list and in the packet was random, and based on no ranking whatsoever.

Mr. Carleton then asked Julie Wells from his office to go through the individual sites. Each site analysis included, when available, information on location, address, tax lot number, neighborhood, owner, area, existing buildings, cost, and zone with zoning analysis. In addition, each site was analyzed based on the ten siting criteria agreed upon by the Siting Advisory Committee. Following this written analysis, a zoning map of each site showed the site location, and the surrounding land uses (e.g. residential, commercial, open space, etc.)

In addition to the information presented by Ms. Wells, the following points were raised during discussion of the sites:

- The Morrison Building at 21<sup>st</sup> and SE Morrison—Jenny DeHaro noted that the County is moving its communications offices into this building, and the plan is that these offices will remain there for the next two years.
- The Parry Center property at 34<sup>th</sup> and SE Powell—Mark Ganz said that although there might be some hurdles to cross before Trillium Family Services (owner of the site) is comfortable having Christie School on-site, there is a strong sense of cooperation between the Boards of Directors of the two organizations.
- The Shriner's Hospital site at NE 82<sup>nd</sup> and Sandy—Though the site is large and well located, development of the site would require development of a large Master Plan and zone change. Estimates are that this process would take at least a year, with no guarantee of success.
- Legacy sites at N. Williams and Russell—Emmy Sloan said she had heard that Legacy was hoping to use these two lots for the development of medical offices that would provide a source of patients for Emanuel Hospital. She also noted that Legacy feels they already provide plenty of social services and benefits to the community,

and might not be thrilled with using valuable land for additional public benefits. Craig Opperman noted that during a tour of the Legacy sites recently, the Legacy representative was hesitant to even show these sites for fear of getting people's hopes up that they could be used for the Receiving Center.

- Monroe High School at NE 25<sup>th</sup> and Everett—The architects felt that siting the MDT at this site would be extremely doubtful, due to the zone change that would be required in this residential neighborhood. The Receiving Center could be located here, but would probably require development of a large Master Plan. An isolated development involving the Receiving Center was believed to be very unlikely.
- Washington High School at SE 14<sup>th</sup> and Stark—Although the architects felt a zone change to allow the MDT might be more likely than at Monroe High School, it would still be a long process, and would probably require an overall Master Plan. Also, the residential part of the Receiving Center would have to be built on the commercial side of this property.
- Seventh Day Adventist site at 102<sup>nd</sup> and E. Burnside—Jenny DeHaro noted that the Adventists would require a leaseback provision to continue occupying the larger building for up to two more years. The smaller building and vacant land would be available immediately for development of the Receiving Center. The MDT could move into the larger building at a later time, when it became vacant.
- Bingo Hall at NE 104<sup>th</sup> and Wasco—Though only large enough for the Receiving Center, it could be developed separately from, but proximate to, the MDT at the site of the former Montevilla Lumber site at NE 105<sup>th</sup> and Glisan.
- Site adjacent to the county's Hanson Building at NE 122<sup>nd</sup> and Glisan—Jenny DeHaro said it was her understanding that the City of Portland is requiring street access through this site for anyone trying to develop it. This requirement would take a large chunk of the property, which has thwarted other efforts to develop it.
- Menlo Park Keinows at NE 123<sup>rd</sup> and Glisan—Jenny DeHaro doesn't believe the property is being actively marketed, and doubts its availability.

Jenny DeHaro reported that the county has received some responses through its outreach efforts to identify other suitable locations for the Receiving Center and MDT, but eliminated most due to inappropriate zoning, geographic location and lack of transit access. Most of the sites were very commercial in nature, precluding consideration for the Receiving Center. The County Facilities office will continue to look for suitable sites. Mike Schrunk asked for a complete list of sites that had come to the attention of Facilities in the past week, and Jenny DeHaro said she would provide it.

Mark Ganz then suggested that the committee spend some time cleaning up and narrowing the list of 15 sites that had been presented. Mr. Ganz suggested that both downtown bridgehead sites be eliminated from consideration due to their urban nature and complications with development. The committee agreed by consensus.

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Mr. Ganz also suggested that Legacy be approached to determine whether those sites are available. Mike Schrunk said another partnership opportunity with Legacy might be through the County Coroner's office, which is looking for a site.

Dan Steffey agreed to pursue discussions with the owners of the Shriner's Hospital site to determine the viability of that option.

Mark Ganz said that although the 104<sup>th</sup> and Wasco site didn't seem ideal for the Receiving Center, it would be worth investigating the Montevilla Lumber property to determine if it was available for development of the MDT. This combination of sites would satisfy one of the options the County Board requested. Jenny DeHaro said she would make contact with the realtor of this site.

Jenny DeHaro also said she would investigate a site across SE 20<sup>th</sup> from the Morrison Building site as an option for either the MDT or Receiving Center. Potentially, one facility could be located on this new site, with the other replacing the existing Morrison Building.

Mark Ganz thought the Hanson Building site, and adjacent site that is for sale, are too complex to develop, and that the required street construction and wait for the Sheriff's office to move would cause too many delays. Mr. Ganz then suggested that all of the sites along 122<sup>nd</sup> Avenue were too large, too complex and too far from downtown to warrant further discussion. The committee agreed by consensus.

Mike Schrunk warned the committee that although the voters of Multnomah County earmarked \$4 million for this project, any additional funds would require a political battle. Various county programs and agencies are eyeing the interest money that has accrued from the bonds. Mark Ganz wondered whether the leaseback money that would be available from the Adventists at 102<sup>nd</sup> and Burnside could be used to offset operations of the Receiving Center. Dan Steffey thought that would be a County Board decision. Patrick Jones said that of the \$10 million in interest money that has been accrued, \$7 million has already been earmarked for other projects.

Mark Ganz then suggested that at the next meeting the committee would be able to narrow the list of possible sites even further with the addition of information that committee members and staff agreed to gather in the next week. Emmy Sloan asked who was going to contact Legacy, and Mark Ganz said he would set up a meeting with the CEO, Bob Pallari. He asked whether Mike Schrunk and Helen Smith would be willing to join him, and they agreed.

Craig Opperman suggested that contacts be made with Sharron Kelley prior to meeting with Legacy, to determine where her discussion left off. Deborah Erickson with

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Commissioner Kelley's office said she would inquire with Sharron, and have Commissioner Kelley contact Mike Schrunk directly.

Jay Bloom said he was going to be meeting with Rob Roy, Executive Director of Trillium Family Services, next week, and would inquire about the vacant land at the Parry Center.

Mike Schrunk said that with all of this information, the committee may be able to narrow the list of possible sites enough during next week's meeting to allow a driving tour of the remaining sites on Monday, October 25. The committee agreed that seeing the most viable sites as a group would be very useful.

Mike Schrunk asked for additional comments or suggestions. He reminded committee members that the next meeting is scheduled for Thursday, October 21 at 10:00 a.m. in the same location—15<sup>th</sup> Floor of the Portland Building. Emmy Sloan, Jack Pessia and John Barr reported that they would be unable to attend the next meeting.

The meeting was then adjourned.

**Multnomah County Children's Receiving Center  
Siting Advisory Committee**

**Agenda**

Thursday, October 21, 1999 10:00 a.m.

- I. Welcome and Introductions (Mike Schrunk, District Attorney)
- II. Review and Final Approval of Updated Site Criteria (Carleton-Hart Architecture)
- III. Site Analysis (Carleton-Hart Architecture)
  - A. Update on Sites Previously Reviewed
    - 1. Morrison Building
    - 2. Parry Center
    - 3. Shriner's Hospital
    - 4. NE 82<sup>nd</sup> & Halsey
    - 5. Legacy
    - 6. 102<sup>nd</sup> & E. Burnside
    - 7. NE 104<sup>th</sup> & Wasco
  - B. Update on Efforts to Locate Additional Potential Sites
    - 1. D.A. Schrunk letter to County Board Members
    - 2. County Facilities & Property Management Efforts
    - 3. Additional Site Suggestions from Committee
  - C. Additional Potential Sites
    - 1. Those Not Analyzed In-Depth Due to Site Criteria Contradictions
    - 2. Slide Presentation and Written Analysis of Viable New Sites
- IV. Discussion of Sites by Committee Members (Mike Schrunk)
  - A. Matrix Grouping Sites into Three Options Requested by County Board
- V. Next Steps (Mike Schrunk)
- VI. Preliminary Discussion of Report to County Commissioners (Mike Schrunk)
  - A. Draft Table of Contents for Discussion
  - B. Presentation to Board of Commissioners—Discussion of Role of Committee
  - C. Discussion of Continued Involvement of Siting Advisory Committee
- VII. Set Next Meeting/Adjourn (Mike Schrunk)

Multnomah County Children's Receiving Center  
Siting Advisory Committee  
Minutes for 3rd Meeting, Thursday, October 21, 1999

Committee Members attending: Mike Schrunk, Mark Ganz, Dick Wagner (representing Jack Pessia), Pam Patton, Craig Opperman, Rob Abrams (representing Lee Coleman), Ray Kelsay (representing Capt. Andrew Kirkland), Jean Cauthorn.

Support staff attending: Helen Smith, Dan Steffey, Chris Pierce, Brian Carleton, Julie Wells, Jenny DeHaro, Patrick Jones, Althea Milechman, Katherine Jansen-Byrkit, Debra Erickson, Charlotte Comito, Steve March, Bob Oberst

District Attorney Mike Schrunk called the meeting to order and welcomed people to the third meeting of the Multnomah County Receiving Center Siting Advisory Committee (SAC). He passed around an agenda for the meeting.

Mr. Schrunk asked that the Minutes of the 1<sup>st</sup> SAC meeting be clarified to show that during the discussion of potential sites he asked staff from the County's Facilities & Property Management to comment on the County's interest and intentions regarding the site at 102<sup>nd</sup> and East Burnside. This particular site had been brought up in conversations with various parties, and Mr. Schrunk wanted the SAC to get an update directly from Property & Facilities Management, which was given by Jenny DeHaro. Mr. Schrunk wanted it made clear that he requested the information from Facilities & Property Management during the 1<sup>st</sup> SAC meeting.

A packet of information from Carleton-Hart Architecture was distributed, including the updated site criteria which had been discussed in the previous two SAC meetings. The Committee approved the final site criteria, including the new "bullet" under criteria #6, "Complexity of Acquisition" that places a higher rating on sites that do not have "limits that constrain acquisition and development."

Next the Committee heard an update on the seven sites from last week that were reviewed and determined to be worthy of further exploration:

- The Morrison Building—to be reviewed in conjunction with an adjacent property
- Parry Center—Pam Patton informed the Committee that Jay Bloom had discussed the property with the owner's Executive Director, Rob Roy, who said the land currently housing the Morrison Center might be available in 2001, but that the large vacant land to the north and east of the Parry Center was unlikely to be available.
- Shriner's Hospital—Neither the owner nor developer have returned phone calls to Brian Carleton or Dan Steffey
- NE 82<sup>nd</sup> & Halsey—Dan Steffey reiterated that the non-profit owner was interested in partnership opportunities on this site
- 102<sup>nd</sup> & Burnside—no new information
- NE 104<sup>th</sup> & Wasco—Jenny DeHaro spoke with the realtor; the cost is \$1.2 million for 2.5 acres. It has some refurbished office space. An option on this site is expiring this week. The site is close to Gateway MAX, good bus transit and a good residential feel to the east.



Mike Schrunk began a discussion on efforts to locate new potential sites by notifying the Committee that he had sent a letter on October 15 to each of the County Commissioners listing the current sites under exploration, and asking for suggestions on additional sites. If he hears from any of the Commissioners, he will forward the information to the Committee. Jenny DeHaro reiterated that County Facilities & Property Management had placed ads in The Oregonian and the Business Journal, but had received few responses. A better response came from faxes and e-mails through the RealNet real estate service. All viable sites had been shared with Carleton-Hart Architecture and were included in the sites to be discussed today by the Committee. Mike Schrunk then asked, as he had in previous meetings, if any Committee members knew of any potential sites that should be analyzed.

Julie Wells then went through nine new sites in the same format as the week before: a one-page analysis including (when available) information on location, address, tax lot number, neighborhood, owner, area, existing buildings, cost, and zone with zoning analysis. In addition, each site was analyzed based on the ten siting criteria agreed upon by the Siting Advisory Committee. Following this written analysis, a zoning map of each site showed the site location, and the surrounding land uses (e.g. residential, commercial, open space, etc.) The following discussion occurred in the context of the following sites:

- 1902 SE Morrison—This site is only suitable for the MDT and would be built in conjunction with the Receiving Center at the existing Morrison Building site. Mark Ganz noted that last week County Facilities & Property Management had informed the Committee that the Morrison Building would not be available for two years, thus delaying development of the Receiving Center. There was some discussion on whether a County shift in priorities might allow the development of the Receiving Center sooner than two years, but Charlotte Comito echoed Facilities & Property Management's estimation of a two year delay.
- Montevilla Lumber Building at 103<sup>rd</sup> & NE Glisan—This site could accommodate either the MDT or the Receiving Center, but not both. Jenny DeHaro said she had spoken with the realtor and was told that an offer had been made on this property. A cursory environmental assessment showed the site to be clean.

Julie Wells then went over the eight additional sites that were outside the general geographic boundaries set in the siting criteria, but potentially worthy of further exploration. Information on these sites focused on location, zoning, cost and how they met the Committee's siting criteria. Mike Schrunk asked Committee members if any of these eight sites warranted further investigation. By consensus the Committee agreed none of these sites would be suitable.

Julie Wells then handed out the siting matrix that shows how each property fits into the three development options outlined in the Board of County Commissioner's Resolution setting up the SAC. Dan Steffey suggested that the Committee winnow down the remaining nine sites they had just discussed before putting any new sites into the matrix.

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In discussion of these nine new sites, Mark Ganz suggested that the two sites well outside the geographic boundaries of the site criteria (164<sup>th</sup> & E. Burnside and NE Cully & Killingsworth) be eliminated from further consideration. The Committee agreed that due to inconvenient transportation and the fact that neither site could accommodate both the MDT and the Receiving Center, both should be removed from the final list.

Ray Kelsay recommended removing the "Organ Grinder" site at 5015 SE 82<sup>nd</sup> due to its location outside the siting criteria and the fact that the owner is only interested in leasing the site. The Committee agreed by consensus.

Mike Schrunk asked what the Committee thought about the Morrison Building site, based on earlier comments by Charlotte Comito confirming the two-year delay in developing the site. Mark Ganz said that since both the MDT and Receiving Center cannot fit on this site, that the adjacent site reviewed today (1902 SE Morrison) is only large enough for the MDT, and that the Receiving Center would suffer a two year delay, both of these sites should be eliminated. Rob Abrams said these sites are not convenient for SCF personnel coming from North Portland or Gresham, as there is no nearby freeway access. The Committee agreed by consensus that these sites should be eliminated.

Mike Schrunk asked about the Montevilla Lumber site at 103<sup>rd</sup> and NE Glisan. The Committee agreed it was worth exploring under "Option C" which calls for development of the MDT and Receiving Center on close, but distinct sites.

The Committee decided to remove the site at 86<sup>th</sup> & SE Stark because it is only suitable for the MDT, and parking is severely limited on the site. Also, there is no nearby site to develop the Receiving Center.

The site at 35<sup>th</sup> and NE Broadway was removed from consideration due to the facts that it would only accommodate the MDT, the exiting building would have to be razed and the asking price is prohibitive.

The Forum Building at 525 NE Oregon is only suitable for the MDT, there is no nearby site to develop the Receiving Center and the asking price is prohibitive. By consensus this site was removed from the list.

Mike Schrunk asked if any Committee members were uncomfortable with the pace that decisions were being made. He reiterated that this exercise was to narrow the list of possible sites, not to "railroad through" any specific sites. Sites would remain for consideration if any member of the Committee felt they were viable.

The site at 523 SE Grand was eliminated by consensus because it could only accommodate the MDT, there is no nearby site suitable for the Receiving Center, the asking price is too expensive and there is inadequate parking for the MDT.

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Having narrowed the list of potential sites, the siting option matrix was updated. The Morrison Building site was removed from consideration, and the Montevilla Lumber site was added as a potential site for the Receiving Center alone, or as a site in conjunction with 104<sup>th</sup> & NE Wasco or 102<sup>nd</sup> & E. Burnside.

Ray Kelsay suggested that when thinking of "Option C" (development of the MDT and Receiving Center on different but nearby sites) the Committee should consider walking distance as "nearby." Reducing the transportation stress for families and the children is one of the goals of this facility, so even a distance over a few blocks makes it inconvenient. Mr. Kelsay thought the distance between 103<sup>rd</sup> & Glisan and 104<sup>th</sup> and Wasco was too far to be considered "nearby." Mark Ganz said that the Committee had specifically not discussed a preference between the three options outlined by the County Commissioners, but that it was an important consideration and maybe now was a good time to discuss it. Mike Schrunk agreed, and asked for comments from the Committee.

Ray Kelsay said the Police prefer a single, co-located site for the MDT and Receiving Center. It makes for more efficient use of time for police officers, makes transportation of the children more efficient and fast and eliminates moving children around for different interviews. Rob Abrams said SCF concurs. He said SCF, the police and the DA's office have developed a very good working relationship. Having detectives do interviews with victims in a family-friendly environment adjacent to where they are temporarily housed reduces unnecessary transportation for the children. Mark Ganz said Christie School is convinced that creating this cooperative team-environment on one site will be an important aspect of the facility. He warned, however, that there needed to be strict segregation of "space" between where the children are in the Receiving Center and where the law enforcement officers are in the MDT offices. Ray Kelsay agreed that face-to-face interaction is far more efficient than faxes and phone calls—even a five-block distance will eliminate most of the face-to-face interaction.

Dick Wagner suggested that the site at 102<sup>nd</sup> & E. Burnside was too far from downtown, one of the points listed under the "Location of Property" criteria. He thought the Legacy sites might be more convenient. Rob Abrams agreed that siting the facility next to Cares NW would be excellent. Craig Opperman noted that the distance to downtown is only important for the MDT facility; it was not important to the day-to-day functioning of the Receiving Center.

Pam Patton said she had attended a conference the day before that discussed minority youth issues and the importance of forming connections with minority families. She said it's critical that both the site and the function of the Receiving Center be sensitive to minority families. Ray Kelsay said the MDT-type facilities he's seen around the country place a big emphasis on creating family friendly environments. Speaking for herself, rather than her agency, Ms. Patton wondered if co-locating law enforcement with the Receiving Center was the message they wanted to be sending to minority families, who

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may be distrustful of law enforcement. Mr. Kelsay said psychologists have determined that co-locating law enforcement with children's services is advantageous to the children and their families. Katherine Jansen-Byrkit thought it would be important to talk to families about what is most helpful, efficient and comfortable for them. Mike Schrunk wondered if in the short timeline facing the Committee whether interviews could be set up and conducted. Craig Opperman reminded the Committee that the whole idea of the Receiving Center grew out of pleas from families for a place where children and families could be reconnected after the trauma of removal. He thought co-location made sense if it was properly designed.

Mike Schrunk refocused the Committee on the next steps. Information on the availability of the Legacy sites and the Parry Center site still needs to be gathered. Mark Ganz said he would continue to pursue the earliest possible meeting with the CEO of Legacy. Pam Patton said Chris Pierce was to call Rob Roy, Executive Director of Trillium Family Services, to discuss the Parry Center site. Jenny DeHaro asked if the Committee was interested in information about the Copeland Lumber site adjacent to the Hollywood MAX stop. Mark Ganz said that since it is only suitable for the MDT, there are no suitable Receiving Center sites nearby and the price tag is believed to be very high, that is wasn't worth further investigation. The Committee agreed.

Mike Schrunk asked if the Committee had come to any consensus about their preference of the seven sites that remained under consideration. Mark Ganz said that in his mind the top two candidates were the sites at 102<sup>nd</sup> & E. Burnside and the Legacy sites. The Parry Center site would be attractive if the Receiving Center and MDT could be co-located. Next in preference would be the site at 82<sup>nd</sup> & NE Halsey. The Shriner's site, while exciting to consider, seems too complex to develop. The 104<sup>th</sup> & NE Wasco/103<sup>rd</sup> & NE Glisan sites, while a little outside the walking distance goal, are still worth including in the discussion. Rob Abrams and Katherine Jansen-Byrkit agreed with this ranking, and a general consensus was reached.

Mike Schrunk handed out a draft of a Table of Contents for the Committee's final report to the County Commissioners. He invited all Committee members to participate in the presentation to the Board, and suggested it would make sense for the Board to hear from the Christie School, SCF and at least one other Committee member; Jack Pessia might be willing to attend. Mr. Schrunk asked the Committee if it would be interested in continuing to function, if so directed by the County Commissioners. Depending on the new responsibilities assigned by the County Board, there was a consensus that the Committee would be willing to continue to assist this project.

It was determined that two additional meetings would be required in order for the Committee to complete its work:

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Monday, October 25 10:00 a.m.-noon—Tour remaining seven sites. (Meet on the west side of the Target store at 122<sup>nd</sup> and NE Glisan)

Friday, October 29 11:00 a.m.-1:00 p.m.—Brown bag meeting to receive financial information on each site, and make final recommendations. NOTE NEW LOCATION: The Commonwealth Building, 421 SW Sixth Avenue (between Stark and Washington) 12<sup>th</sup> Floor Conference Room (left of elevators, down short hallway)

The meeting was then adjourned.

Multnomah County Children's Receiving Center  
Siting Advisory Committee  
Minutes for 4th Meeting (Van Tour), Monday, October 25, 1999

Committee Members attending: Mike Schrunk, Dick Wagner (representing Jack Pessia), Pam Patton, Craig Opperman, John Barr (representing Lee Coleman), Jean Cauthorn, Emmy Sloan.

Support staff attending: Helen Smith, Dan Steffey, Chris Pierce, Brian Carleton, Julie Wells, Patrick Jones, Katherine Jansen-Byrkit, Debra Erickson

This van tour was scheduled at the request of members of the Siting Advisory Committee (SAC) in order to visit, as a group, each of the seven sites that were still being considered as sites for the Children's Receiving Center and/or the Multi-Disciplinary Team (MDT). Mike Schrunk welcomed members, staff and consultants, and said that a written record of this SAC meeting/tour would be sent out by the end of the week.

By way of update, Mr. Schrunk asked if County Facilities & Property Mangement had identified any other potential sites, and Patrick Jones said none had come to their attention since the last SAC meeting. Brian Carleton announced that the development consultant working on the Shriner's Hospital Master Plan had contacted him and said it was very doubtful whether the Receiving Center or the MDT could be accommodated in this Plan. Also, due to the nature of this development, it would likely be a long delay before anything is actually built and operational. The Shriner's site had been removed from consideration at the last SAC meeting for these same reasons.

Below are the general thoughts and observations regarding the seven sites visited, in the order they were visited:

102<sup>nd</sup> and East Burnside

This site generated a positive response from the SAC. There is plenty of land for possible expansion, or other uses, and has a good residential feel along the north and east sides of the property. There was some discussion about how the Adventists' desire for a two-year leaseback on the larger of the two buildings would affect the Receiving Center. It was agreed that the Receiving Center could be developed independently of the MDT, and even be operational before the MDT moved on-site.

Montevilla Lumber (103<sup>rd</sup> and NE Glisan)

Despite it's current condition, with an abandoned lumber store dominating the site, the SAC was generally positive about the possibilities. This site is adequate for the Receiving Center or the MDT, but not both. The SAC noted the close proximity of this site with the previous site at 102<sup>nd</sup> and E. Burnside—only about the equivalent of five city blocks. There is plenty of room for either function, once the existing building is razed, and it has a good, residential feel on the north side of the lot, away from Glisan Street. This is where the residential aspect of the Receiving Center would be built.

104<sup>th</sup> & NE Wasco

Due to the uncertainty of the status of a recent purchase option on this property, and whether it can be split into separate developable parcels, the potential of this site remains cloudy. It could potentially accommodate the Receiving Center and the MDT. Some concern was expressed about the security of the site for the Receiving Center, due to its wide-open setting, but the site received general approval from the SAC. There is a good residential feel to the south, and it was noted that The Morrison Center, Headstart and other services are located relatively nearby, at 114<sup>th</sup> and NE Knott. The large cinder-block building would have to be razed, and the large asphalt parking lot torn up. A small corner lot across from the southeast corner of this property was noted as another possible site for the residential part of the Receiving Center.

82<sup>nd</sup> and NE Halsey

This site met with general approval due to the good residential feel on the north and east sides. The slope of the site could create a visible barrier between the Receiving Center and MDT, while still allowing close professional interaction. The slope, however, raised questions about costs of construction. It was also noted that the County must own the land on which either of these projects is built, and it was uncertain whether the current non-profit owner would be willing to sell a portion of this property. There was also concern that developing the Receiving Center, the MDT and the additional developments that the current owner is pondering would make the site too crowded and congested.

The Legacy Sites

The SAC looked at four different sites on the Legacy/Emanuel campus. The first two were the large, flat grassy lots bounded by N. Russell. Structured parking would be required for either lot if both the Receiving Center and MDT were co-located. There was some concern about the lack of a residential feel, although it was felt that the westernmost of these two lots was preferable on that point. Emmy Sloan pointed out another smaller lot at the corner of N. Stanton and N. Williams, immediately adjacent to the Cares NW offices. This lot sits across from Dawson Park, and there was consensus that this would make a much better site for the residential component of the Receiving Center. The lot near the I-5 freeway was also viewed, but was rejected due to the potential health hazard for children living so close to the freeway. If the Receiving Center is developed on any of the other Legacy sites, the MDT could possibly be housed at the freeway site.

The Parry Center

Recent discussions with Executive Directors Jay Bloom (Morrison Center) and Rob Roy (Trillium Family Services/Parry Center) indicate that the site identified by the consultant team—the northeast section of this property, is unlikely to be available for the Receiving Center/MDT. Parry Center plans to use this area for future expansion. Nonetheless, this area was met with strong approval by the SAC. However, both Executive Directors were willing to discuss development of the westernmost section of this property, where a Morrison Center building now sits. It appears that this site is large enough for the

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Receiving Center and MDT, especially if the lot extends back beyond the existing fence to the row of trees that marks the Parry Center lot line. Access is currently very tight, so access to both facilities might be tricky.

On the drive back to the starting point for the tour, Mike Schrunk asked SAC members for their thoughts and comments. John Barr announced that neither he nor Rob Abrams nor Lee Coleman from SCF will be able to attend the final meeting on Friday, but that they will discuss these sites among themselves and report to Helen Smith by Friday. Mr. Schrunk said the meeting involving him, Helen Smith, SAC member Mark Ganz and the CEO of Legacy Health System is tentatively set for Monday, November 1. Pam Patton said there remained uncertainty about the availability of some of these sites, and the price tags associated with them. Brian Carleton said that costs will be estimated this week and discussed at the SAC meeting on Friday. Mike Schrunk reiterated the SAC's 30-day mission was to identify possible sites for the Receiving Center, and to discuss and potentially site the MDT. This raised questions about whether there is money committed for the MDT. Mike Schrunk said this question is up to the Board of Commissioners, and involves the original bond money, the interest money that has been accrued and potential new money from a levy. There was consensus that co-locating the Receiving Center and MDT makes sense, but that the SAC needed to know whether there were funds for the MDT before making a recommendation. Mike Schrunk said the final report may need to give the Board some options with qualifiers, and then make some suggestions. Mr. Schrunk again invited every member of the SAC to attend the Board presentation on Tuesday (11/2). Katherine Jansen-Byrkit said the final report needed to demonstrate the thoughtful, methodical manner in which the sites were analyzed and narrowed-down, and the reputable process by which the SAC met its responsibility. This was agreed by consensus.

**NEXT MEETING OF THE SITING ADVISORY COMMITTEE:**

This Friday, October 29 11:00 a.m.-1:00 p.m. (bring a brown bag lunch, if you prefer)  
The Commonwealth Building  
421 SW Sixth Avenue (between SW Stark and SW Washington)  
12<sup>th</sup> Floor Conference Room

**NOTE TIME AND PLACE!**

**ALSO NOTE!**

The presentation to the County Board of Commissioners on Tuesday, November 2 has been scheduled for one hour, starting promptly at 9:00 a.m.



**Multnomah County Children's Receiving Center  
Siting Advisory Committee**

**Agenda**

Friday October 29, 1999 11:00 am

- I. Welcome and Introductions (Mike Schrunk, District Attorney)
- II. Review of Meeting Minutes (Mike Schrunk)
  - A. Meeting #3; Thursday October 21
  - B. Meeting #4; Monday October 25 (van tour)
- III. Review of Selected Sites (Carleton ♦ Hart Architecture)
  - A. Matrix Grouping/ Prioritization of Sites into Three Options
- IV. Review Development Costs for Selected Sites (Carleton ♦ Hart Architecture)
- V. Final Site Recommendations
- VI. Discussion of Report to County Commissioners
  - A. Review Draft Table of Contents
  - B. Report from Multnomah County Facilities and Property Management
  - C. Presentation to Board of Commissioners – Discussion of Role of Committee
- VII. Next Steps (Mike Schrunk)

Multnomah County Children's Receiving Center  
Siting Advisory Committee  
Minutes from 5<sup>th</sup> Meeting, Friday, October 29, 1999

Committee Members attending: Mike Schrunk, Dick Wegner (representing Jack Pessia), Pam Patton, Craig Opperman, Lee Coleman, Jean Cauthorn, Emmy Sloan, Mark Ganz, Ray Kelsay (representing Capt. Andrew Kirkland), Lorraine Barton (for Kay Toran)  
Support Staff attending: Helen Smith, Dan Steffey, Brian Carleton, Julie Wells, Patrick Jones, Katherine Jansen-Byrkit, Debra Erickson, Jenny DeHaro, Althea Milechman, Bob Oberst, Charlotte Comito

District Attorney Mike Schrunk called the meeting to order and welcomed the Committee to the fifth meeting of the Multnomah County Receiving Center Siting Advisory Committee (SAC). He passed out an agenda for the meeting.

The Meeting Minutes from the third meeting were reviewed and approved. The Meeting Minutes from the fourth meeting (the van tour) were also reviewed and approved with the following revisions: 1) The statement that reads that the 82<sup>nd</sup> and Halsey site was met with 'general approval,' should be amended to reflect that the group recognized the potential of the site. 2) Of the two vacant Legacy sites bordering NE Russell, the group preferred the site adjacent to the Ronald McDonald House.

Julie Wells passed out a 'Site Option Matrix,' which had been revised per last week's discussion. The matrix indicated that the Legacy sites were the most preferred site. However, the Committee remembered the 102<sup>nd</sup> and Burnside as the favored site.

Carleton-Hart Architecture then passed out a packet that included updated site analysis information and development cost information for the six 'finalist' sites. Julie Wells went through the information in the packet with the Committee. The first page included a generic development cost analysis that excluded any land costs. These budget allowances for hard and soft costs were used to develop development costs for each of the properties.

1. Legacy Property: The site acquisition costs were based on an estimated value of land multiplied by the amount of land necessary for each component. The availability of the property and the potential cost for this property will be better determined following Monday's meeting between Legacy, Mr. Schrunk, Helen Smith and Mark Ganz.
2. 102<sup>nd</sup> and Burnside: Bob Oberst reported that if Multnomah County purchased this property, the current owners would lease back the larger building for \$23-24,000 per month for two years, triple net. (The current owner would also pay for all maintenance and utilities). The Committee felt that it was important to include this income as a way to offset the initial property costs. Julie and Dan Steffey noted the following factors about the

site in relation to the factors utilized to develop the cost analysis for each of the other sites: (1) building construction is superior to the allowances utilized for other sites; (2) size of the existing buildings is larger than that utilized in the analyses; (3) the site size is large enough to handle the Receiving Center and MDT with additional land available for additional development, including a mixed-use project; and (4) the property is already tax-exempt and acquisition by the county will not take additional value from the tax rolls.

3. Parry Center: The site analysis for the Parry Center has been revised to reflect the property that is available (the property currently occupied by Morrison Center). The size of the available property is not large enough to support the co-location of the MDT and the Receiving Center. The site acquisition costs were based on a recent appraisal, however the property may only be available for a long term lease, not for sale. There would need to be an additional cost for Site Preparation due to the necessity of reconfiguring the curb cut and automobile entry into the site. Further, a site in the vicinity for the MDT component has not been identified.

*The Committee agreed that the Parry Center was not considered a viable option for the Receiving Center due to the fact that the bond requires the County to own the property at the Receiving Center and due to the inability to site the MDT nearby. Also the configuration of the existing property would make it difficult to develop the Receiving Center in a way that would reflect the organizational diagram.*

4. 82<sup>nd</sup> and Halsey: This property is currently owned by a local non-profit, who would be willing to 'sell' the property for the cost of Site Preparation. In explanation: if interested, the County would grade and prepare the site for a master-planned development that would potentially include, the Receiving Center, the MDT Component and enough land for 60-70 units of affordable and special needs housing. The County would develop and own its buildings; the non-profit would develop and own its housing. Julie and Brian explained that if this site were to include all that is proposed, the site would be built out as a very high-density project. The Committee wanted to add about \$800,000 for the construction of structured parking, to the total development costs of this property.

*The Committee agreed that the property at 82<sup>nd</sup> and Halsey was not considered a viable option for the Receiving Center due to the proposed high density nature of the development.*

5. 104<sup>th</sup> and Wasco: Jenny DeHaro reported that the cost for this property has increased from \$1.2 million to \$1.5 million. The cost for the site acquisition for a separate Receiving Center or MDT was based on a percentage of the total cost necessary. However, it is unlikely that the owner of the property would sell only a portion of the land.

6. 103<sup>rd</sup> and Glisan: The Committee agreed that this property, which is immediately available, would be more suitable for MDT than for the Receiving Center.

Mike Schrunk led a discussion regarding the prioritization of the sites into the Options as they had been laid out by the County Commissioners. It was noted that there is no opportunity for Option C without having to acquire more land than actually needed and either selling the excess or developing it for some other County function.

Lee Coleman spoke strongly in favor of co-locating the MDT and the Receiving Center. Mark Ganz responded that he has understood the Commissioners to be concerned about the MDT slowing down the efforts of the Receiving Center.

Pam Patton spoke in strong favor of the 102<sup>nd</sup> and Burnside site due to the following reasons: Only one Legacy site is really appropriate for the Receiving Center (the property behind CARES and across the street from Dawson Park) and our understanding is that this property has been masterplanned. The Parry Center is too isolated and availability is questionable. The project at 82<sup>nd</sup> and Halsey would be too dense. The property at 104<sup>th</sup> and Wasco is a possibility, however the benefits of the 102<sup>nd</sup> and Burnside property outweighs the minimal cost difference between the two properties. Additionally, the 104<sup>th</sup> and Wasco site is much more difficult to get to than is apparent from looking at a map (there is no nearby westbound entrance onto I-84, for example).

Katherine Jansen-Byrkit questioned whether or not the Legacy property is really a good location, since it did not have a good neighborhood feel and it is so close to the existing Day Relief Nursery.

Craig Opperman responded that originally Legacy properties were considered because of the possibility of forming a partnership with Legacy and the proximity to CARES. However, now he does not favor the Legacy properties as much as the 102<sup>nd</sup> or 104<sup>th</sup> properties.

Mike Schrunk asked whether there was consensus among SAC members regarding the co-location of MDT and the Receiving Center. The Committee voted unanimously to strongly endorse co-location. Mark Ganz favored co-location, but he also expressed concern about getting backed into a corner. If the Commissioners felt that the 102<sup>nd</sup> and Burnside site was too expensive, he doesn't want continuance of the siting process to slow down opening of the Receiving Center. Mark felt that two things were critical 1) that if the Commissioners request that the search for sites continues, he wants to make sure that the Receiving Center be up and running ASAP and 2) that the appropriate separation between the MDT and the Receiving Center be provided. Lorraine Barton expressed concern on behalf of the Relief Nursery, that the MDT cannot impact the safety and security of the families and that the Service Component needs to be sensitive to the needs of the family. Lee Coleman supported this statement by stating that the

MDT needs to be invisible to the children and families, but restated her strong preference for co-location.

Charlotte Comito questioned the timeline and wondered with any of these sites, how long it would be until the first child is housed at the Receiving Center. Dan, Brian and Julie responded that it could take anywhere from 12 to 24 months, depending on the site selected and whether full services are delivered at initial opening.

In prioritizing the sites, the 102<sup>nd</sup> and Burnside site was far and away the site most favored by the entire Committee. The Legacy properties, if available, were a distant runner-up, provided the desired properties could be secured. The property at 104<sup>th</sup> and Wasco was also viable, but only if the Commissioners felt that the 102<sup>nd</sup> and Burnside property was too expensive. The property at 104<sup>th</sup> and Wasco was not as appealing as the property at 102<sup>nd</sup> and Burnside.

The Committee voted on the following options:

- To fulfill Option A (Receiving Center only), Mark Ganz made the motion that "we recommend to the Board of Commissioners the properties in the following order: First priority; the vacant property (behind the existing buildings) at 102<sup>nd</sup> and Burnside. (This would require buying the entire site and making major portions of it available to other county operations or being marked for sale). Second priority; the property behind CARES and across the street from Dawson Park at the Legacy campus. Third priority; a portion of the property at 104<sup>th</sup> and Wasco." Craig Opperman seconded the motion and the vote was taken. The Committee voted unanimously to approve the motion.
- To fulfill Option B (co-location of Receiving Center and MDT), Mark Ganz made the motion that "we recommend to the Board of Commissioners the properties in the following order: First priority; the property at 102<sup>nd</sup> and Burnside. Second priority; the Receiving Center located at the property behind CARES and the MDT located at the vacant property bordered by NE Russell, Vancouver and Williams. Third priority; the property at 104<sup>th</sup> and Wasco." Craig Opperman seconded the motion and the vote was taken. The Committee voted unanimously to approve the motion.
- To fulfill Option C (co-development of Receiving Center and MDT on separate, but nearby, sites), Mark Ganz made the motion that "we recommend to the Board of Commissioners the properties in the following order: First priority; the Receiving Center located on the vacant property (behind the existing buildings) at 102<sup>nd</sup> and Burnside. (This would require buying the entire site and making major portions of it available to other county operations or being marked for sale). Second priority; the Receiving Center located on a portion of the property at 104<sup>th</sup> and Wasco. The companion property to either of these properties would be the MDT located at the 103<sup>rd</sup> and Glisan

property." Jean Cauthorn seconded the motion and the vote was taken. The Committee voted unanimously to approve the motion.

Mike Schrunk revisited the organization of the report as it had been outlined in the Table of Contents last week. The report will be handed to the Board of Commissioners and should include the who, what, why and how of the process. The Committee generally approved of the proposed organization. They wanted to see a couple issues highlighted in the Executive Summary. Emphasis should be placed on the 102<sup>nd</sup> and Burnside site. The Committee felt that this was by far the best option for both the Receiving Center and the MDT. They also wanted to strongly recommend co-location. The fact that SCF takes a majority of its children from N/NE Portland and from the Eastern portion of the county, makes either the properties at NE 102<sup>nd</sup>/104<sup>th</sup> or the property at Legacy viable locations for the project. The Committee felt that project costs should be addressed, along with an explanation of why things cost what they cost. The Committee wanted to commend the process and wanted it stated that they met the goals the Commissioners laid before them, and did so within an extremely tight timeline.

The report will be presented to the Commissioners on Tuesday November 2 at the County Courthouse (Room 602). Dan Steffey will draft up an outline for the presentation, indicating who will be talking about the various topics. Mike Schrunk will give an introduction. Lee Coleman offered to speak on issues regarding co-location of the MDT and Receiving Center as well as the importance of timing and getting the project developed as quickly as possible for the sake of the children. Mark Ganz offered to outline the site recommendations and Dick Wegner will speak on the business of buying the appropriate piece of property. Mike Schrunk emphasized the importance of as many of the Committee members as possible participating in the presentation.

The request was made that the Committee members be able to review the Executive Summary, prior to publishing the report. Julie Wells stated that they will submit, by email, a copy of the Executive Summary to the Committee members by noon on Monday November 1. She requested that any revisions be returned by 2:00pm in order to be incorporated in the final draft.

FINAL NOTE:

The presentation to the County Board of Commissioners will be held on:

TUESDAY, NOVEMBER 2, 1999

9:00 – 10:00 AM

COUNTY COURTHOUSE; 1021 SW FOURTH AVE. ROOM 602

Correspondence from  
D. A. Michael Schrunk



MICHAEL D. SCHRUNK, District Attorney for Multnomah County

600 County Courthouse • Portland, Oregon 97204-1193 • (503) 248-3162

October 15, 1999

Serena M. Cruz  
Board of County Commissioners  
1120 SW Fifth Avenue  
Portland, OR 97204

Dear Commissioner Cruz:

*Serena*

This is written to give you an update on the progress of the Siting Committee for the proposed Child Receiving Center and to ask for your suggestions regarding potential sites. The Committee has met twice so far. The minutes of the October 8 meeting are attached for your review. We have reviewed a list of potential sites, a copy is attached. If you have suggestions for other sites that you think the Committee should consider, please forward those to me.

Our next two meetings are scheduled for October 21 and October 25 from 10-11:30 a.m. in the Glass Conference Room of the Portland Building. You are welcome to join us in our deliberations.

We look forward to completing our work on schedule and reporting our recommendations to the full Multnomah County Board of Commissioners on November 2, 1999. If you have questions or comments regarding the project, please give me a call.

Very truly yours,

*Michael D. Schrunk*  
MICHAEL D. SCHRUNK  
District Attorney

MDS:jlb  
cc: Helen Smith



County Press Release &  
Fact Sheet



# News Release

## MULTNOMAH COUNTY OREGON

For Immediate Release

Contact: Michael D. Schrunk, Multnomah County District Attorney, (503)248-3143  
Helen Smith, Multnomah County District Attorney's Office, (503)248-3154

### **Multnomah County Reviews Possible Sites for Child Receiving Center**

In May 1996, a bond levy was passed authorizing the use of funds for facilities that would improve public safety, including "a Child Abuse Center that responds to increased victimization of children and the excess time many children spend in police custody waiting for placement and evaluation." The development of this facility would be funded through Public Safety General Obligation Bonds issued in October 1996.

The Multnomah County Board of Commissioners has authorized the appointment of a Siting Advisory Committee to recommend sites for a Child Receiving Center. The committee will meet during October and will report back to the Board November 2, 1999. The Siting Advisory Committee includes representatives from the following organizations: Cares NW, The Christie School, community volunteers, The Morrison Center, Multnomah County District Attorney's Office, Portland Police Child Abuse Team, State Office of Services for Children & Families, and Volunteers of America.

"Our ultimate goal is to provide a space for services to abused and neglected children in a safe and child-friendly environment," states Michael D. Schrunk, District Attorney for Multnomah County and Chair of the Siting Advisory Committee. "The Child Receiving Center would offer a central location where families can receive the assessments, counseling and support they need to avoid further involvement with protective services systems."

Following a briefing on site recommendations, it is anticipated the Board of County Commissioners will develop an implementation plan. If approved, the public will be invited to provide input on locations proposed by the Siting Advisory Committee.

Commissioner Sharron Kelley states, "Over 2000 times a year, a child in Multnomah County must be removed from their home for their own safety and 15 agencies have been working for almost 10 years in an effort to improve the current system. The Receiving Center will be a place where we can hug and hold our most needy children and place them appropriately. This will be a dream come true for all of us who believe we can and must do a better job."

Comments can be directed to: Multnomah County Public Affairs Office, 426 SW Sixth Avenue, Suite 1045. Phone: (503)736-6800, Fax: (503)736-6801 or email at [pao.org@co.multnomah.or.us](mailto:pao.org@co.multnomah.or.us)

# # #

Public Affairs Office  
421 SW Sixth Avenue, Suite 1045  
Portland, Oregon 97204  
(503) 736-6800 phone  
(503) 736-6801 fax



## Multnomah County Child Receiving Center

# FACT SHEET

### Project Summary

In May of 1996 Multnomah County voters approved Ballot Measure No. 26-45 authorizing \$79.7 million in bonds for public safety facilities. \$4.0 million of these bonds would fund a Child Receiving Center.

Local children's advocates saw a need for a facility where neglected and abused children could be cared for on a short-term basis. The Center would serve children who cannot be placed with a relative and who do not need extensive services offered by hospitals or special residential care facilities.

Components of the Child Receiving Center may include a 15-bed, short-term residential facility, a supervised visitation area, a relief nursery with parenting classes, developmental, medical and mental health assessments.

The goal of the Child Receiving Center is to provide a warm and welcoming place where children can be quickly reunited with their families, if appropriate, and where they and their families can receive the assessments, counseling and support necessary to avoid further involvement with the protective services system. If reuniting with their family is not in the best interest of the child, the Center will provide an opportunity to insure a successful and stable long-term placement.

### The Need

- Nearly 80 children enter emergency shelter care in Multnomah County every month.
- Approximately two-thirds of these children are between the ages of 1 and 12.
- Statistics gathered by the Child Welfare Partnership show the vast majority of children in the protective services system are from east of the Willamette River.

### Timeline

October 8, 1999	Siting Advisory Committee Convenes
October 14, 21, 25, 1999	Siting Advisory Committee meetings
November 2, 1999	Briefing to Multnomah County Board of Commissioners on site selection process and recommended locations for facility

## **Siting Advisory Committee**

Members of the Siting Advisory Committee include representatives from the following organizations:

**Cares NW**  
**The Christie School**  
**Community volunteers**  
**The Morrison Center**  
**Multnomah County District Attorney's Office**  
**Portland Police Child Abuse Team**  
**State Office of Services for Children & Families**  
**Volunteers of America**

## **Criteria for Site Evaluation**

Location within specific geographic boundaries as identified by service needs

Neighborhood character  
Size of site  
Proximity to public transit  
Appropriate zoning  
Cost within budget  
Neighborhood impact  
Partnerships and mixed use possibilities  
Topography  
Use of site is appropriate to this project

## **For More Information**

**Multnomah County Public Affairs Office**  
**421 SW Sixth Avenue, Suite 1045**  
**Portland, Oregon 97204**  
**(503)736-6800 phone**  
**(503)736-6801 FAX**  
Comments may also be emailed to: [pao.org@co.multnomah.or.us](mailto:pao.org@co.multnomah.or.us)

**SECTION III:**  
**STAFF REPORT**

# Report from Consultant Team

## **A. Appointment and Charge of the Committee**

The Children's Receiving Center Siting Advisory Committee (SAC) was created by the Multnomah County Board of Commissioners through a Resolution passed on September 16, 1999. Members of the SAC were appointed by Board of County Commissioners Chair Beverly Stein, with input from her colleagues, on September 30, 1999. The charge of the SAC was to recommend specific sites for the Children's Receiving Center and Multi-Disciplinary Team (MDT) based on three options contained in the Board Resolution:

Option A: The Receiving Center with a child/family service facility, not to exceed \$4,000,000.

Option B: The Receiving Center complex with the MDT/CAT co-located on a single site, at about \$6,000,000 but in no case to exceed \$7,000,000.

Option C: The Receiving Center and MDT/CAT co-developed on separate but conveniently located sites, at about \$6,000,000 but in no case to exceed \$7,000,000, or as further directed by the Board of County Commissioners.

The SAC was made up of people familiar with the concept of the Children's Receiving Center, from organizations represented in years of planning efforts to see it built, and because of their past involvement in siting issues and understanding of county functions. A complete list of SAC members can be found in Section II of this report.

Once the SAC was appointed, each member received a packet of background information on the Receiving Center, including a summary sheet, a narrative detailing the scope and focus of the facility, and past efforts to develop the facility. Also included was information on siting issues, geographic considerations and a draft of siting criteria that had previously been developed by the consultant team. It should be noted that this initial siting research and analysis by the consultant team had occurred a number of months before the County Board Resolution setting up the Siting Advisory Committee was discussed. Information contained in the initial briefing packet can be found in Appendix 2.

## **B. Site Selection Criteria**

Attached is the final site selection criteria adopted unanimously by the SAC. The evolution of these criteria occurred over the first three meetings:

### 1<sup>st</sup> Meeting, October 8:

The SAC discussed the draft site selection criteria, developed by the consultant team that was included in the information packet mailed to each committee member the week before. During this discussion the criteria was revised to include: 1) a new geographic criteria, 2) cost of the property in the "Complexity of Acquisition" criteria, 3) increasing the importance of "Complexity of Acquisition" and 4) reducing the importance of "Partnership on Development."

2<sup>nd</sup> Meeting, October 14:

During presentation of the revised site selection criteria, the SAC unanimously agreed that the timeliness of completing an acquisition and lack of delays due to conditions attached to a property by the seller should be included in the "Complexity of Acquisition" criteria.

3<sup>rd</sup> Meeting, October 21:

The final version of the site selection criteria was approved unanimously by the SAC.

### **C. Site Selection Process**

The initial sites considered by the consultant team resulted from an ongoing series of informal discussions and investigations by the consultant team. The sites included properties owned by Multnomah County, Portland Public Schools, non-profit organizations and private owners. These sites were identified in an effort to devise and test criteria that would be recommended by the consultants to guide future siting efforts. While not an exhaustive list, it was developed with an eye towards locating the Receiving Center on a site that combined commercial and residential elements to match the two specific functions of the Receiving Center. Sites large enough to accommodate co-location with the MDT were considered favorably, but that criterion was not an essential element of this initial site search. A list of the initial potential sites identified by the consultant team is in the initial information packet sent to the members of the SAC, found in Appendix 2.

Upon creation of the SAC, the Multnomah County Division of Facilities and Property Management began formal outreach efforts to locate a suitable site for the Receiving Center and/or MDT. These efforts were carried out in close coordination with the consultant team and District Attorney Schrunk, Chair of the SAC. Requests for additional potential sites were also made to the Board of County Commissioners and members of the SAC. The complete list of sites identified through these various sources can be found in the report from the Division of Facilities and Property Management.

The initial process to narrow down the list of potential sites took place over the first three meetings of the SAC:

1<sup>st</sup> Meeting, October 8:

The SAC refined the site selection criteria drafted by the consultant team, and received a brief summary of the 14 sites identified by the consultant team, and an additional five sites identified by Facilities and Property Management. Four of these sites were determined to have been sold, be unavailable, or be located too far outside the area where most of the children and families lived.

2<sup>nd</sup> Meeting, October 14:

The 15 sites remaining from the previous week were extensively analyzed by the consultant team, and presented to members of the SAC. This analysis included,



when available, information on location, address, tax lot number, neighborhood, owner, size, existing buildings, cost, and zone with zoning analysis. In addition, each site was analyzed based on the ten siting criteria agreed upon by the SAC. Following this written analysis, a zoning map of each site showed the site location, and the surrounding land uses (e.g. residential, commercial, open space, etc.) Color slides of each site were also shown to the SAC. After this presentation the SAC narrowed the list down to seven possible sites.

3<sup>rd</sup> Meeting, October 21:

During this meeting, 17 new sites identified by the Division of Facilities and Property Management were analyzed. Nine of these sites, inside the geographic boundaries identified by the SAC's site selection criteria, were analyzed in detail, similar to the 15 sites the week before. The other eight sites were well outside the geographic boundaries set by the SAC, but presented as options that might be worthy of further exploration. After discussion of these 17 new sites presented, a new site (Montevilla Lumber) was added to the seven sites selected the previous week, but one of those seven (The Morrison Building) was removed based on additional information about co-location of the MDT. This left seven siting options for further consideration by the SAC.

4<sup>th</sup> Meeting (van tour), October 25:

With seven viable sites identified over the previous three meetings, the SAC met on the morning of October 25 for a van tour of these sites. Based on new information on the difficulty of developing the Receiving Center at the Shriner's Hospital site, the SAC decided to eliminate that site from the van tour. The remaining six sites were visited, and all found to be good, potential sites: 1) 102<sup>nd</sup> and E. Burnside, 2) Montevilla Lumber, 3) 104<sup>th</sup> and NE Wasco, 4) 82<sup>nd</sup> and NE Halsey, 5) The Legacy/Emanuel Hospital sites, and 6) The Parry Center.

5<sup>th</sup> Meeting, October 29:

These final six sites were discussed by the SAC in their next meeting, on October 29. In that meeting the sites at 82<sup>nd</sup> and Halsey and The Parry Center were rejected due to difficulty in development and uncertainty about whether ownership could be transferred to Multnomah County. The remaining four sites are part of the final recommendation presented to the Board of County Commissioners.

## **D. Cost of Developing Project**

In considering the cost of developing the project the relationship of timing, locational issues and cost should be recognized. In certain instances lower overall development costs resulting from locating a project on the least expensive site may dramatically increase the costs associated with the operational aspects of the project, particularly if staff must be constantly transported between sites located some distances from each other. The programmatic inefficiencies of such locational matters and the corresponding effect on quality of service is much harder to quantify, but are nonetheless a major factor to consider in siting a program. These factors are among the issues evaluated by the SAC in determining to forward recommendations about siting the Receiving Center and MDT.

Sites prioritized by the SAC can be made to conform to the charge from the Board of Commissioners by making certain assumptions about the approach to the development. The table below presents the costs (rounded to the nearest \$1,000) of each option and the assumptions inherent in the Budget Offset Strategies column of the projections.

<i>Site Location</i>	<i>Receiving Center Only</i>	<i>Co-Located or Proximate MDT</i>	<i>Total Cost of Co-Located or Proximate Development</i>	<i>Budget Offset Strategies (Co-Location Only)</i>	<i>A. Current Need B. Future Need</i>
102 <sup>nd</sup> & Burnside	\$4,611,000	\$4,008,000	\$8,619,000	Deduct \$600,000 for leaseback; defer \$1,248,000 MDT TI's to 2003 or later	A. \$6,771,000 B. \$1,248,000
Legacy	\$3,832,000	\$4,127,000	\$7,959,000	Defer \$3,147,000 in MDT development until 2003 or later	A. \$4,812,000 B. \$3,147,000
104 <sup>th</sup> & Wasco	\$4,061,000 (assumes \$870K excess property not acquired or sold at cost)	\$3,995,000 (at 103 <sup>rd</sup> & Glisan)	\$8,141,000	Defer \$3,295,000 in MDT development until 2003 or later.	A. \$4,846,000 B. \$3,295,000

## Site Selection Criteria

## **CHILDREN'S RECEIVING CENTER SITE SELECTION CRITERIA**

The criteria listed below were prepared by the Children's Receiving Center 'Siting Advisory Committee.' It was used as a way to evaluate one site over another. Each criteria was given a weighted score, which indicated its relative importance over the others. A selected site was evaluated and given a score of 1 to 5 for each criteria. The properties receiving the highest scores were considered the most viable for development as the Receiving Center.

1. Location of Property Weighting 17%
  - The property for either the Receiving Center or the MDT building should be located within the following boundaries: NE Fremont to the north; SE Powell to the south; the Willamette River to the west; 102<sup>nd</sup> or 122<sup>nd</sup> to the east.
  - The geographic center for those visiting the Receiving Center is located at about 82<sup>nd</sup> and I-84.
  - The property for either the Receiving Center or the MDT building should be conveniently accessible to downtown.
2. Neighborhood Character Weighting 16%
  - The residential component of the Receiving Center should be located within a residential neighborhood, while the service component should front on a street that is primarily commercial in nature.
  - The MDT should be located on a street which is commercial in nature.
3. Size Weighting 15%
  - The Receiving Center requires a site that is about 30,000 sq. ft. (.7 acres).
  - The MDT facility requires about 60,000 sq. ft., (1.4 acres) assuming surfacing parking or about 35,000 sq. ft., (.8 acres) assuming the construction of a parking garage.
4. Transit Weighting 12%
  - The Receiving Center should be close to a street that provides frequent bus service from at least one line that directly serves the downtown area.
  - It is not critical, but highly desirable that the MDT is located immediately adjacent to a bus line.

5. Zoning Weighting 12%
- The Receiving Center, which is classified as a Community Services Use by the City of Portland Zoning Code, includes both group living and office functions. It will require a Conditional Use Permit and can be located in either a residential or commercial zone.
  - The MDT facility needs to be located in a commercial zone.
6. Complexity of Acquisition Weighting 12%
- The property would get the highest rating if the property is currently owned by the County. It would get a high rating if the property was for sale and a low rating if the property is not on the market.
  - The development, renovation or redevelopment of the property and any existing buildings shall be within the budget outlined in Resolution No. 99-183 by the Multnomah County Board of Commissioner.
    - “a. The Receiving Center with a child/family service facility, not to exceed \$4,000,000; or
    - b. The Receiving Center complex with the MDT/CAT co-located on a single site, at about \$6,000,000 but in no case to exceed \$7,000,000; or,
    - c. The Receiving Center and MDT/CAT co-developed on separate but conveniently located sites at about \$6,000,000 but in no case to exceed \$7,000,000, or as further directed by the Board of County Commissioners.”
  - The property would get a high rating if the property does not have limits that constrain acquisition and development.
7. Neighborhood Issues Weighting 5%
- Some Portland neighborhoods would object strenuously to the development of a Receiving Center in their neighborhood.
  - The MDT facility could also be controversial in particular neighborhoods.
8. Partnership in Development Weighting 5%
- The property would get a high rating if there is a possibility that the County could partner with another agency, organization or private enterprise to develop the site?
9. Topography Weighting 3%
- Depending on the site, a steeply sloping site could be difficult to develop both in terms of program and construction cost. The property would get a higher rating if it was flat.
10. Highest/Best Use of Site Weighting 3%
- Would developing the Receiving Center be the highest and best use for the site or is there another better, more viable use for the site? The site would get a high rating if the use was appropriate to the site.

October 14, 1999

# CHILDREN'S RECEIVING CENTER SITE CRITERIA RATING

Property Description:

Issue	Weighting	Siting Option 1	Siting Option 2	Siting Option 3
<b>1 Location of Property</b> The property is within the following boundary; N=Fremont/S=Powell; E=102nd/122nd/W=Willamette River = high rating	17	0	0	0
<b>2 Neighborhood Character</b> The character of the neighborhood is appropriate for project=high rating	16	0	0	0
<b>3 Size</b> Large site (w/ enough for additional development) = high rating	15	0	0	0
<b>4 Transit</b> Close to transit line/multiple options for transit = high rating	12	0	0	0
<b>5 Zoning</b> Appropriate zoning = high rating	12	0	0	0
<b>6 Complexity of Acquisition</b> Purchase of property is not complicated/cost of project is within budget/few constraints on acquisition & development = high rating	12	0	0	0
<b>7 Neighborhood Issues</b> Neighborhood approval or non-committal = high rating	5	0	0	0
<b>8 Partnership on Development</b> Possibility for partnership in developing site = high rating	5	0	0	0
<b>9 Topography</b> Flat site = high rating	3	0	0	0
<b>10 Highest/Best Use of Site</b> This project is the highest and best use for this property = high rating	3	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Point Rating

- 5 Excellent
- 4 Good
- 3 Fair
- 2 Poor
- 1 Horrible

October 14, 1999

Report from  
Multnomah County Facilities  
and Property Management



**REPORT OF SITE SEARCH FOR CHILDREN'S RECEIVING CENTER  
OCTOBER 29, 1999**

**FACILITIES AND PROPERTY MANAGEMENT**

**Bob Oberst  
Property Manager  
Jennifer de Haro  
Property Management Specialist**

At the request of the Children's Receiving Center Work Group on October 7, 1999, the Property Management Section of Facilities Management began a site search for the Receiving Center, utilizing a number of methods in order to be sure that all available properties fitting the established criteria within the desired geographic area may be investigated. The methods include the following:

1. Advertisement in the classified sections in The Oregonian and The Business Journal
2. Search of REAL-NET database. REAL-NET is a commercial property multiple listing database service equivalent to the Residential Multiple Listing Service. It has approximately 400 subscribers in the Portland/Vancouver area, the large majority of which are brokers, and is a great tool for tracking available inventory. For this project we searched the database using the established criteria, and also used the broadcast email service, which reaches developers, property management companies, and economic development agencies, as well as brokers.
3. Mass faxing to about 20 local commercial real estate brokers
4. Driving through the desired geographic area looking not only for listed properties and properties for sale by owner, but also for under utilized properties that may be available.
5. Consideration of property currently owned by Multnomah County.

Appendix 3 documents the methods used to obtain information regarding available sites. Appendix 4 documents information regarding the individual available sites. The Siting Committee considered each property presented to them, and the results of their evaluations are summarized in Tables I and II found in Appendix 5.

## **CHILDREN'S RECEIVING CENTER POTENTIAL SITES**

1. 10255 E Burnside  
reviewed 10/14/99
2. Legacy Properties  
Property A: Property bounded by NE Knott St. & NE Russell St; N  
Vancouver Ave. & N. Williams Ave.  
Property B: Property bounded by NE Knott St. & NE Russell St; N  
Vancouver Ave. & N. Gantenbein Ave.  
reviewed 10/14/99
3. 104<sup>th</sup> and Wasco  
reviewed 10/14/99
4. 10301 NE Glisan - Montavilla Lumber Building  
reviewed 10/21/99
5. Vacated Halsey on-ramp - SE Corner of NE Halsey and 82<sup>nd</sup> Ave.  
reviewed 10/14/99
6. 3415 SE Powell - Vacant land at the Perry Center  
reviewed 10/14/99

## **CHILDREN'S RECEIVING CENTER POTENTIAL SITES**

1. 1705 SE 122<sup>nd</sup> Ave.  
(this site was not reviewed due to the fact that it was sold)
2. 700 SE 122<sup>nd</sup> - Occupied by Fabric Depot  
reviewed 10/14/99
3. 12301 NE Glisan - Menlo Park Kienow's  
reviewed 10/14/99
4. 8200 NE Sandy - The Shriner's Hospital  
reviewed 10/14/99
5. 16141 E. Burnside St.  
reviewed 10/21/99
6. 5015 SE 82<sup>nd</sup> Ave.  
reviewed 10/21/99
7. 3610 N. Suttle  
reviewed 10/21/99
8. 8600 SE Stark  
reviewed 10/21/99
9. 1902 SE Morrison  
reviewed 10/21/99
10. 751 NE Lombard  
reviewed 10/21/99
11. 809 NE Lombard  
reviewed 10/21/99
12. 8700 NE Columbia Blvd. - Columbia Falls Building  
reviewed 10/21/99
13. 2167 to 2307 NE Elrod Dr.  
reviewed 10/21/99
14. 6005 NE 82<sup>nd</sup> Ave.  
reviewed 10/21/99
15. 525 NE Oregon - The Forum Building  
reviewed 10/21/99
16. 3701 NE Sandy Blvd. - 7-Up Building  
reviewed 10/21/99

## **CHILDREN'S RECEIVING CENTER POTENTIAL SITES**

17. 523-535 SE Grand Ave.  
reviewed 10/21/99
18. Mall 205 Business Center  
reviewed 10/21/99
19. Copeland Lumber Building @ 42<sup>nd</sup> and Halsey  
(this property was not reviewed due to its perceived cost)
20. 2115 SE Morrison - The Morrison Building (owned by Multnomah County)  
reviewed 10/14/99
21. Morrison Bridge Head (owned by Multnomah County)  
reviewed 10/14/99
22. Hawthorne Bridge Head (owned by Multnomah County)  
reviewed 10/14/99
23. Washington High School (owned by the Portland School District)  
531 SE 14<sup>th</sup> Ave.  
reviewed 10/14/99
24. Monroe High School (owned by the Portland School District)  
2508 NE Everett St.  
reviewed 10/14/99
25. 6507 NE Killingsworth  
reviewed 10/21/99
26. 12240 NE Glisan - The Hanson Building (owned by Multnomah County)  
reviewed 10/14/99
27. 3580 NE Broadway  
reviewed 10/21/99
28. 340 NE 122<sup>nd</sup> Ave  
reviewed 10/14/99
29. Columbia/Whitaker School  
reviewed 10/14/99

List of Final Sites  
Selected by the SAC

## CHILDREN'S RECEIVING CENTER SITE / OPTION MATRIX

	OPTION A Receiving Center only	OPTION B Receiving Center/ MDT co-located	OPTION C Receiving Center / MDT located at 'nearby' site
102nd and Burnside	1 * on vacant land behind ex. buildings	1	1 * Receiving Center on vacant land with MDT at 103rd and Glisan
Legacy Properties	2 vacant land behind CARES, facing Dawson Park	2 Option A property along with property on NE Russell	
104th and Wasco (Bingo Hall)	3 *	3	2 * Receiving Center on property with MDT at 103rd and Glisan
103rd and Glisan (Montavilla Lumber)			<b>companion property</b> MDT located on site with Receiving Center located at either 102nd & Burnside or 104th & Wasco
Parry Center			
NE 82nd and Halsey			
* If MDT is not located at site, available property could be used for other County organizations			

## Projected Development Costs

# **CHILDREN'S RECEIVING CENTER DEVELOPMENT COSTS**

	Receiving Center			MDT	Total Costs
	Service Component 12,500 sf office building	Residential Component (4) 2700 sf homes	Total Receiving Center Development Costs	MDT Component 20,000 sf office building	
<b>HARD COSTS</b>					
Property Acquisition					0
New Construction	.@ \$100/sf	.@ \$85/sf		.@ \$100/sf	
	1,250,000	918,000	2,168,000	2,000,000	4,168,000
Tenant Improvements @ \$25/sf	312,500	0	312,500	500,000	812,500
Play Area	0	25,000	25,000	0	25,000
Site Development (ie parking, sidewalks, etc)	40,000	20,000	60,000	350,000	410,000
Furnishings	75,000	70,000	145,000	(by tenant)	145,000
Subtotal	1,677,500	1,033,000	2,710,500	2,500,000	5,210,500
Hard Cost Contingency (@ 5%)	78,125	45,900	124,025	125,000	249,025
Sub-total Hard Costs	1,755,625	1,078,900			
<b>TOTAL HARD COSTS</b>			<b>2,834,525</b>	<b>2,625,000</b>	<b>5,459,525</b>
<b>SOFT COSTS</b>					
Property Survey			4,000	4,000	8,000
Environmental Report			3,000	3,000	6,000
Soils Report			6,000	4,000	10,000
Construction Testing			8,000	4,000	12,000
A/E Fees			198,417	199,500	397,917
Project Management Fees			99,208	99,750	198,958
Title Insurance			8,000	4,000	12,000
Property Insurance			10,000	5,000	15,000
Permits			25,655	28,500	54,155
Systems Dev. Charges			75,000	90,500	165,500
Percent for Art (@ 1%)			21,680	20,000	41,680
Subtotal			458,960	462,250	921,210
Soft Cost Contingency (@ 5%)			22,948	23,113	46,061
<b>TOTAL SOFT COST</b>			<b>481,908</b>	<b>485,363</b>	<b>967,271</b>
<b>TOTAL PROJECT COSTS</b>			<b>3,316,433</b>	<b>3,110,363</b>	<b>6,426,796</b>



**CHILDREN'S RECEIVING CENTER**  
**DEVELOPMENT COSTS**  
 102nd and Burnside

	Receiving Center	MDT	Co-located Project
Site Aquisition	1,840,000	2,760,000	4,600,000
Demolition	0	0	0
Site Prep	0	0	0
Hard Costs (Construction)	2,165,050	838,950	3,004,000
Soft Costs	386,159	217,749	603,908
Subtotal	4,391,209	3,816,699	8,207,908
Contingency (@ 5%)	219,560	190,835	410,395
<b>Total Project Cost</b>	<b>4,610,769</b>	<b>4,007,534</b>	<b>8,618,303</b>
2 year lease back	0	575,000	575,000
<b>Final Project Cost</b>	<b>4,610,769</b>	<b>3,432,534</b>	<b>8,043,303</b>

**Note:** Site area at 102nd and Burnside would allow for additional mixed use development  
 Quality of existing buildings is superior to allowances developed for new construction  
 The size of the existing buildings are larger than those allowed for in construction budget

Receiving Center Service Building  
 Ex. Building = 15,000 sf; New Building = 12,500 sf

MDT Building  
 Ex. Building = 25,000 sf; New Building = 20,000 sf

# **CHILDREN'S RECEIVING CENTER DEVELOPMENT COSTS**

Legacy Properties

	Receiving Center	MDT	Co-located Project
Site Aquisition      Est. \$653,400/acre	490,050	980,100	1,437,480
Demolition	0	0	0
Site Prep	0	0	0
Hard Costs (Construction)	2,700,000	2,500,000	5,200,000
Soft Costs	460,000	450,000	910,000
Subtotal	3,650,050	3,930,100	7,547,480
Contingency      (@ 5%)	182,503	196,505	377,374
<b>Total Project Cost</b>	<b>3,832,553</b>	<b>4,126,605</b>	<b>7,924,854</b>

**CHILDREN'S RECEIVING CENTER**  
**DEVELOPMENT COSTS**  
 104th and Wasco (Bingo Hall)

	Receiving Center	MDT	Co-located Project
Site Aquisition	600,000	900,000	1,500,000
Demolition	85,000	85,000	85,000
Site Prep	0	0	0
Hard Costs (Construction)	2,700,000	2,500,000	5,200,000
Soft Costs	460,000	450,000	510,000
Subtotal	3,845,000	3,935,000	7,295,000
Contingency (@ 5%)	192,250	196,750	364,750
<b>Total Project Cost</b>	<b>4,037,250</b>	<b>4,131,750</b>	<b>7,659,750</b>

# CHILDREN'S RECEIVING CENTER

## DEVELOPMENT COSTS

103rd and Glisan (Montavilla Lumber)

	Receiving Center	MDT	Co-located Project
Site Aquisition	795,000	795,000	
Demolition	60,000	60,000	
Site Prep	0	0	
Hard Costs (Construction)	2,700,000	2,500,000	
Soft Costs	460,000	450,000	
Subtotal	4,015,000	3,805,000	
Contingency (@ 5%)	200,750	190,250	
Total Project Cost	4,215,750	3,995,250	NA

# **CHILDREN'S RECEIVING CENTER DEVELOPMENT COSTS**

82nd and Halsey

	Receiving Center	MDT	Co-located Project
Site Aquisition	0	0	0
Demolition	0	0	0
Site Prep	500,000	500,000	500,000
Structured parking		800,000	800,000
Hard Costs (Construction)	2,700,000	2,800,000	5,500,000
Soft Costs	460,000	450,000	910,000
Subtotal	3,660,000	4,550,000	7,710,000
Contingency (@ 5%)	183,000	227,500	385,500
<b>Total Project Cost</b>	<b>3,843,000</b>	<b>4,777,500</b>	<b>8,095,500</b>

# **CHILDREN'S RECEIVING CENTER DEVELOPMENT COSTS**

Parry Center

	Receiving Center	MDT	Co-located Project
Site Aquisition	500,000		
Demolition	15,000		
Site Prep (driveway)	75,000		
Hard Costs (Construction)	2,700,000		
Soft Costs	460,000		
Subtotal	3,750,000	0	0
Contingency (@ 5%)	187,500	0	0
<b>Total Project Cost</b>	<b>3,937,500</b>	<b>NA</b>	<b>NA</b>

# APPENDIX

1. County Resolution Creating  
a Siting Advisory Committee to  
Recommend a Site for a  
New Child Abuse Center



MEETING DATE: \_\_\_\_\_  
AGENDA NO: \_\_\_\_\_  
ESTIMATED START TIME: \_\_\_\_\_

(Above Space for Board Clerk's Use ONLY)

### AGENDA PLACEMENT FORM

SUBJECT: Creating a Siting Advisory Committee to recommend a site for a new Child Abuse Center

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: September 16, 1999  
AMOUNT OF TIME NEEDED: 10 minutes

DEPARTMENT: Non-Dept. DIVISION: Commissioner District 3  
CONTACT: Charlotte Comito/Steve March TELEPHONE #: 8-5217  
BLDG/ROOM #: 106/1500

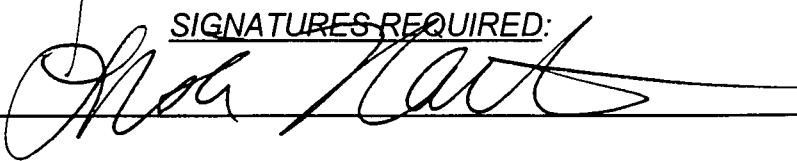
PERSON(S) MAKING PRESENTATION: Lisa Naito

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Creating a Siting Advisory Committee to recommend a site for a new Child Abuse Center

SIGNATURES REQUIRED:  
ELECTED OFFICIAL:   
(OR)  
DEPARTMENT  
MANAGER: \_\_\_\_\_

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ 248-3277



LISA H. NAITO  
Multnomah County Commissioner, District 3  
1120 SW Fifth Avenue, Suite 1500  
Portland, Oregon 97204-1914  
Phone (503) 248-5217 Fax (503) 248-5262

## MULTNOMAH COUNTY OREGON

# SUPPLEMENTAL STAFF REPORT

TO: Board of County Commissioners

FROM: Commissioners Lisa Naito

DATE: September 16, 1999

RE: Resolution Creating a Siting Advisory Committee to Recommend a Site for a New Child Abuse Center.

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1. Recommendation/Action Requested:

Approval of Resolution.

2. Background/Analysis:

The Public Safety Ballot Measures, No. 26-45 authorized the issuance of \$79.7 million in General Obligation Bonds for the construction of a new jail, a mandatory secure treatment facility for substance abuse offenders, expansion at Inverness, bookings facilities, technological improvements and a child abuse center. Those bonds were issued on October 1, 1996. The only significant part of the bond package that essentially remains to be started is the child abuse (or receiving) center. This resolution directs the Chair to start the siting process with budget scenarios ranging from \$4 million to \$7 million.

3. Financial Impact:

This will require expenditure of the bond proceeds as the voters have directed. For full operation of the facility, some funding may be required in a public safety levy.

4.        Legal Issues:

Proceeding in a timely manner may allow the County to avoid Internal Revenue Service filing for failing to spend the bond proceeds within the legal time limits.

5.        Controversial Issues:

Siting of social services can be controversial. This has also be an area that has traditionally been under the jurisdiction of the state.

6.        Link to Current County Policies:

This resolution is linked to Multnomah County's long term benchmarks, *Reduce Children in Living Poverty*, and, *Reduce Crime*. It may also help to *Increase School Completion With Life Skills Equivalency*, by helping to place children in non-threatening environments and helping family and with foster placement. The resolution follows the will of the people in passing Measures 26-45.

7.        Citizen Participation:

The Siting Advisory Committee will provide for citizen involvement.

8.        Other Government Participation:

The committee will have representatives from the State of Oregon and the City of Portland Police Bureau.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. \_\_\_\_\_

Creating a Siting Advisory Committee to Recommend a Site for a new Child Abuse Center

The Multnomah County Board of Commissioners Finds:

- a. In May of 1996 the voters of Multnomah County approved Ballot Measure No. 26-45, authorizing the issuing of \$79.7 million in General Obligation Bonds to be used for facilities that would improve public safety, including "a Child Abuse Center that responds to increased victimization of children and, the excess time many children spend in police custody waiting for placement and evaluation" and, on October 1, 1996 the County issued the Public Safety General Obligation Bonds to fund that center.
- b. The remaining project authorized under Measure No. 26-45 is the Child Abuse Center, for which some of the arguments were:
  - i. Over 2000 times a year, a child in Multnomah County must be removed from their home for their own safety;
  - ii. Because there is no 24-hour facility consistently available to take in and care for a child, children are sometimes forced to ride in the back of a patrol car or sit at a caseworker's desk for hours, while attempts at placement are made;
  - iii. Children are further traumatized by multiple foster home placements, and little chance for visitation with birth parents for family reunification.
- c. The current a system limits opportunities for family visitation and family reunification efforts.

The Multnomah County Board of Commissioners Resolves:

1. A Siting Advisory Committee (SAC) will be appointed by the Chair to recommend to the Board of County Commissioners a site for the new Child Abuse Center, also known as the Child Receiving Center;
2. The SAC will have up to ten members including representatives from the Office of the District Attorney, the Portland Police Child Abuse Team, the State Office of Services to Children and Families, the Lead Planning Agency (Christie School), and other interested persons from the community;

3. The SAC will explore improved or unimproved properties that could serve as a location for the Child Receiving Center, and potential co-located services under three general scenarios:
  - a. The Receiving Center with a child/family service facility, not to exceed \$4,000,000; or,
  - b. The Receiving Center complex with the MDT/CAT co-located on a single site, at about \$6,000,000 but in no case to exceed \$7,000,000; or,
  - c. The Receiving Center and MDT/CAT co-developed on separate but conveniently located sites, <sup>at about \$6 million but in no case</sup> ~~not~~ to exceed \$7,000,000, or as further directed by the Board of County Commissioners.
4. The Child Receiving Center functions shall receive priority in selection of properties and design;
5. The Child Receiving Center should provide a residential feel for the children housed there and should provide sufficient space for services to abused and neglected children in a safe and child-friendly environment;
6. The SAC will use the above criteria and develop additional essential siting criteria referenced in the siting plan to be approved by the Chair to guide their recommendations;
7. The SAC will make recommendations under the various scenarios to the Board of County Commissioners by October 26, 1999.

Approved this 16th day of September 1999.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

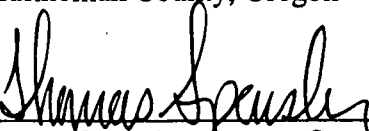
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Beverly Stein, Chair

REVIEWED:

Thomas Sponsler, County Counsel  
For Multnomah County, Oregon

By

  
Thomas Sponsler, County Counsel

2. Siting Advisory Committee  
Informational Packet

# The Steffey Group

*"Innovations in Housing & Community Development"*

October 1, 1999

Helen Smith, Director of Family Justice  
Multnomah County District Attorney's Office  
1021 SW Fourth, Rm. 600  
Portland, OR 97204

Dear Helen:

Congratulations on your appointment to the Siting Committee for the Multnomah County Children's Receiving Center.

The Steffey Group and Carleton-Hart Architecture were hired last summer by the County's Division of Facilities and Property Management to work with Commissioner Sharron Kelley and the existing ad hoc committee of children's advocates to "jump start" the Children's Receiving Center, and make recommendations on its final design, operational structure and location. In a series of recent briefings before the Board of County Commissioners it became clear that a more formal process for siting the facility was warranted, overseen by a Siting Committee appointed by County Chair Beverly Stein.

The role of the Siting Committee will be to arrive at specific criteria for siting this project, and to recommend specific potential sites. Your committee will also help determine the feasibility of siting the Children's Receiving Center with the Multi-Disciplinary Team (MDT), made up of the County District Attorney's office, the Portland Police Child Abuse Team (CAT) and the State Services for Children and Families (SCF). The County Board has asked that initial recommendations be made on October 26. This is a lot of work to be accomplished over the next three weeks, but fortunately a lot of the groundwork and research has already been completed.

Attached please find a packet of documents that will give you a good background on the history, goals and purpose of this project. You will also find architectural information on general site requirements and a discussion of both the residential and service components of the project. The final documents will discuss geographic considerations, siting criteria and a list of potential sites that the consultant team has identified. Below is a list of the documents you will find:

- 1) One page summary of the project
- 2) A longer narrative of the project
- 3) The mission statement and goals, developed by the ad hoc committee
- 4) Architectural information on the site organization, residential component and service component of the Receiving Center
- 5) A discussion of new construction vs. remodeling of an existing building
- 6) The geographic considerations in site selection
- 7) A proposed siting criteria, weighted by importance, drafted by the consultant team
- 8) A list of potential sites that have been identified by the consultant team and County staff

523 SE Stark Street ~ Portland, OR 97214 ~ (503) 236-3904 ~ Fax (503) 236-3048



MICHAEL D. SCHRUNK, District Attorney for Multnomah County  
600 County Courthouse • Portland, Oregon 97204-1193 • (503) 248-3162

October 1, 1999

Craig Opperman  
The Christie School  
P.O. Box 1855  
Lake Oswego, OR 97035

Dear Mr. Opperman:

In May 1996, a bond levy was passed authorizing the use of funds for facilities that would improve public safety, including "a Child Abuse Center that responds to increased victimization of children and the excess time many children spend in police custody waiting for placement and evaluation." On October 1, 1996, the County issued the Public Safety General Obligation Bonds to fund that center.

Recently, the Board of County Commissioners authorized the appointment of a Siting Advisory Committee to report to them on recommended sites for this Child Receiving Center. You have been selected to serve on that committee. The Board of County Commissioners has requested that the committee report back to the Board by October 26, 1999. Accordingly, we will be having a series of meetings in October to address this issue. We will also be exploring a number of properties with the ultimate goal of providing a space for services to abused and neglected children in a safe and child-friendly environment.


Please join me at the following Siting Advisory Committee meetings, to be held at the Portland Building, 1120 SW Fifth Avenue, 15<sup>th</sup> floor conference room:

Friday, October 8, 1999	10:30 - 12:00
Thursday, October 14, 1999	10:00 - 11:30
Thursday, October 21, 1999	10:00 - 11:30
Monday, October 25, 1999	10:00 - 11:30

Attached is a packet of background material to be used as the basis of our discussion for the site selection process. Please review it prior to our first meeting.

I look forward to working with you on this vital project. If you have any questions, please contact my secretary, Jill Baca, at 248-3143.

Very truly yours,

  
MICHAEL D. SCHRUNK  
District Attorney

MDS:jlb



Page 2  
Helen Smith

Please look over this information in preparation for the first meeting of the Siting Committee. At that time County staff and the consultant team will be able to better define the role of the Siting Committee, and to answer questions about the work that has already been accomplished. Until then, please feel free to call Chris Pierce or me in my office for further information. The consultant team and I look forward to working with you on this exciting project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Steffey', with a long horizontal flourish extending to the right.

Dan Steffey

Attachments

## **Multnomah County Children's Receiving Center**

*(Summary Sheet prepared by The Steffey Group, 2/19/99)*

### **Introduction**

A Children's Receiving Center in Multnomah County is a critically important, yet missing element in efforts to care for children removed from their homes due to abuse and neglect. In the short-term, the current system can be frightening to children, hostile and confrontational for innocent family members, unpredictable for caseworkers and foster families, and time consuming for police officers. In the long-term, it can cause fear, animosity and mistrust that affects children and their families for years. Only 20% of all of the children in the state of Oregon live in Multnomah County, yet 40% of the children's foster care cases in the state involve Multnomah County children. While a facility of this kind may be needed in other counties in Oregon, the need in Multnomah County is critical.

### **History**

Discussion of a Children's Receiving Center, and the groundwork necessary to develop such a center in Multnomah County, has been on-going for nearly ten years. The discussion was initiated by children's advocates who saw a need for a central facility where neglected and abused children, removed from their homes of origin, could be cared for on a short-term basis. The ultimate goal is to return children home as quickly as possible, if safe and appropriate for the child, but with a new support system in place for both the child and his/her family. If returning home is not an option, the Receiving Center will provide the mental and physical assessments necessary to help locate a stable living environment for the child.

In 1996 the people of Multnomah County voted to provide \$4 million in a public safety bond measure for construction of a Children's Receiving Center. This commitment from the citizens and elected officials of Multnomah County for construction of such a facility calls for a strong partnership with the state government for on-going operations.

### **Summary**

Nearly 80 children enter emergency shelter care in Multnomah County every month. These are neglected and abused children new to the system, who can't be placed with a relative and don't need the extensive services offered by hospitals or special residential care facilities. Nearly 60% of these children are between the ages of one and twelve. This is the population the Children's Receiving Center will serve by providing a warm, welcoming place at all hours of the day and night. It will also be a place where children can be quickly reunited with their families of origin, if appropriate, and where they and their families can receive the assessments, counseling and support necessary to avoid further involvement with the protective services system. If reuniting with the family of origin is not in the best interest of the child, the Receiving Center will provide a better opportunity to insure a successful, stable placement with a relative, friend or foster family. The Multnomah County Receiving Center will provide a model that other counties can replicate, based on their specific needs.

Children's Receiving Centers of various sizes and configurations can be found operating throughout the nation. They have improved the system of removing children from their homes in four major areas:

- The trauma suffered by children and families is lessened.
- Service Planning is more family-focused
- Movement from shelter care to home, to other relatives or to long-term foster care is more thoughtful and better-planned
- Pressure on overburdened foster care system is lessened

## Multnomah County Children's Receiving Center

### History

Discussion of a Children's Receiving Center, and the groundwork necessary to develop such a center in Multnomah County, has been on-going for nearly ten years. The discussion was initiated by children's advocates who saw a need for a central facility where neglected and abused children, removed from their homes of origin, could be supported and cared for on a short-term basis. Such a facility would also be a place where these children could receive services and family visits without the need to travel to different sites. The ultimate goal was to return children home as quickly as possible, if safe and appropriate for the child, but with a new support system in place for both the child and his/her family. If returning home was not an option, the Receiving Center would provide the mental and physical assessments necessary to help locate a compatible, stable living environment for the child.

There are many visions and ideas of how a Children's Receiving Center should function, how it should be designed, which children should be served, and which agencies and organizations should be involved. Without a clear consensus on these issues, even among the children's advocates and elected officials who have been involved in the discussions, the project has stalled.

With the strong backing of then-Multnomah County Commissioner Dan Saltzman, the people of Multnomah County voted in 1996 to provide \$4 million in a public safety bond measure for construction of a Children's Receiving Center. This was an important step in the ultimate construction of a Children's Receiving Center, but it still left unanswered most of the questions mentioned above.

### Recent Efforts

In May of this year (1998), under the leadership of Multnomah County Commissioner Sharron Kelley, the county issued a Request For Proposal to development companies interested in "jump starting" the process, and making recommendations on how to make the dream of a Children's Receiving Center a reality. The Steffey Group was selected to complete this task.

In many ways the long history of a Children's Receiving Center has made the task of resuscitating this project much easier. Much of the critical background work, research and coalition-building had been done.

But these ten years of discussion have also complicated the task in some ways. Previous discussions, plans and ideas of a Children's Receiving Center have created images and perceptions in people's minds of what a "Receiving Center" is, and what it looks like.

(extended family, foster home, etc.) which increases his/her likelihood of a successful, long-term placement.

- There must be a reasonable assurance that any facility, structure or home built with these bond-generated funds has on-going operating funds to support the care, programs and services of the children served by the facility. An interim funding strategy is possible, but long-term, on-going operating funds must also be identified.
- The facility and programs that combine to make a successful Children's Receiving Center in Multnomah County must be high quality, and considered an important asset and benefit to the lives of children and families involved in the protective services system.

### Issues with General Consensus, but Still Under Discussion

Creating a healthy, on-going operational budget for a Children's Receiving Center has always been viewed as the most challenging part of this project. However, a number of other specific issues have been identified, but not resolved, in the discussion of the who, what, where and how of a Children's Receiving Center.

A discussion of these issues, and the current general consensus follows:

#### **Central Site or Scattered Sites**

The question of whether the Receiving Center should be comprised of a central shelter-type facility with space on-site for services, family visits, etc., or scattered residential shelters with a central day-center for services, family visits, etc. has been at the core of all discussions involving a Receiving Center.

Some people are concerned that a central shelter-type facility will be "institutional," and contrary to the national trend of smaller, home-like settings for children. A central site, however, would require fewer shuttles for the child who is receiving health assessments and services, and make the provision of these services easier and more efficient for community organizations. A central shelter-type facility, which could actually be adjoining homes with all of the physical comforts of a home, would also be more flexible in assuring open beds on any given night. Scattered residential shelters would be more restricted in their capacity to accept different age, sex and sibling groups.

Scattered residential shelters could provide greater opportunities to keep the children in their own neighborhoods, or at least nearer their family, school and friends. This may require additional shuttling back and forth to the day-center, however.

It has also been suggested that because of upkeep and management costs, Multnomah County prefers not to purchase, build, or own scattered group-homes. If this is accurate, and the use of these funds requires continued county-ownership of the structure(s), and

However, there is general consensus that a new Receiving Center could accomplish the most long-term positive results by working with younger children and their families who are relatively new to the protective services system. The family visitations, physical and behavioral assessments and front-end support services that will be an integral part of the Center, can give families the tools necessary to prevent a potentially long descent into the protective services system. Bolstering families, and keeping them intact, can have tremendous short- and long-term benefits for the individual families, and the community as a whole.

*There is general consensus that the Receiving Center be limited to children between the ages of either one, three or five years old and twelve years old who are entering the system directly from their homes of origin, including cases where the child has already been in foster care in the past, but is currently re-entering the system. The services offered at the Center should be made available to these children and their families as long as the service providers determine it is necessary. Respite care, another tremendous need in the foster-care system as a whole, should be made available to the families of origin and foster families caring for these children as services allow.*

*Exceptions for sibling groups with children under the minimum age, or over 12 years old should be made as appropriate. It should be noted that accepting very young children will require additional staff trained in infant-care, which will impact the operating budget. Consequently, financial considerations and the operating budget may dictate the ultimate decision on the minimum age of children in the Receiving Center.*

*There is also general consensus that the Receiving Center should not be an outlet for foster-care placement disruptions.*

**Portland Police Bureau's Child Abuse Team (CAT)/Multnomah County Multi-Disciplinary Team (MDT) On-site or Separate Location**

Once again, previous plans, drawings and discussions that created hard-to-dispel images and perceptions have influenced this discussion. Everyone agrees that armed police officers should not be present where frightened children are residing and distraught families are receiving services. That, however, is the image many people have of any facility where a Receiving Center would be co-located with the CAT/MDT Center. On the other hand, there is a consensus that it would be convenient for the Receiving Center to be located in the proximity of the CAT/MDT Center. It would be convenient for the police, District Attorneys and SCF personnel to have the two facilities nearby.

*Because the architects working with The Steffey Group are convinced that the Receiving Center can be designed in a welcoming, home-like manner, even if the CAT/MDT Center is adjacent, there is general consensus that this question is best settled based on availability of land and subject to specific site configurations. It isn't essential that the CAT/MDT Center be adjacent to the Receiving Center, but co-location should not be categorically rejected before specific siteplans and designs are explored.*

appropriate to wait for recommendations from public and private organizations that are familiar with this clientele, their special needs and staffing levels suitable to meet those needs.

*However, there is consensus that within the funding constraints, the staffing model be a combination of "professional" 24-hour staffing and foster-family staffing. Children must be welcomed to the Receiving Center by someone who is awake, alert and ready to feed, clothe or bathe a distraught child. But there is also a consensus that children benefit by seeing the same person throughout the day, at night, and first thing in the morning, which will occur with foster parents. In fact, combining the two staffing models may allow each component to focus on the areas where they excel, and minimize potential burnout and frustration. For instance, freeing foster parents from the considerable transportation needs of the children (to and from school, etc.) could minimize some of the scheduling problems they face every day. At the same time, foster parents living in the Receiving Center could reduce the overall staffing costs considerably. In addition, some services and assessments must be available 24 hours/day, seven days/week, to insure the Receiving Center is utilized as a short-term shelter for children. Staffing must also be adequate to insure the possibility of off-hour placements with friends or relatives of children in the Receiving Center.*

#### **On-site Services Identified**

There are many organizations that may be involved in the lives of these children, and thus utilize space provided by a Children's Receiving Center. This will become more apparent as the programs develop and evolve. However, of the many groups which were interviewed by The Steffey Group, The Volunteers of America and The Morrison Center continue to express interest in leasing space at the Children's Receiving Center.

The Morrison Center is receiving funding from the Meyer Memorial Trust and the Robert Wood Johnson Foundation for its Children's Assessment Service to conduct mental and behavioral health screenings and assessments of children under 13 years of age in the protective services system. The goal of this program is to recommend appropriate foster-care placement, to recommend appropriate services for the children and their family, to involve the family-of-origin in the services, and to minimize the number of foster-care disruptions.

Volunteers of America has been identified by the Oregon Legislature as a recipient of future funding to create a new Family Nursery program in Multnomah County, serving very young children, up to Kindergarten-age. This program works with children, and their families, to help build strong, functional family units. The Volunteers of America also suggested the possibility of providing respite services to foster families, expanding its existing day-care program for low-income families, and locating classroom instruction and intervention staff on-site.

Cares Northwest has also expressed interest in utilizing the Receiving Center, to a limited degree, as a satellite office for its large children's health clinic adjacent to Emanuel Hospital.

*Multnomah County Children's Receiving Center*  
*Interviews Conducted by The Steffey Group/Carleton-Hart Architects*

**Mark Alter**  
Boys & Girls Aid Society

**Meredith Morrison**  
Mult. Co. D.A.'s Office  
and **Helen Smith**,  
Director of Family Justice Dept.  
Mult. Co. D.A.'s Office

**Pam Patton**, Dir. of Govt. Relations  
and **Jay Bloom**, Exec. Director  
The Morrison Center

**Lorraine Barton**  
and **Tom Hudson**  
Volunteers of America

**Emmy Sloan**, Director  
Cares NW

**Craig Opperman**  
The Christie School

**Angela Sherbo**  
and **Judith Mayer**  
Juvenile Rights Project

**John Barr**, St. Johns Branch Mngr.  
OR Services for Children & Families

**Lt. Brett Smith**  
and **Sgt. Garr Nielsen**  
Portland Police Child Abuse Team

**David Fuks**, Executive Director  
Edgefield Children's Center

**Mike Mikesell**, Director  
Kerr Youth and Family Center

**Patricia Edge**, Clinical Director  
Parry Center for Children

**Devon Burris and staff from**  
SCF Midtown Branch

**Robert Roy**, Executive Director  
Waverly Children's Home

**Jack Downey**, Executive Dir.  
San Antonio Children's Shelter  
(phone)

**Janice Johnston**, Exec. Dir.  
McLaren Children's Center  
El Monte, CA (phone)

**Kevin Concannon**, Director  
State of Maine Human Resources Dept.

**Karen Cellarius/Anna Rockhill**  
Child Welfare Partnership at PSU

**Anna Frederickson**, Director  
Denver Family Crisis Center (phone)

**Eileen Pasztor**, Director, West. Office  
Child Welfare League of America and  
**Morris Kilgore**, Consultation Mngr.  
(phone)

**Linda Carpenter**, Director, Santa Clara  
Co. Children's Shelter (phone)

**Debbie Pell**, Director, Casa Pacifica  
Children's Shelter in Ventura, CA (phone)

**Mary Harris**, Director of Orange Co. Social  
Services Agency and **Rick Bazant**, on-site  
Staff at Orangewood Children's Home  
(phone)

# *Multnomah County Children's Receiving Center*

## *Mission Statement and Goals*

### MISSION STATEMENT

The Mission of the Multnomah County Children's Receiving Center is to provide the best possible safe, comfortable, and supportive short-term shelter where children requiring protective services can receive the highest quality comprehensive and coordinated physical, mental and behavioral health screenings and assessments as the basis for additional services directed toward protecting the children from further abuse and neglect.

### GOALS

The Primary Goal of the assessments, together with center-supervised visits between the children and their families of origin, is to return the children home as soon as it is safely possible to do so.

A Subordinate Goal of the assessments is to increase the potential of an appropriate and successful longer-term substitute care placement in instances where returning the child home is not a safe and viable option.



## Goals of the Multnomah County Children's Receiving Center

- ◆ Provide a setting where early identification of medical, emotional, behavioral and developmental problems in children entering the protective services system in Multnomah County can occur
- ◆ Provide a setting where receiving home children can obtain the resources and/or treatment they require to address their specific health needs
- ◆ Provide a setting where the strengths and needs of the biological family can be assessed, and to whatever degree possible involve both the foster family and biological family in the efforts to reunify the child with the biological family
- ◆ Provide a setting which assists in appropriate long-term placement of children entering the protective services system
- ◆ Provide a facility which supports and effectively utilizes the existing child and family service network
- ◆ Provide a setting where visitations by the biological family can occur quickly and comfortably
- ◆ Provide a setting which is secure from both potential external threats (hostile biological family members) and potential internal threats (other children in the Receiving Center)
- ◆ Provide a setting with ample play-areas (both indoor and outdoor), appropriate for the different ages of the children
- ◆ Provide a setting that is convenient and accessible for biological families, SCF caseworkers, Police officers, etc.
- ◆ Provide a setting which is safe, comfortable and supportive of the children
- ◆ Provide a setting which supports the unique needs of both the biological families and the foster families

## **CHILDREN'S RECEIVING CENTER ARCHITECTURAL PROGRAM**

The Receiving Center site will consist of three and maybe four primary program elements, including the Residential Component, the Service Component and the Play Area. Depending on the size, location and configuration of the chosen site, the MDT Component may or may not be a part of the Receiving Center.

1. A Play Area will be located to provide access from the Residential Units and the Service Component and will have play equipment designed for a variety of age groups. The Play Area will be a secure yard with views from the surrounding buildings. While primarily serving the children living in the Residential Units, the Play Area may also serve the children visiting the Service Component.
2. The Residential Component will consist of family style homes with a front porch, residential entry and private backyard. The homes will be located on a residential street and should be designed to complement the existing vernacular of the neighborhood. The homes may be connected through the core, (which will allow staff to move between Units,) however the homes will appear as individual structures from the street. A garage will be provided to serve one or two homes. Children residing at a particular Unit will not have access to another Unit unless given permission. Children residing at that particular Unit and Unit staff and volunteers will have access into the Unit.
3. The Service Component will have a unique entrance off a commercially oriented street. The building will be visually and physically separated from the entrances into the Residential Units and will appear as a professional office building from the street. The building entry will serve parents, families and children visiting the Center, including the children residing at the Units, as well as the Social Service staff. A small secure play area will be provided. However, the children visiting the Service Component would also have supervised access to the larger Play Area.
4. If the MDT Component is included at the Receiving Center, it will be housed in its own structure and will be separated from the Residential Units through the use of both physical and visual barriers. The building entry for the MDT will be visually and physically separated from the Residential and Service Components of the Center. Those visiting the Service Component will not be aware of the comings and goings of the police officers, district attorneys and SCF caseworkers. A connection could be provided between the MDT Component and the Service Component, which would allow the staff of each building to meet together. However, this connection would not be obvious to visitors to the Service Component. Secure and designated parking would be provided immediately adjacent to the MDT building.

## **Residential Component**

The Residential Component to the Receiving Center should be a warm, secure, child-friendly place with elements which are home-like.

1. The Residential Component will be broken down into (4) Units that will house 4 – 8 children in each Unit. The proposed configuration provides more beds than the Unit would be licensed to house; the additional beds would allow for the flexibility to separate incompatible children while keeping together sibling groups of different sizes.
2. Each Unit would have a distinct and unique front porch and entry. These entries may be visually connected with each other, but will be visually and physically separated from the Service Component.
3. Each Unit would have it's own common spaces. These spaces would consist of a 'parlor' which would be used for meetings and office/coordinating functions, a dining room large enough to seat the children housed in that particular Unit for family style meals, a kitchen with a pantry for immediate food storage needs, a 'study,' which would be used to conduct school lessons and/or complete classwork, and a 'family room,' which would serve as the children's primary indoor play space as well as provide the opportunity for professional observations.
4. Two 2-Bedroom Clusters with one bathroom each would be set up in each unit. Each Bedroom Cluster would consist of two bedrooms, which could be connected together or separated from each other and the bathroom. The bedrooms would be set up so one or two children could sleep in each room. The bedrooms would consist of two single beds, drawer and closet space and a small play area. The Bedroom Clusters would be separated from each other, but would be visually connected to the common spaces.
5. One Foster Parent/Family would be responsible for each Unit. A Foster Parent 'Apartment' would be provided at each Unit and would be a private, self-contained living space. The Foster Parent would also have an office to handle the coordination responsibilities. The office would be a semi-public space separated from the "living" portion of the "apartment."
6. A door from each Unit would lead to a private, secure yard, which would in turn open up to a larger common play area. The common play area would accommodate children of different age groups. A staff person would be present whenever a child was in the common play area.
7. The Units would have access to shared service spaces, including but not limited to a utility room, central food storage and central clothing storage.

## **Service Component**

The Service Component of the Receiving Center would be set up much like leasable tenant space with ample electrical and phone wiring to allow for flexibility for the various service providers. A 'tenant' or service provider could come into the building and develop the space as needed.

The Service Component would be adjacent to, but clearly separate from the Residential Component of the Receiving Center.

1. The Building Entry would be a child-friendly, inviting place. The Building Entry would have direct access to the circulation system which would lead directly to the various service providers' offices. A common reception center would be set up at the entry. The reception person would help ensure security and would monitor those who come and go. A central waiting area which is comfortable and child-friendly could be set up within the Building Entry, and would serve as a gateway prior to entering further into the building.
2. Common Spaces would include toilet rooms, a janitor's office and a variety of meeting rooms. The meeting rooms would include two conference rooms at 600 sf each and a smaller 200 sf meeting space. These rooms would be available to all the Service Organizations.
3. A separate Family Visitation Center would include two 'Living/Play Rooms,' each about 300 sf. The rooms would be set up with different activity areas, and would include a living room arrangement, a table with chairs and a play area. A monitoring room, capable of recording the interactions within the rooms, would be set up between the two 'Living/Play Rooms.' It is possible that these rooms could be 'leased' to the other Service Organizations within the building. Toilet rooms should be immediately adjacent to each of the rooms, due to security issues.
4. An intake area would be provided within the Service Component, which would serve the Units. An entry, separate from the main Building Entry, would open directly off of a vehicle drop-off space, and would appear warm and inviting. The furniture and surfaces inside the entry would be easily cleanable. A bathroom would be immediately adjacent to the entry and would be equipped to treat lice infestation in arriving children. A sitting room in the intake area would be warm and friendly with soft furniture and playthings. An examination room would also be provided to enable the police to conduct their examinations of the children. The intake area should have access to a Unit kitchen and the clothing storage area. Once the child has been stabilized he or she would be brought to the Unit.

5. Two 2,500 sq. ft. office 'wings,' 2 floors each, would provide leasable office space to service providers.

- Morrison Center, a mental health agency, has identified that they could use about 2,500 sq. ft. of floor space for exam rooms and offices.

- Volunteers of America has identified that they could use about 2,110 sq. ft. of floor space for classrooms and offices for a Day Nursery and Parenting Program.

- A Respite Center would be provided. Three 'classrooms' would be provided; one for infants (350 sq. ft. to accommodate 8 infants), one for toddlers and children up to the age of five (450 sq. ft. to accommodate 10 children), and one for school aged children (1200 sq. ft. to accommodate 30 children). Toilet rooms and offices would be provided for the Center. A small commercial kitchen (with a microwave, but no stove) would be provided which would also be used by the Intake Center. The Respite Center would need about 2,500 sq. ft. The Respite Center could also serve as classroom space, for a schooling system for the children, which would operate out of the Service Component

- Flexible office space would also be available for those providing services such as legal advocacy, children and family counseling, medical evaluations, etc.

## **MDT Component**

The MDT Component of the Receiving Center may or may not be a part of the Receiving Center 'Campus.' If included, the MDT Offices will be visually and physically separate from both the Residential and Service Components of the facility. The MDT Offices will be constructed specifically to house the DA's office, SCF offices and police.

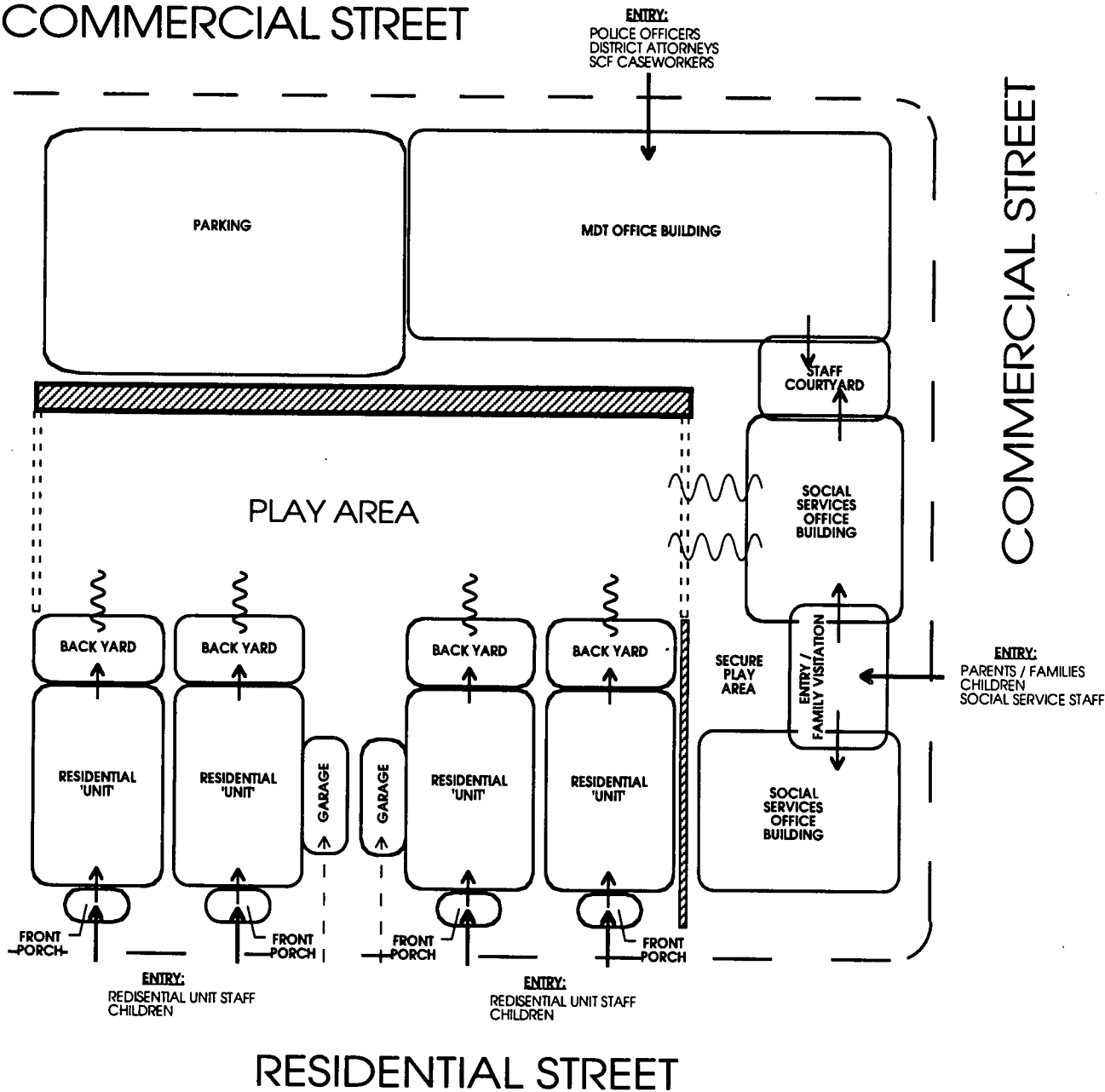
1. Secure parking will need to be provided for the police cars. Designated surface parking will need to be provided for the police officers, DA's, SCF caseworkers and building visitors.
2. The building will have one main entry (which serves the three departments) will be on an electronic lock.
3. The Police, DA's and SCF will each have separate spaces and will be configured based on their specific needs.
4. Common spaces will include a large conference room, a staff break room, locker/shower rooms, storage rooms, a copy and fax room and toilet rooms.

# CHILDREN'S RECEIVING CENTER

## SQUARE FOOTAGE REQUIREMENTS

	Floor Area	Site Area
<b>RECEIVING CENTER</b>		
Residential Component (4) two-story homes @ 3000 sf each	12,000 sf	
Service Component Two-story social services office building	14,000 sf	
Play Area Accommodating a maximum of 50 children	3,750 sf	
Parking Assuming 1 car per 500 sf of office space = 28 cars	11,200 sf	
<b>Total Receiving Site Area</b>		<b>30,000 sf</b>
<b>MDT OFFICES</b>		
Two-story office building containing the following: District Attorney Offices 2,300 sf SCF Hotline Offices 4,250 sf SCF Adoption Unit Offices 3,050 sf Police - CAT Division Offices 3,400 sf Police - DVRU Division Offices 1,900 sf Police - Parole & Probation Unit Offices 350 sf	15,250 sf	
Parking Accommodating 120 cars	48,000 sf	
<b>Total MDT Site Area (2-level parking garage)</b>		<b>35,000 sf</b>
<b>Total MDT Site Area (ground level parking)</b>		<b>58,000 sf</b>

COMMERCIAL STREET



COMMERCIAL STREET

RESIDENTIAL STREET

## SITE DIAGRAM

1" = 50'

PROJECT TITLE:		
MULTNOMAH COUNTY - CHILDREN'S RECEIVING CENTER		
DRAWING TITLE:		
ORGANIZATIONAL DIAGRAMS		
DATE:	10 • 27 • 98	SCALE: AS SHOWN
JOB #:	98039	



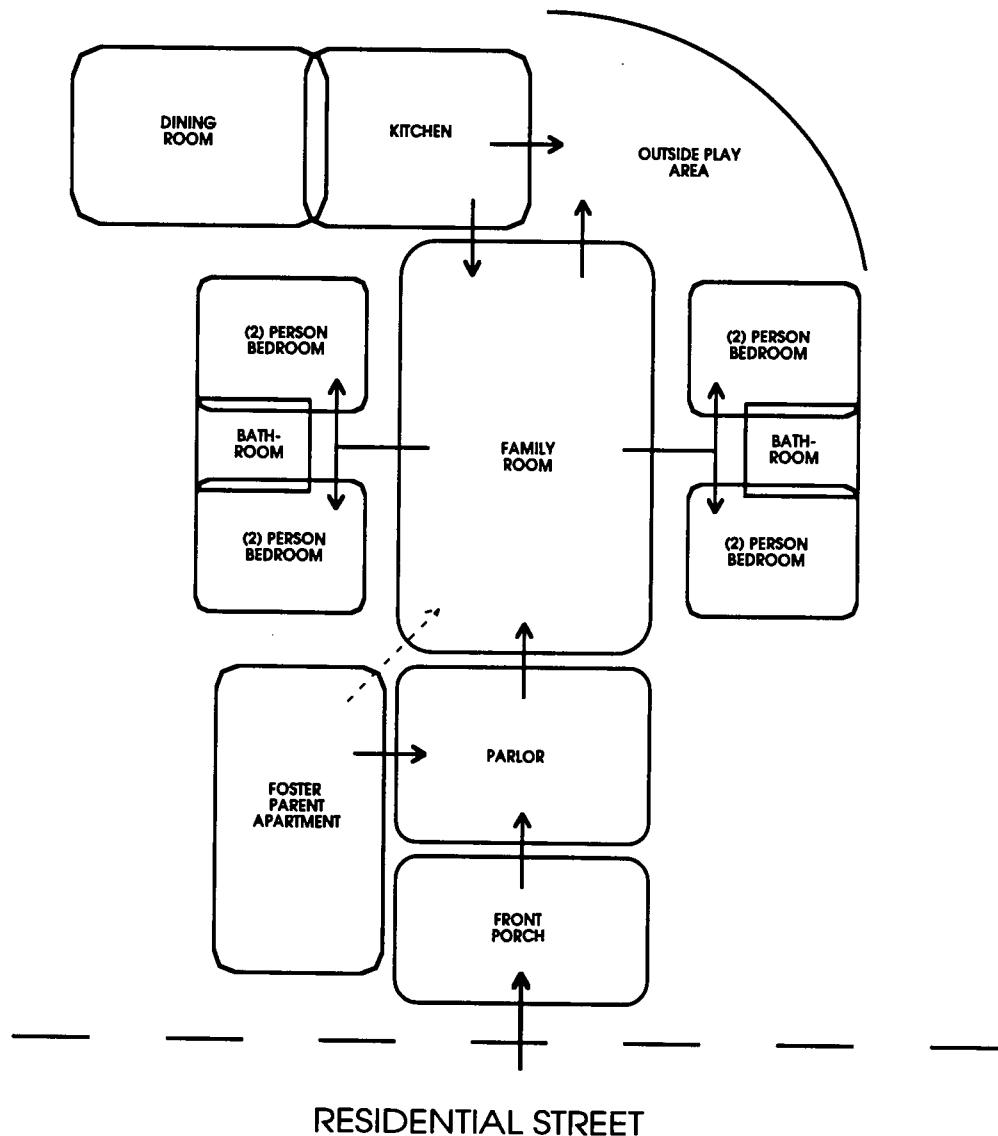
CARLETON ♦ HART  
ARCHITECTURE, P.C.

The Lombard Building • 224 SW 1st Avenue, Portland, Oregon 97204 • Fax (503) 243-3261 • Tel (503) 243-2252

DRAWING NO:

A1





## 'UNIT' DIAGRAM

N.T.S.

PROJECT TITLE:		
MULTNOMAH COUNTY - CHILDREN'S RECEIVING CENTER		
DRAWING TITLE:		
ORGANIZATIONAL DIAGRAMS		
DATE:	10 • 27 • 98	SCALE: AS SHOWN
JOB #:	98039	


**CARLETON ♦ HART**  
 ARCHITECTURE, P.C.  
The Lombard Building • 224 SW First Avenue, Portland, Oregon 97204 • Fax (503) 243-3261 • Tel (503) 243-2252

DRAWING NO:

A2

## Issue:

What are the advantages and disadvantages of an acquisition/remodel development vs. new construction?

## Discussion:

An acquisition / remodel project has certain inherent benefits as well as complications.

Remodeling an existing building for a specialized use such as the residential component of the Receiving Center could be difficult and costly. There are code-related issues such as upgrading for seismic and ADA requirements that add additional costs to the project. There are programmatic issues of providing a child-friendly design as well as providing separate entries and programmatic separations for inappropriate children groups, the public, parents, and police officers. Building a new facility allows for development of a state of the art facility without compromising program space.

It will also be critical that the exteriors of the Receiving Center buildings convey an appropriate image, which may be difficult to find already existing. The residential component needs to convey a particular residential image, while the service component needs to convey something much different. The service component must be open to the public and convey an image of a professional, yet family-friendly, office building.

Often there are cost savings in remodeling an existing building, rather than building new. However, depending on the building, the cost of remodeling an existing building could be almost the same as building a new facility. The disadvantage is that the ability to tailor-make a unique, custom design that would meet the specific needs of the Receiving Center would be lost.

Remodeling an existing building is most efficient when it has historically been a similar use. For instance, an office building could easily be renovated to meet the needs of the Receiving Center's service component or the MDT.

## Issue:

### What are the geographic siting considerations for the Children's Receiving Center?

#### Discussion:

Making the center centrally located to where the majority of children entering the protective services system live, and making the center a convenient and accessible site for family reunification are critical components of the Children's Receiving Center.

Using statistics gathered by the Child Welfare Partnership at PSU (see attached), as well as updated mapping information from Metro (see attached), it is clear that the vast majority of children in the protective services system in Multnomah County are from east of the Willamette River. In fact, using the raw numbers found in the Metro map, the most central site for the Children's Receiving Center would be somewhere around 82<sup>nd</sup> and NE Sandy Boulevard. Any site in this general area with good transit connections, for families without their own transportation, would be appropriate for this new center.

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Multnomah County

# **Receiving Homes**

Feasibility Study

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November 17, 1995

Child Welfare Partnership  
Portland State University

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The number of new cases has not varied greatly in the past five years. However, there is some seasonality. In addition, the number of children entering care varies significantly by branch.

Table 2: Children Entering Emergency Shelter Care 1994

Multnomah County - by SOSCF Branch

Branch	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
St. Johns	5	13	17	15	10	11	16	16	25	6	13	10	162
East County	27	23	29	32	19	16	15	27	15	19	11	18	251
Midtown	22	20	30	19	30	26	15	30	22	24	21	21	280
North/NE	11	18	25	31	11	33	18	23	19	13	22	17	241
PS Metro				1	1	-							2
Total	65	74	101	98	71	86	64	96	81	62	72	66	936

## **CHILDREN'S RECEIVING CENTER SITE SELECTION CRITERIA**

The criteria listed below was prepared by the Children's Receiving Center Working Group, which consisted of representatives from The Steffey Group, Carleton & Hart Architecture and Multnomah County. It was used as a way to evaluate one site over another. Each criteria was given a weighted score, which indicated its relative importance over the others. A selected site was evaluated and given a score of 1 to 5 for each criteria. The scores were tallied and the sites with the highest scores were the most viable for development as the Receiving Center.

1. Neighborhood Character Weighting 18%
  - The residential component of the Receiving Center should be located within a residential neighborhood, while the service component should front on a street, which is primarily commercial in nature.
  - The MDT should be located on a street which is commercial.
2. Size Weighting 17%
  - The Receiving Center requires a site that is about 30,000 sq. ft. (.7 acres).
  - The MDT facility requires about 60,000 sq. ft., (1.4 acres) assuming surfacing parking or about 35,000 sq. ft., (.8 acres) assuming the construction of a parking garage.
3. Transit Weighting 13%
  - The Receiving Center should be close to a street that provides frequent bus service from at least one line that directly serves the downtown area.
  - It is not critical, but highly desirable that the MDT is located immediately adjacent to a bus line.
4. Zoning Weighting 12%
  - The Receiving Center, which is classified as a Community Services Use by the City of Portland Zoning Code, includes both group living and office functions. It will require a Conditional Use Permit and can be located in either a residential or commercial zone.
  - The MDT facility needs to be located in a commercial zone.
5. Partnership in Development Weighting 12%
  - A piece of property would get a high rating if there is a possibility that the County could partner with another agency, organization or private enterprise to develop the site.

6. Complexity of Acquisition Weighting 8%
- A piece of property would get the highest rating if it is currently owned by the County. It would get a high rating if the property was for sale and a low rating if the property is not on the market.
7. Neighborhood Issues Weighting 5%
- Some Portland neighborhoods would object strenuously to the development of a Receiving Center in their neighborhood.
  - The MDT facility could also be controversial in particular neighborhoods.
8. Topography Weighting 5%
- Depending on the site, a steeply sloping site could be difficult to develop both in terms of program and construction cost. A piece of property would get a higher rating if it was flat.
9. Distance to downtown Weighting 5%
- The geographic center for those visiting the Receiving Center is located at about 82<sup>nd</sup> and I-84.
  - The MDT employees would like to be located as close to downtown Portland as possible.
10. Highest/Best Use of Site Weighting 5%
- Would developing the Receiving Center be the highest and best use for the piece of property or is there another better, more viable use for the site? The site would get a high rating if the use was appropriate to the site.

**CHILDREN'S RECEIVING CENTER  
SITE CRITERIA RATING**

Issue	Weighting	Site 1	Site 2	Site 3	Site 4	Site 4	Site 5
<b>1 Neighborhood Character</b> The character of the neighborhood is appropriate for project=high rating	18						
<b>2 Size</b> Large site (w/ enough for additional development) = high rating	17						
<b>3 Transit</b> Close to transit line/multiple options for transit = high rating	13						
<b>4 Zoning</b> Appropriate zoning = high rating	12						
<b>5 Partnership on Development</b> Possibility for partnership in developing site = high rating	12						
<b>6 Complexity of Acquisition</b> Purchase of property is easy = high rating	8						
<b>7 Neighborhood Issues</b> Neighborhood approval or non-committal = high rating	5						
<b>8 Topography</b> Flat site = high rating	5						
<b>9 Distance to Downtown</b> Easy commute to downtown = high rating	5						
<b>10 Highest/Best Use of Site</b> This project is the highest and best use for this property = high rating	5						
<b>Total</b>	<b>100</b>						

**Point Rating** \_\_\_\_\_

- 5 Excellent
- 4 Good
- 3 Fair
- 2 Poor
- 1 Horrible



## **CHILDREN'S RECEIVING CENTER POTENTIAL SITES**

The sites listed below are those which have been evaluated by the Receiving Center Working Committee as of September, 1999. Additional information regarding these sites can be provided.

1. Cully and Killingsworth  
6507 NE Killingsworth
2. The Hanson Building (owned by Multnomah County)  
12240 NE Glisan
3. The Kelly Building (owned by Multnomah County)  
4735 - 4747 E Burnside
4. The Morrison Building (owned by Multnomah County)  
2115 SE Morrison
5. Vacant land at the Perry Center  
3415 SE Powell
6. The Shriner's Hospital  
8200 NE Sandy
7. Vacated Halsey on-ramp  
SE Corner of NE Halsey and 82<sup>nd</sup> Ave.
8. Legacy Properties  
Property A: Property bounded by NE Knott St. & NE Russell St; N  
Vancouver Ave. & N. Williams Ave.  
Property B: Property bounded by NE Knott St. & NE Russell St; N  
Vancouver Ave. & N. Gantenbein Ave.
9. Morrison Bridge Head (owned by Multnomah County)
10. Hawthorne Bridge Head (owned by Multnomah County)
11. Washington High School (owned by the Portland School District)  
531 SE 14<sup>th</sup> Ave.
12. Monroe High School (owned by the Portland School District)  
2508 NE Everett St.
13. Columbia/Whitaker School (owned by the Portland School District)  
NE 52<sup>nd</sup> Ave. and Columbia Blvd.
14. 7<sup>th</sup> Day Adventist Medical Office Building  
NE corner of NE 102<sup>nd</sup> Ave. and Burnside St.

April 1999

### 3. Documentation Regarding Requests for Site Information

# FAXES FOR CHILD RECEIVING CNTR

## COMMERCIAL/INDUSTRIAL BROKERS FAX LIST

December 15, 1998

Revised Oct 1999

BROKER	TEL #	FAX #
✓ OK AMERICAN PROPERTY MGMT.	284-2147	287-1587 (Doug Lindholm)
✓ OK ASSOC. FOR PORT. PROGRESS	224-8684	323-9186 (Penney Kennedy)
✓ OK BOMA	228-9214	223-1659 (Bldg. Owner As.)
✓ OK DOUG BEAN & ASSOC	222-5100	222-5311
✓ OK COLLIERS (BULLIER & BULLIER)	223-3123	227-2447
✓ OK CB COMMERCIAL	221-1900	221-4873
✓ OK GRUBB & ELLIS	241-1155	241-0306
✓ OK KOHLER MEYERS & O'HALLORAN	661-8000	661-7400
✓ OK MACADAM FORBES	227-2500	274-8216
✓ OK MELVIN MARK	223-9203	223-4606
✓ OK NORRIS BEGGS & SIMPSON	223-7181	228-2136 (same #)
NORRIS & STEVENS	223-3171	228-2136
✓ OK CUSHMAN & WAKEFIELD	279-1700	279-1790
✓ OK FRANK	<del>234-2100</del>	- 100 #
✓ OK SID WOODBURY	222-1200	220-1815
✓ OK RIGHT OF WAY ASSOCIATES, INC	644-3436	644-7400
✓ OK C&R REAL ESTATE SERVICES	224-9554	224-1267
✓ OK CENTURY 21 COLUMBIA REALTY	236-2100	236-9979 (Don Vinson)
✓ OK YOSSEY PATTERSON CO.	326-9000	425-1006
✓ OK CASCADE REAL ESTATE	229-0268	722-3975 (Sarah Bracey)
✓ OK H. NAITO PROPERTIES	228-7404	273-8313 (Scott Watson)
✓ OK STATE GEN'L SERVICES	378-2865	373-7210 (Valerie McBride @ ext 229)
✓ OK CITY OF PORTLAND	823-6932	823-6924 (Diana Holuka)



# MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF FACILITIES AND  
PROPERTY MANAGEMENT  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-3322

OCTOBER 8, 1999

**TO:** Portland Area Commercial Real Estate Firms

**FROM:** Robert Oberst, Property Manager  
Jennifer de Haro, Property Management Specialist

**SUBJECT:** REQUEST FOR INFORMATION

Multnomah County seeks to purchase a site for the location of county community service programs. The general requirements are as follows:

**Location:** Willamette River to East 122<sup>nd</sup>; Powell to Fremont

**Specifications:** A suitable site will be between .7 acre and 2.5 acres, possibly a combination of two sites within two miles of each other. The site must be located in close proximity to mass transit, preferably both MAX and bus lines, and on streets with both commercial and residential attributes. If two smaller sites are available, one should have commercial development potential, and the other residential development potential, and improved or unimproved sites may be considered. Any site should be currently available for purchase.

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Robert Oberst, Property Manager 248-3851  
Jennifer de Haro, Property Management Specialist, 736-6094  
FAX for both, 248-5082

**OBERST Robert J**

**From:** OBERST Robert J  
**Sent:** Friday, October 22, 1999 1:28 PM  
**To:** SCHRUNK Michael D; 'carleton-hart'  
**Subject:** Estimated market value of Parry Center and Legacy sites for CRC

I have visited both sites, discussed commercial land values with an appraiser, checked the County's appraisals of market value of the sites land, compared recent listing sales prices of other similar properties and compared earlier independent appraisals of land for the County.

I would estimate the market value of the Parry Center vacant land at \$10.00 per square foot or \$435,600 per acre.

I would estimate the market value of the Legacy vacant street frontage land at the intersection of N Russell and N Vancouver at \$15.00 per square foot or \$653,400 per acre.

## Parry Center Site Value Estimate

R408712 Parry Center map/TL 151E12AC 05600  
A/T shows no acreage or value info on the  
RMV not shown (shown as \$0)  
Map shows 11.93 acres.

R463207 GE Capital Technology Management  
Services Corp. map/TL none shown  
(lease - Parry Center) RMV shown as land \$0, impr \$18,000

R328096 2.08 acres (w/impr) land \$424,600 RMV =  
\$204,135 / ac = \$4.69 / #

R472103 ORIX Credit Alliance Inc map/TL none shown  
RMV shown as land \$0, impr \$10,160 (1998).  
~~\$204,135 / ac = \$4.69~~

R328063 Trillium Family Services, Inc map/TL 151E12  
11.93 acres RMV \$3,731,200 = AC 05622  
\$312,758 / ac = \$7.18 / #

Jackson Roholt - comm'l land in the \$10 - \$15 range

## Legacy Site Value Estimate

(a) Knott, Russell, Vancouver, Williams (R251395) (TL 4100)

$$0.25 \text{ ac RMV } \$109,600 = \$438,400/\text{ac} = \$10.06/\text{ft}^2$$

$$(R251934) (TL 1800) 1.58 \text{ ac RMV } \$955,100 =$$
$$\$370,233/\text{ac} = \$8.50/\text{ft}^2$$

(b) Knott, Russell, Vancouver, Santenbein (R251398) (TL 4000)

$$0.25 \text{ ac RMV } \$110,700 = \$442,800/\text{ac} = \$10.17/\text{ft}^2$$

$$(R251399) (TL 3800) 0.94 \text{ ac RMV } \$405,000 =$$

$$\$430,851/\text{ac} = \$9.89/\text{ft}^2 (R251397) (TL 3500)$$

$$1.12 \text{ ac RMV } \$495,300 = \$442,232/\text{ac} = \$10.15/\text{ft}^2$$

Legacy prop @ 23<sup>rd</sup> & Lovejoy 16,000 ft<sup>2</sup> @ \$560,000 =  
\$35/ft<sup>2</sup> = \$1,524,600/ac. As zoned high  
density residential

$$(Donut Site) 9,147 \text{ ft}^2 @ \$390,000 = \$31.70/\text{ft}^2 =$$
$$\$1,301,043/\text{ac}.$$

- low international rates
- 6 second increments
- business or residential
- dependable carrier

**Pacific TeleServices**  
503-842-1488 800-662-1488

**Microsoft Access®**  
Expert Consultation  
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Development  
**AJ Data Systems 639-7318**

#### Estate planning

## FREE "Living Trust" Report

If you own a home, or have assets worth more than \$140,000...**don't** make any estate planning decisions until you read this free report written by a recognized authority on estate planning...

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There's Probate"*

You'll find out how a living trust can avoid probate...and how a trust can fail if it's not done properly!

**For Your FREE Copy, Call  
Attorney Richard B. Schneider**  
*Member of the American Academy of Estate Planning Attorneys*  
**(503) 241-1215**  
www.rbsllc.com

#### Computer services

#### COMPUTER HELP

I'll set up your system so it works!  
Networks, Windows NT  
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1-800-645-7590**

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*One on One  
Personal Trainer*  
• Train with no gym fees  
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**1110 NE 62nd Ave.**  
I-205 and I-84 • Easy Access  
**252-6035** www.billpecfitness.com



#### Buildings for sale

##### COMMERCIAL BUILDING FOR SALE

4,672 sq ft. Central Tualatin  
office/restaurant. Abundant parking,  
currently owner occupied. \$525,000  
Leann Bennett: 225-7971 or 692-3050  
**METRO WEST REALTY**

#### Requests for information

### REQUEST FOR INFORMATION - OCTOBER 15, 1999

Multnomah County seeks to purchase a site for the location of county community service programs. The general requirements are as follows:

**Location:** Willamette River to East 122nd; Powell to Fremont

**Specifications:** Suitable site will be between .7 acre and 2.5 acres, possibly a combination of two sites within two-mile radius. Close proximity to mass transit, both bus and MAX lines pref., on streets with mixed commercial and residential. If two smaller sites are available, one should have commercial development potential, and one residential. Improved or unimproved sites may be considered. Any site should be currently available for purchase.

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**Robert Oberst, Property Manager 248-3851**  
**Jennifer de Haro, Property Management Specialist, 736-6094**  
**FAX for both, 248-5082**

PBSI is a 7-year old IT development and consulting company with a startup attitude. We're looking to expand our client support in the Pacific Northwest and beyond, and need full-time, talented, dedicated software developers.

Qualified applicants must have at least 3 years of hands-on programming experience working with some combination of the following tools/languages: VB, VC++, VB Script, Java Script, ASP, JAVA, HTML, MS SQL Server, Oracle, IIS. Any of the Application Servers. COM, DCOM, and CORBA.

*At PBSI we'll offer you exciting  
challenges and reward you well.*

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proactively managing your career  
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**careers@pbsystems.com**

*or fax us at:*

**503-533-8296.**



851 S.W. Sixth Ave., Suite 500  
Portland OR 97204  
PO Box 14490, Portland OR 97293  
(503) 274-8733 Fax: (503) 242-1982  
E-mail: advertising@portlandbj.com  
Web address: www.amcity.com/portland

**The Business Journal**

## URGENT-Ad Proof FAX

Date: 10.11

No. of Pages (including cover): 2

To: JENNIFER A. HARR

FAX# 248-5082

Phone# 736-6094

From: Veronica Marzilli - Classified Account Executive FAX# 242-1982  
The Business Journal Phone# 274-8733

Please approve this ad for the following issue(s)

Size 2 1/2 x 3

Banner Section or Category

Request For  
Information

Price Per Insertion \$246

Insertion Dates 10/15

Please fax back all changes and corrections by  
10 AM WEDNESDAY.

↳ please call to confirm  
Space today - Thanks!

Please sign here and fax back to show approval and/or any changes you need made.

X \_\_\_\_\_  
Signature

**REQUEST FOR INFORMATION - OCTOBER 15, 1999**

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**FAX for both, 248-5082**

← Shortened some  
verbage  
here

(including cover sheet)

TO: Name: Business Journal  
Organization/Dept: Erica McBeth or Veronica  
Phone: 274-8733  
FAX Number: 242-1982

FROM: Name: Jennifer de Haro 736-6094  
Organization/Dept: Facilities and Property Management  
2505 SE 11<sup>th</sup> Avenue  
Portland, Oregon 97202

Phone: (503) 248-3322

FAX: (503) 248-5082

MESSAGE: Please place a classified ad in  
the next edition of the Business Journal,  
containing the attached information. Please call  
Monday 10-11-99 to confirm that the ad has  
been received for placement in the following Friday (10-15)  
edition.

Thank you,

Jennifer de Haro

TRANSMISSION OK  
TX/RX NO  
CONNECTION TEL  
CONNECTION ID  
ST. TIME  
USAGE T  
PGS. SENT  
RESULT

OK  
2

01:02  
10/08 14:07

92421982

2334

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*



# MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF FACILITIES AND  
PROPERTY MANAGEMENT  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-3322

OCTOBER 8, 1999

TO: Portland Area Commercial Real Estate Firms

FROM: Robert Oberst, Property Manager  
Jennifer de Haro, Property Management Specialist

SUBJECT: REQUEST FOR INFORMATION

Multnomah County seeks to purchase a site for the location of county community service programs. The general requirements are as follows:

Location: Willamette River to East 122<sup>nd</sup>; Powell to Fremont

*condense words  
if possible*

**Specifications:** A suitable site will be between .7 acre and 2.5 acres, possibly a combination of two sites within two miles of each other. The site must be located in close proximity to mass transit, preferably both MAX and bus lines, and on streets with both commercial and residential attributes. If two smaller sites are available, one should have commercial development potential, and the other residential development potential, and improved or unimproved sites may be considered. Any site should be currently available for purchase.

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Jennifer de Haro, Property Management Specialist, 736-6094  
FAX for both, 248-5082

# The Oregonian

## CLASSIFIED ADVERTISING

THESE CLASSIFIED AD CHARGES SHOULD BE PAID UPON RECEIPT OF THIS STATEMENT. THEY BECOME DELINQUENT AFTER 10 DAYS.

See below for frequently called numbers.

PLEASE MAKE CHECK PAYABLE TO:



OREGONIAN PUBLISHING CO.  
P. O. BOX 1571  
PORTLAND, OREGON 97207-1571

1AA W # 93-0243880

Classified Non-Contract

BILL DATE
10/12/99

ACCOUNT NUMBER
382255

503 248 3322 382255 252.04

\$

PLEASE INDICATE  
AMOUNT ENCLOSED

Attn: Jennifer Le Haro  
MULTNOMAH CO FACILITIES  
2505 SE 11 AVE  
PORTLAND OR  
97202

... THANK YOU!

PLEASE RETURN THIS PORTION WITH YOUR REMITTANCE

IF YOUR CHECK HAS BEEN MAILED WITHIN THE LAST SEVEN (7) DAYS, PLEASE DISREGARD THIS NOTICE. FOR YOUR PROTECTION SEND CHECK OR MONEY ORDER. DO NOT SEND COIN OR CURRENCY. THANK YOU

AD NUMBER	EXPIRATION DATE	PAPER	CLASS	TIMES RUN	TOTAL LINES	DESCRIPTION	AMOUNT
1 420933	10/11/99	O	068	1	64	PUBLIC NOTICE	252 04

MEMO BILLING. IF YOU HAVE ANY  
QUESTIONS REGARDING YOUR ACCOUNT  
PLEASE CALL US AT (503) 221-8120

503 248 3322 382255 \$ 252 04  
MUL

BILL DATE
10/11/99

ACCOUNT NUMBER
382255

## CLASSIFIED ADVERTISING ECONOMY CLASS RATES

• For non-commercial private advertisers.  
Two line minimum. No refund for early cancellation.  
Real Estate ads do not qualify for Economy Rates.

- For Items valued to \$600:  
2 LINES, 3 DAYS, \$7.20
- For Items valued to \$3000:  
3 LINES, 5 DAYS, \$18.00
- For Items valued to \$10,000:  
3 LINES, 7 DAYS, \$25.20
- For Items valued over \$10,000:  
3 LINES, 14 DAYS, \$46.20
- THRIFTIES: (Items valued to \$200)  
2 LINES, 2 DAYS, \$4.80
- GARAGE SALES: \$1.30 per line, per day.  
3 line minimum.

Some restrictions apply.  
Price must be included in ad (except Garage Sales).

The Oregonian

FOR ADJUSTMENTS, DIAL 503-221-8120

### WHERE TO CALL

Main Switchboard.....221-8327  
From Vancouver.....896-5701

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Classified Advertising (Mon - Th. 8 a.m. - 5:30 p.m.)

Fri 8 a.m. - 5 p.m., Sat. 8 a.m. - noon.....221-8000  
From Vancouver.....896-5710  
Long Distance within Oregon.....1-800-221-4488

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Hearing Impaired Line.....294-4178  
CIRCULATION (Daily, 6 a.m. - 6p.m.)  
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Hearing Impaired Line.....294-4180

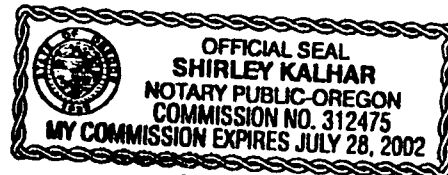
AFFIDAVIT OF PUBLICATION

DIANE YSASAGA

I, ..... BEING FIRST DULY SWORN DEPOSE AND SAY  
THAT I AM THE PRINCIPAL CLERK OF THE PUBLISHER OF THE OREGONIAN,  
A NEWSPAPER OF GENERAL CIRCULATION, AS DEFINED BY ORS 193.010 AND  
193.020, PUBLISHED IN THE CITY OF PORTLAND, IN MULTNOMAH COUNTY,  
OREGON: THAT THE ADVERTISEMENT, THE PRINTED TEXT OF WHICH IS SHOWN BELOW,  
WAS PUBLISHED IN THE ENTIRE AND REGULAR ISSUES OF THE OREGONIAN  
FOR 1 DAYS APPEARING ONLY MO  
BEGINNING 10/11/99, ENDING 10/11/99

.....*Diane Ysasaga*.....  
PRINCIPAL CLERK OF THE PUBLISHER

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE .....10-12-99.....



NOTARY: .....*Shirley Kalhar*.....

420933  
AD TEXT:

REQUEST

FOR INFORMATION

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Robert Oberst, Property Manager  
248-3851 or Jennifer de Haro,  
Property Management Specialist  
736-6094 or FAX 248-5082

(including cover sheet)

TO: Name: Oregonian Classified  
 Organization/Dept: Advertising  
 Phone: 221-8000  
 FAX Number: 2944177

FROM: Name: Jennifer de Haro (736-6094)  
 Organization/Dept: Facilities and Property Management  
 2505 SE 11<sup>th</sup> Avenue  
 Portland, Oregon 97202

Phone: (503) 248-3322  
 FAX: (503) 248-5082

there may be an ad on file  
 under this number with our  
 County logo.

MESSAGE: Please place an ad in the Real Estate  
 Wanted section of the classifieds containing  
 the attached information, for the Monday edition  
 if possible. If not, Tues. will be acceptable.  
 Please condense the specifications into facts  
 rather than sentences. If possible include the  
 county logo. If not, run the ad without it.  
 There is NO need to confirm this before  
 running the ad if it can possibly appear in  
 the Monday edition. Thank you.

Jennifer de Haro

TRANSMISSION OK  
 TX/RX NO  
 CONNECTION TEL  
 CONNECTION ID  
 ST. TIME  
 USAGE T  
 PGS. SENT  
 RESULT

2330  
 929444177  
 10/08 13:45  
 01:04  
 2  
 OK

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*





MULTNOMAH COUNTY  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF FACILITIES AND PROPERTY MGMT.

FAX TRANSMITTAL COVER SHEET

DATE: 10-8-99

NUMBER OF PAGES: 2  
(including cover sheet)

TO: Name: Oregonian Classified  
Organization/Dept: Advertising  
Phone: 221-8000  
FAX Number: 2944177

FROM: Name: Jennifer de Haro (736-6094)  
Organization/Dept: Facilities and Property Management  
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Portland, Oregon 97202

Phone: (503) 248-3322  
FAX: (503) 248-5082

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There is NO need to confirm this before  
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the Monday edition. Thank you.

Jennifer de Haro

# Maintenance Work Order

Work Order: D122718

Asset Number: 501-B  
Location: PROPERTIES  
Asset Short Desc: TAX TITLE  
Chg CC-Lab Acct: 410-030-5650-LABOR  
Work Location:  
Originator: DEHARO, JENNY  
Phone No: 66094  
Work Group: ADMINISTRATION  
Supervisor Name: OBERST, ROBERT J  
Assigned To:

Date: 10/14/99 13:35  
Plan Priority: 3  
Safety: N  
Asset Type: Facility  
Asset Code:  
Origination Date: 10/14/99 13:32  
Due Date: 10/17/99 13:32  
Schedule Date: 10/14/99 13:32  
Completion Date:  
Fault Code:  
Work Type: BASE  
Work Class: 160  
Status: DO

Planner: OBERST, ROBERT J  
Work Requested: FOR PAYING A BILL FOR THE OREGONIAN FOR LOOKING AT LAND SITE. [JEN]

## CORRECTIVE ACTION

Completed By: \_\_\_\_\_

Completed Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

SIGN OFF: Production \_\_\_\_/\_\_\_\_/\_\_\_\_

Maintenance: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Stock No / Description

MATERIAL

Qty

Account

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

# The Steffey Group, LLC

*"Innovations in Housing & Community Development"*

**FAX TRANSMIT**

To: Bob Oberst  
Fax #: 248-5082  
From: Debbie Phearson  
Date: October 4, 1999

Fax consists of 2 pages including cover sheet.

**MESSAGE:**

Here is a copy of the information that was discussed by telephone with Dan Steffey on October 4, 1999.

If you have any questions, please call Dan at 236-3904.

Thank you,  
Debbie

*523 SE Stark Street ~ Portland, OR 97214 ~ (503) 236-3904 ~ Fax (503) 236-3048*

## Property Owners Realtors

Proposals requested for the following improved or unimproved property or properties, with or without existing buildings on-site:

General Location: South of NE Fremont  
North of Powell Blvd.  
East of Willamette River  
West of 112<sup>th</sup>

Size: Option A: One combined site of 2 to 2.5 acres more or less  
Option B: One site of .7 acres more or less  
Option C: Two separate sites located less than 2 miles apart (approximate) from each other:  
Parcel 1: .7 to 1 acre more or less  
Parcel 2: 1.0 to 1.5 acres more or less

Site Character: Option A: This site should front on a street or streets that has both a residential and commercial aspect  
Option B: This site should front on a street or streets that has both a residential and commercial aspect  
Option C:  
Parcel 1. This site should front on a street or streets that has both a residential and commercial aspect  
Parcel 2: This site should accommodate a commercial development

Any site must be located proximate to mass transit; multiple mode options is preferable.

### Neighborhood Considerations

This project involves siting of a program that is considered a community service within the definitions of the Zoning Code of the City of Portland. Preference will be given to sites that are within neighborhoods with low incidences of community service uses.

Please submit all proposals to The Steffey Group, 523 SE Stark Street, Portland, OR 97214, not later than October 15. Contact Dan Steffey or Chris Pierce, 503-236-3048 for further information.

AG 33-2944-177  
Oregonian  
221-8000  
Fax

Devin's Journal  
274-8733  
Indus  
Fax  
242-1982  
Enrichment  
Vernica

## 4. Site Information

## CHILDREN'S RECEIVING CENTER SITE DIAGRAMS

The following legend describes the land use characteristics of the evaluated property and the properties surrounding the evaluated properties.

### LEGEND



RESIDENTIAL



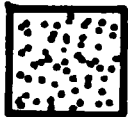
COMMERCIAL



MIXED USE



INDUSTRIAL/INSTITUTIONAL



OPEN SPACE

October 14, 1999

# S I T E   A N A L Y S I S

## 1 0 2 <sup>n d</sup>   a n d   B u r n s i d e

**Site Location:** NE 102<sup>nd</sup> and Burnside

**Site Address:** 10225 E Burnside

**Tax Lot No:** R-45100-0010

**Neighborhood:**

**Owner:** North Pacific Union Conference Association of 7<sup>th</sup> Day Adventists

**Site Area:** 73,643 sf (1.7 acres)

**Existing Buildings:** (2) Existing Buildings – Building #1 = 15,700 sf; Building #2 = 25,700 sf

**Cost of Property:** \$4.6 million asking price for land and buildings

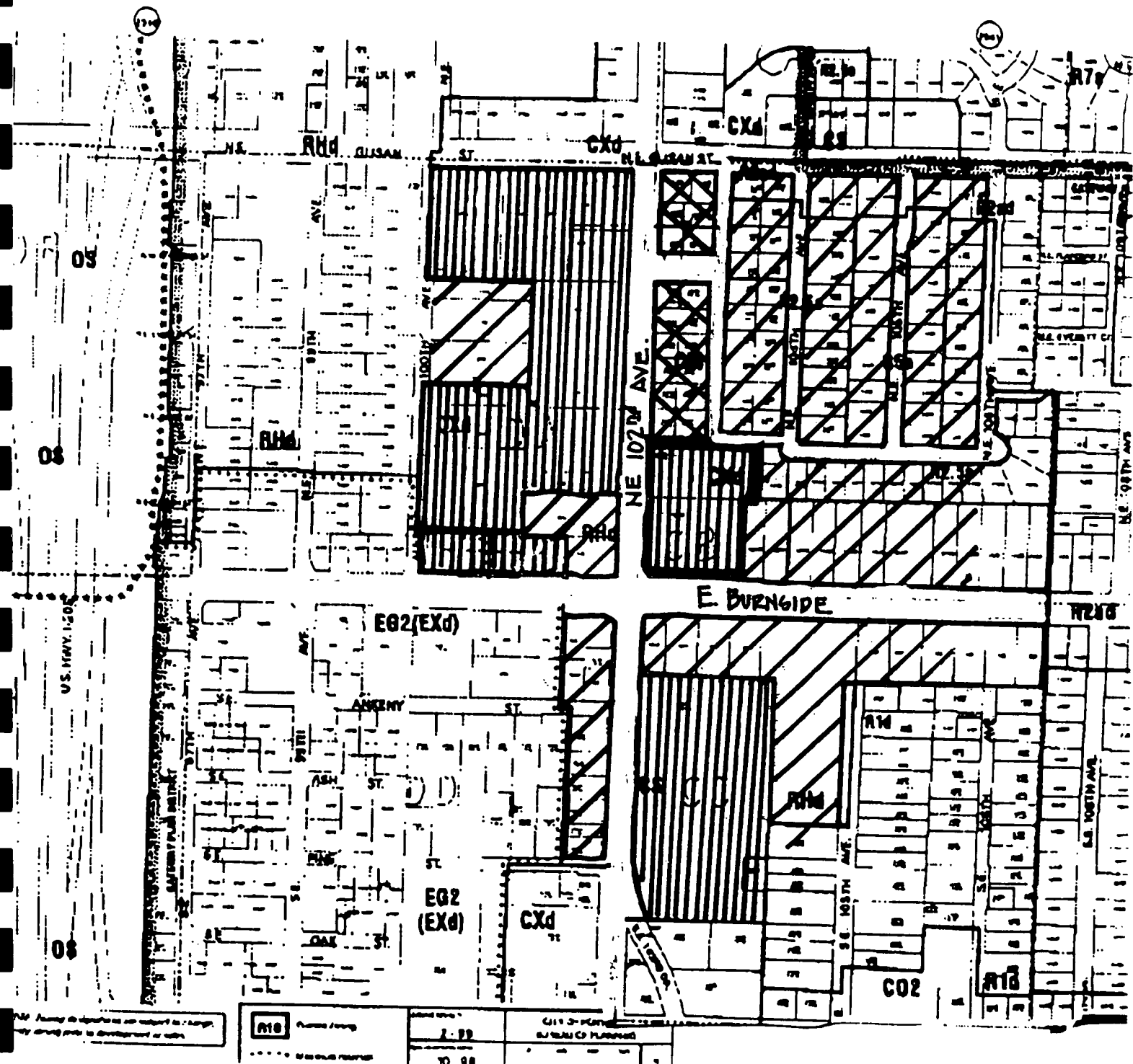
**Zone:** CXd – Central City Commercial; Gateway plan district

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is within the boundary for the Receiving Center and is fairly close to downtown.
2. The property is surrounded by a mix of residential and commercial/office uses.
3. The property is large enough for the Receiving Center and/or the MDT facilities.
4. The property is well served by transit (MAX; with a stop right outside the front door and Bus 15).
5. The zoning of the property would be appropriate for the Receiving Center and/or the MDT facilities.
6. The property is for sale
7. None known
8. Other county uses; non-profit organizations
9. The property is a flat site.
10. Current (and proposed) uses are best use for site.





**LEE'S FAX**

P.O. Box 16311  
Portland, Oregon 97292-0311

(503) 255-0471 Fax (503) 253-6102

Date:

7/21/99

To:

Bob O'Neil

248-3851

Fax:

248-5082

Subject:

10225 E. Buena Vista

Sender:

**Lee Montgomery**, Associate Broker, Oregon Realty Company

You should receive 4 page(s), including this cover sheet.

Remarks:

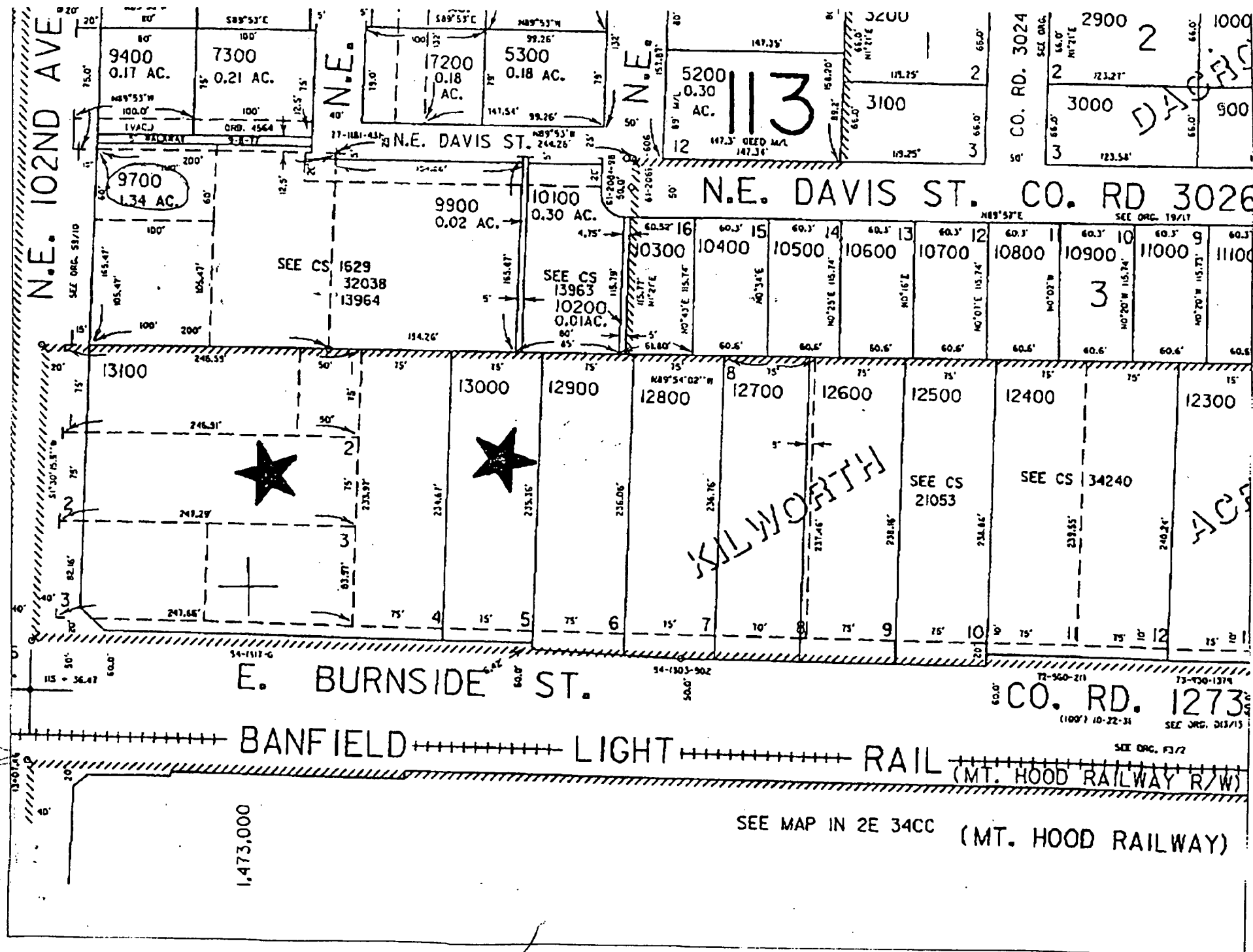
Please call w/ any questions  
Lee

NOTE: The information in this facsimile is privileged and confidential. It is intended only for the use of the recipient named above, or employee or agent responsible to deliver it to the intended recipient. If you receive this facsimile in error, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please notify me by telephone immediately, and return the facsimile to me at the above address via US Postal Service. I will of course, reimburse you for any postage costs. Thank you.

## REPAIRS DONE TO PROPERTY IN PREPARATION FOR SALE

1.	Replace roof on the East building including receiving/warehouse	
	Replace roof on the carport	
	Clean & seal coat - Main Building roof (from item #12)	\$ 22,000.00
2.	Replace A/C units on East Building roof with heat pumps.	19,600.00
	(New programmable thermostats, 4 each - could not use present clock	300.00
3.	Redirect downspouts rainwater 6 feet from buildings	1,178.89
4.	Replace broken and missing downspouts	1,262.50
5.	Replace exterior brick at West Building Board Room -	
	recaulk seals around board room windows as needed	150.00
6.	Repair water fountains, East Building basement and	
	second floor West Building	50.00
7.	Replace all broken and chipped glass and leaking thermopane	1,359.00
8.	Repair loose roof skirt	25.00
9.	Update sprinkle system and fire extinguisher inspections	
	(This is done on yearly contracts which were due)	-0-
10.	Clean ceilings and replace all broken or stained tile: West Building	3,870.00
	East Building	700.00
11.	Reinforce electric panel for heat pump and clean rust and repaint	
	steel mounting frame for main unit (included in item #15)	-0-
12.	Clean and seal main building roofs (included in item #1)	-0-
13.	Replace drywall with painted plywood in carport areas	2,130.00
14.	Fix and seal concrete cracks at loading ramp	1,060.00
15.	Clean brick interior and repaired loading area and warehouse	
	ceilings (also includes item #11)	2,035.00
16.	Fix water leak in East Building basement janitor closet - leak	
	was from a/c unit on roof (replaced in item #2)	-0-
17.	Clean duct work	4,500.00
18.	No action needed	

**TOTAL COST      \$ 60,220.39**



# S I T E   A N A L Y S I S

## L e g a c y   P r o p e r t i e s

**Site Location:** ??

**Site Address:** Not Available

**Tax Lot No:**

**Neighborhood:**

**Owner:** Legacy Health Systems

**Site Area:** ??

**Existing Buildings:** Vacant property

**Cost of Property:** County estimate = \$15.00/sf or \$653,400/acre

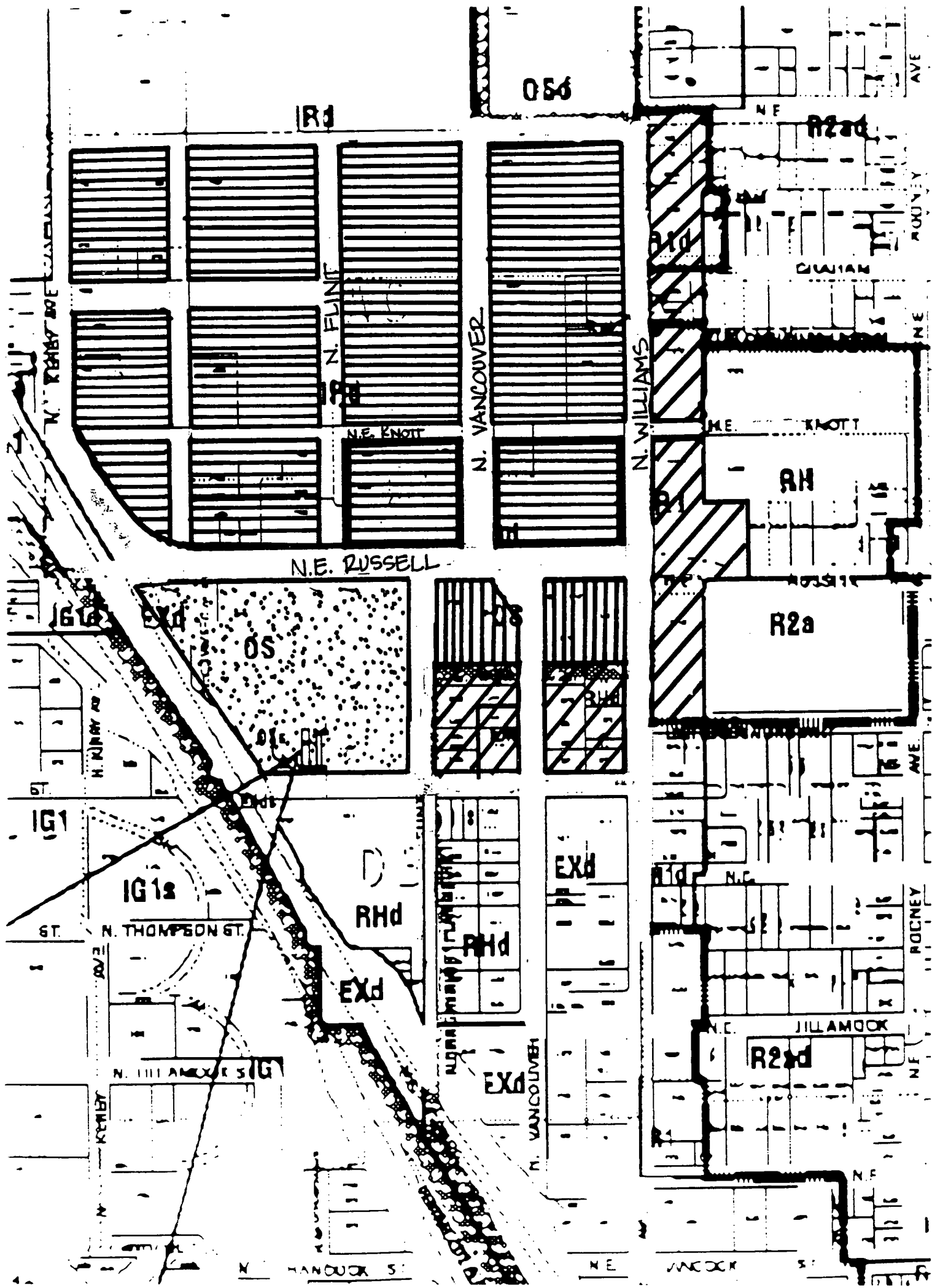
**Zone:** IRd – Institutional Residential

**Zoning Analysis:**

- Office/Commercial uses are allowed with limitations
- Community Service uses require Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards on either of the sites

**Criteria Information:** The following evaluation could be applied for any of the vacant sites, excluding the property adjacent to I-5

1. The property is within the boundary for the Receiving Center and is very close to downtown for the MDT. Proximity to Hospital and CARESNW would be an asset.
2. The property is surrounded by primarily a mix of office and institutional uses. Some residential exists at the periphery.
3. Depending on what is available the site is large enough for the Receiving Center and/or the MDT.
4. The property has good access to transit (Bus 4, 33 and 40)
5. The zoning of the property is appropriate, but with limitations
6. The availability of the property is questionable.
7. Not known
8. The development of the property has partnership opportunities with Emmanuel Hospital/Legacy Health Systems.
9. The property is flat.
10. Mixed-use is ideal for these sites



056

Rd

NE

R2a

RODNEY AVE

N. KIMBAY AVE

LINE

N. VANCOUVER

N.E. KNOTT

N. WILLIAMS

N.E.

KNOTT

RH

N.E. RUSSELL

IG12

OS

R2a

IG1

IG12

ST.

N. THOMPSON ST.

RHd

EXd

RHd

EXd

EXd

N. VANCOUVER

N. JILLAMOOK ST.

R2d

JILLAMOOK

RODNEY AVE

N. JILLAMOOK ST.

NE

JILLAMOOK

ST.

# S I T E   A N A L Y S I S

## 1 0 4 <sup>t h</sup>   a n d   W a s c o

**Site Location:** NE 104<sup>th</sup> and Wasco

**Site Address:** 10514 NE Halsey

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner

**Site Area:** 2.5 acres

**Existing Buildings:** One existing recreational building to be demolished for future development.

**Cost of Property:** \$1,500,000

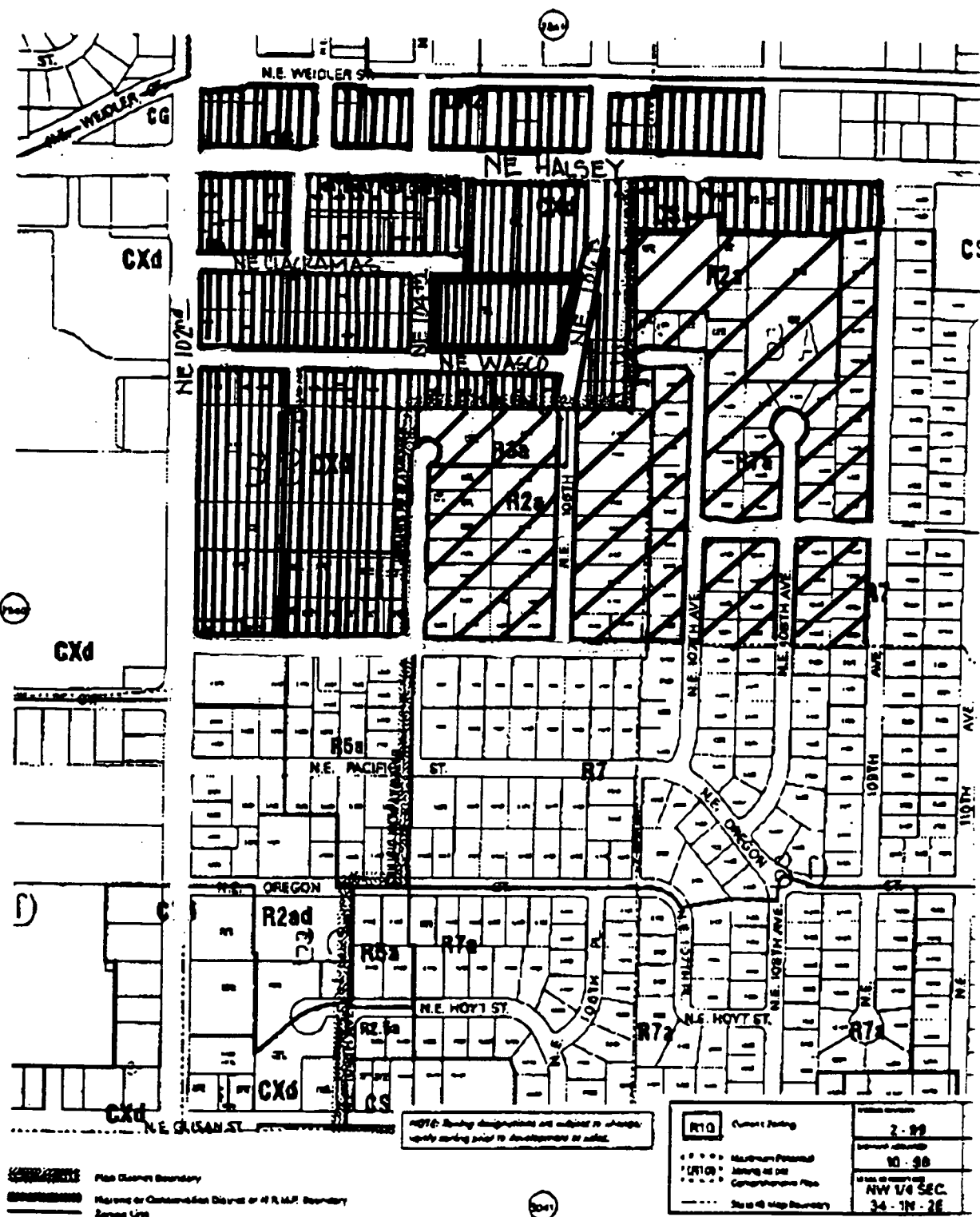
**Zone:** CXd – Central City Commercial; Gateway plan district

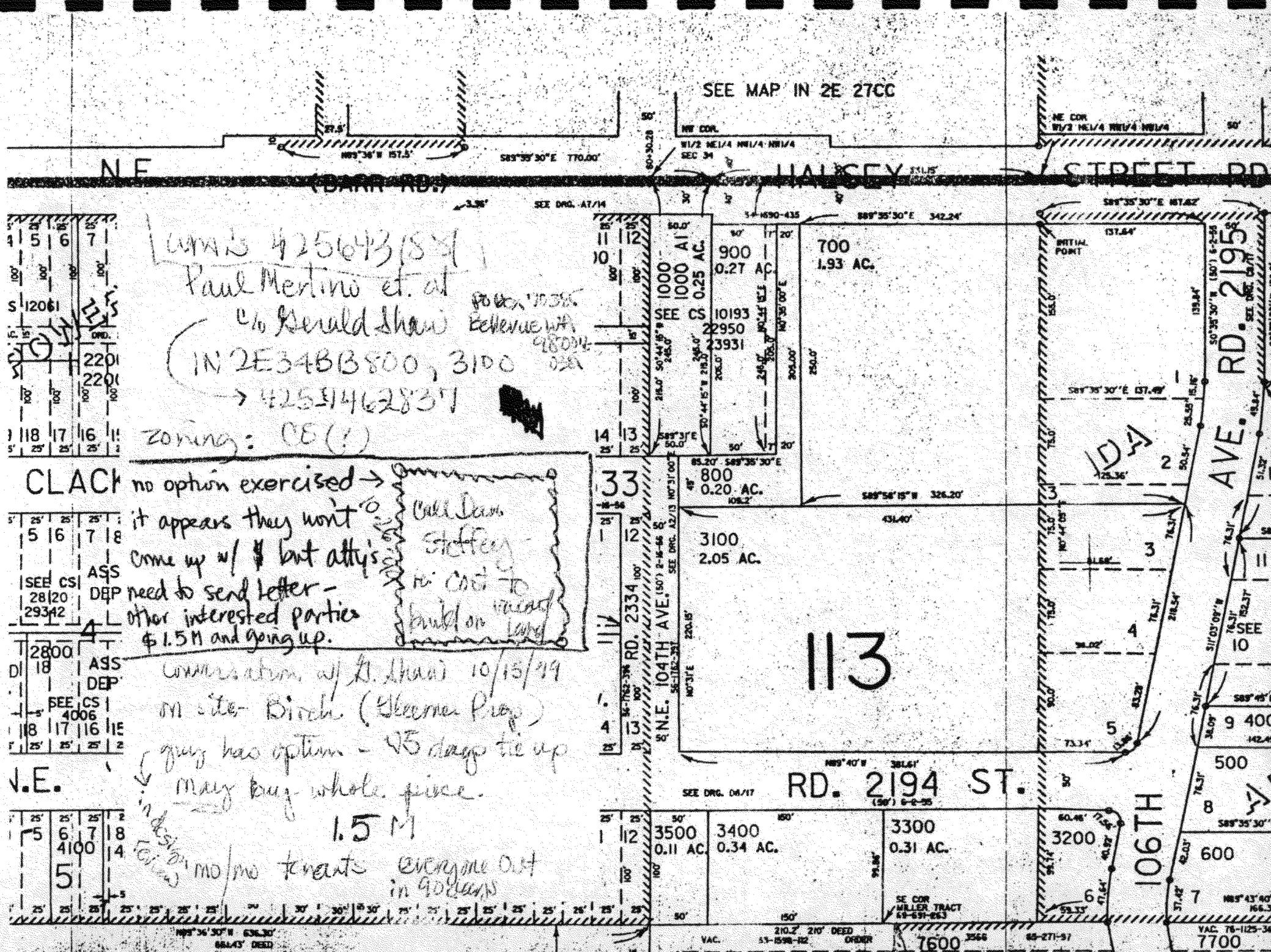
**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is on the boundary for the Receiving Center and is on the outskirts for MDT.
2. The surrounding property is primarily commercial/industrial in nature. There are a number of medical offices (i.e. dentist and optometry offices). There are minimal adjacent residential properties, however the character of the commercial properties to the east and south is residential. NE Halsey is one block away.
3. The property is large enough for either the Receiving Center an/or MDT facility.
4. The property is well served by transit (the property is a couple blocks from the Gateway Transit Center). Buses 25, 15, 22 and 33 come within three blocks of the property.
5. The zoning of the property would be appropriate for the Receiving Center and/or the MDT facilities.
6. The property is for sale
7. If only a portion of the property is used for either the Receiving Center or MDT (with the remainder developed at an adjacent site), then there is available site area available to develop for another County purpose.
8. None apparent
9. The property is a flat site.
10. Office/commercial is the best use for the site.





LWN 42564318  
 Paul Martino et al  
 c/o Gerald Shaw  
 IN 2E34B3800, 3100  
 → 4251462831

zoning: CE(?)

CLACK

no option exercised →  
 it appears they won't  
 come up w/ \$ but atty's  
 need to send letter -  
 other interested parties  
 \$1.5M and going up.

Call Sam  
 Steffen  
 re: cost to  
 build on vacant  
 land

conversation w/ A. Shaw 10/15/99  
 on site - Birch (Gleener Prop)  
 guy has option - VS drag tie up  
 may buy whole piece.

1.5M

no/mo tenants everyone out  
 in 90 days

113

RD. 2195

RD. 2194 ST.

106TH



# S I T E   A N A L Y S I S

## M o n t a v i l l a   L u m b e r   B u i l d i n g

**Site Location:** 103<sup>rd</sup> and Glisan

**Site Address:** 10301 NE Glisan

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** 1.17 acres

**Existing Buildings:** (1) 20,000 sf building; recommend demolition for project

**Cost of Property:** \$795,000

**Zone:** CG – General Commercial

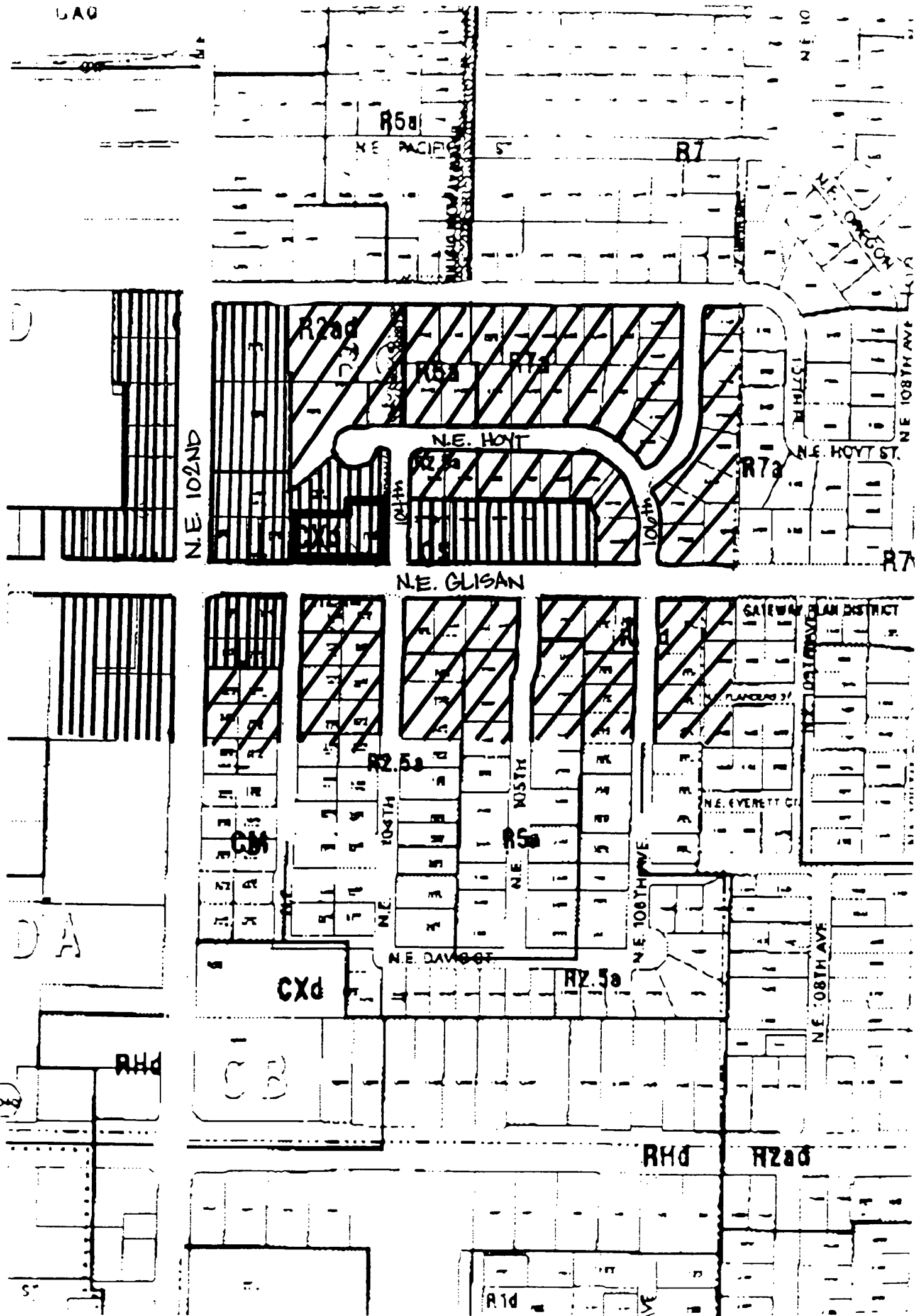
**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

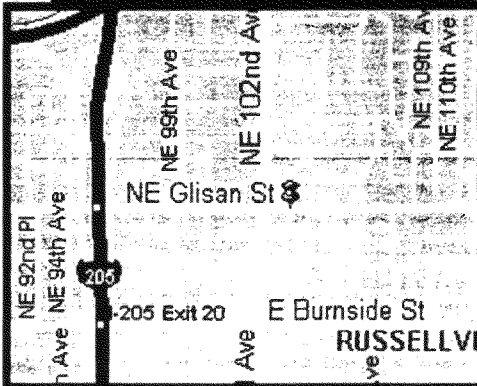
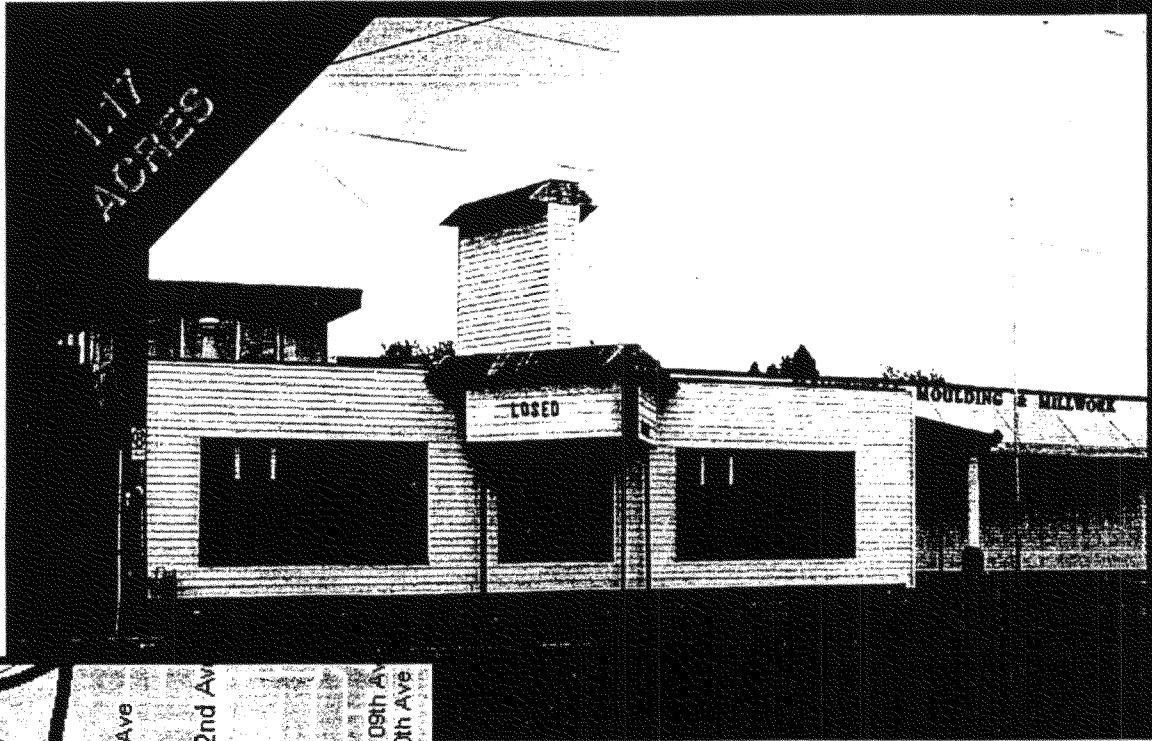
1. Property is within the Receiving Center boundary and is fairly close to downtown
2. The neighborhood consists of auto-oriented commercial along Glisan and backs up onto residential.
3. The site is large enough for either the Receiving Center or MDT, but not both
4. The property is well served by transit (Bus 15 and 25) and is close to the Gateway Transit Center
5. Zoning is appropriate for either the Receiving Center or MDT. The property is within the Gateway plan district.
6. The property is for sale
7. None apparent
8. Not available
9. The property is a flat site
10. Property is suitable for mixed-use development

DA0



F O R M E R

# MONTIVILLA LUMBER BUILDING



**Zoned CG**

10301 NE Glisan • Portland, Oregon

20,000 Square Foot Building

~~\$795,000~~

**Sale Price: \$825,000**

Assumable \$585,000 interest only note, 8%, 8-yr. balloon

building underlying dirt went cash out  
10% of value

5/99

For More Information Contact:

**Ron Kawamoto** (360) 699-7181

**Jennifer Medda** (503) 273-0335

421 SW MORRISON STREET, SUITE 200 • PORTLAND, OREGON 97204  
PHONE (503) 223-7181 • FAX (503) 273-0258

**NORRIS BEGGS & SIMPSON** REALTORS

NORRIS, BEGGS & SIMPSON NORTHWEST LIMITED PARTNERSHIP • PORTLAND • VANCOUVER • BELL EVUE

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

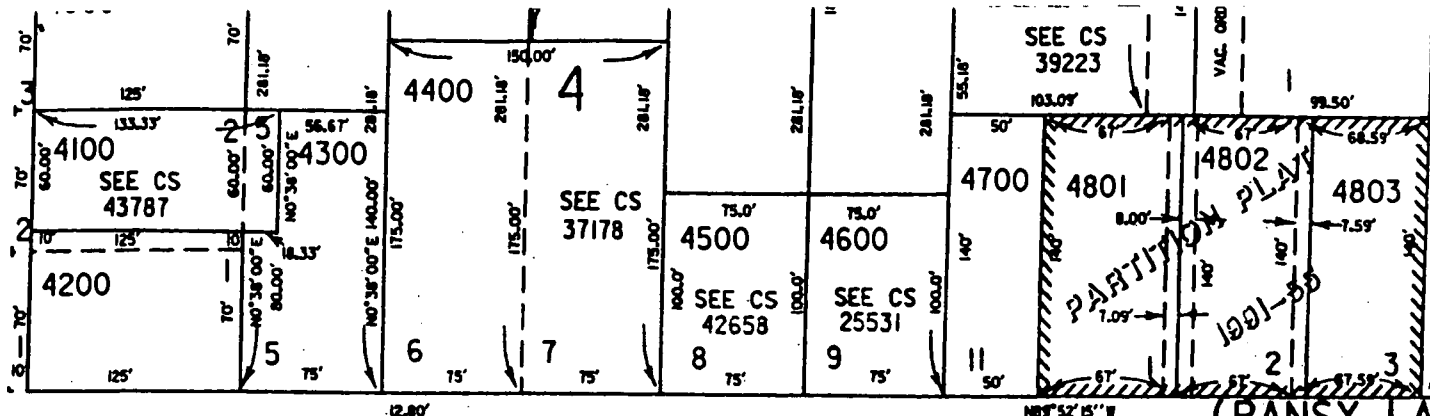
NAI

AVE.

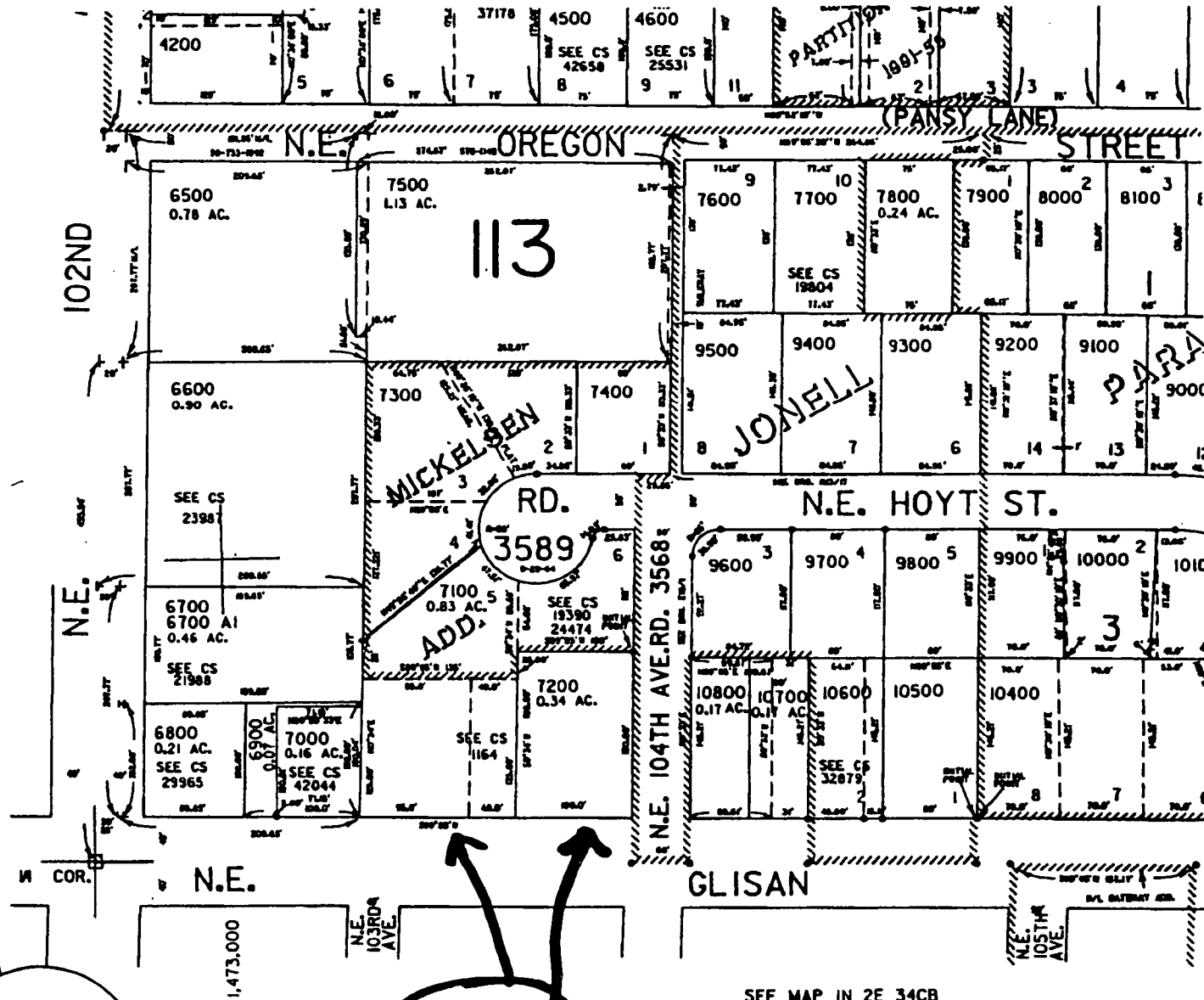
102ND

N.E.

DR.



SEE MAP IN 2E 33AD



Montivilla site.  
Lumber

1.17 Acres

20,000 sq  
building

7100  
7200

SEE MAP IN 2E 34CB

TXPR1 TO KINGSLEY, BLAKE M &  
TXPR2 COLVIN, CLARK  
MAIL1 530 SE 81ST AVE  
MAIL2 PORTLAND, OREGON 97215-2308  
Book/Page: 96/136118 Year: 96  
Tax Roll Description  
Addn: SECTION 34 1 N 2 E Lot  
TL 7200  
0.34 ACRES

Levy Code: 113 Vchr Action:  
Annex: 2310 Division: ©Thãâ\_cç  
Appr St: APPR CODE: Kê♦.;îð▪:▪√¶;©Ñ©||  
Msg 1: 68966 \$14.51 07/13/93C¶  
Msg 2:  
Msg 3: KINGSLEY, B&COLVIN, C 96136118  
Block Ratio Code: 271  
State Ratio Code:  
OLD Map: 2941  
SID: 1N2E34BC 7200  
STATE

=====

Enter=Query F1=Help F2=Print F3=Exit F4=Situs F6=Prev F9=Next F12=Cancel

# S I T E   A N A L Y S I S

## 8 2 <sup>n d</sup>   a n d   H a l s e y

**Site Location:** Vacated on-ramp @ NE Halsey

**Site Address:** (Block 4; Railway Addition)

**Tax Lot No:**

**Neighborhood:**

**Owner:** Portland Habilitation Center (non-profit corporation)

**Site Area:** 94,121 sf (2.1 acres)

**Existing Buildings:** Vacant property

**Cost of Property:** Cost of site prep; grading and base preparation

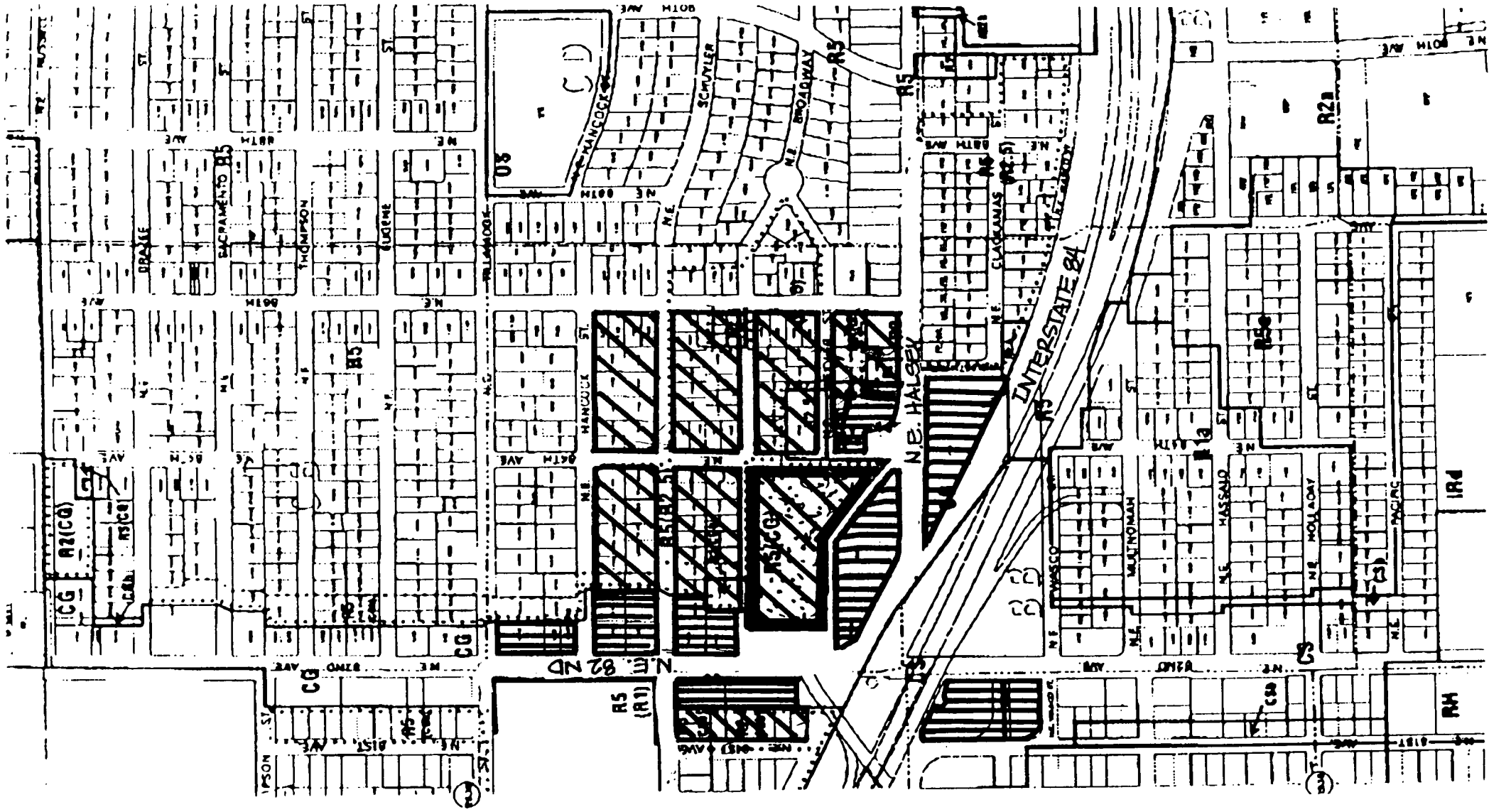
**Zone:** R5 -single family housing  
CG - (Comp Plan designation) General Commercial

**Zoning Analysis:** Assume a change of zoning to comprehensive plan designation (process requires a Type III Review)

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is within the boundary for the Receiving Center and is fairly close to downtown for the MDT with easy access to I-84
2. The property fronts onto 82<sup>nd</sup>, a busy commercial street. It also has frontages along two residential streets and is adjacent to two arterials.
3. The site is large enough for the Receiving Center and/or the MDT.
4. The property has good access to transit (MAX and Bus 77, and 72)
5. Zoning is appropriate for either the Receiving Center or MDT.
6. The property is owned by a local non-profit organization interested in establishing a partnership to develop the property. The organization would like to co-develop the property to accommodate 60-70 units of housing. If development went forward with all components, the development would be high density in nature. The property would be owned in a condo arrangement. The property is vacant.
7. None known
8. The owner of the property has expressed an interest in partnering to develop the site.
9. The property has very steep slopes and would be difficult to develop. Additional complications could occur, depending upon the amount of square footage programmed for the property.
10. Mixed-use is ideal for this site





# S I T E   A N A L Y S I S

## P a r r y   C e n t e r

**Site Location:** SE 33<sup>rd</sup> and Powell

**Site Address:** 3415 SE Powell

**Tax Lot No:** R-99112-0180

**Neighborhood:**

**Owner:** Trillium Family Services

**Site Area:** The available land is the property currently occupied by Morrison Center = 54,450 sf (1.25 acres)

**Existing Buildings:** An existing 5400 sf building owned by Morrison Center would need to be demolished

**Cost of Property:** estimate: \$500,000

**Zone:** R1 –Medium density – multi dwelling  
CG – (Comp Plan designation) General Commercial

**Zoning Analysis:** Current Zoning

- Office/Commercial uses are not allowed
- Community Service uses are allowed by CU

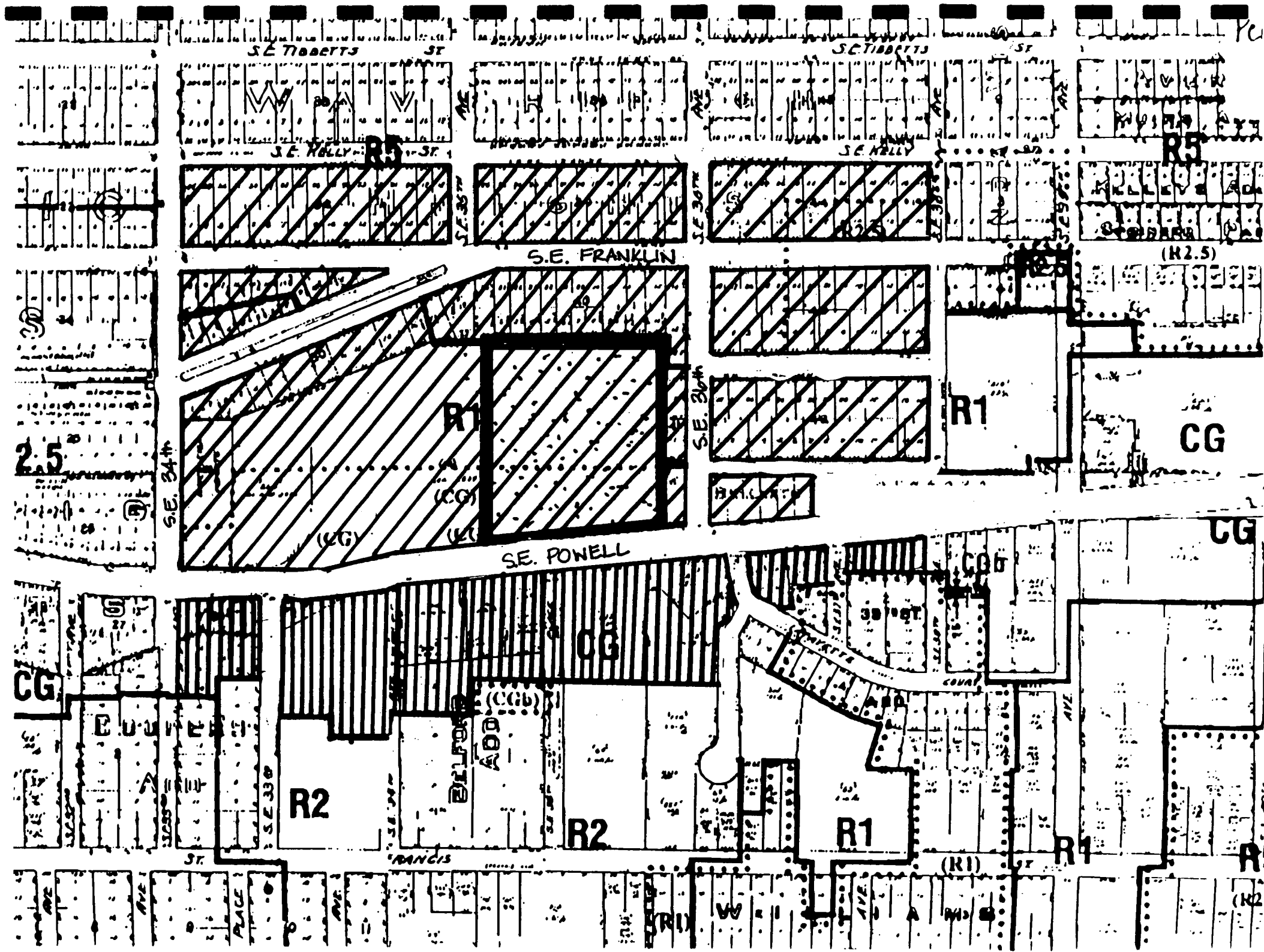
Change zoning to comprehensive plan designation (process requires a Type III Review)

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be developed to meet the Development Standards

**Criteria Information:**

1. The property is at the edge of the boundary for the Receiving Center and is close to downtown for MDT.
2. The property backs onto a residential neighborhood, which would be compatible with the Receiving Center and fronts on SE Powell Blvd, which would be appropriate for either the Service Component or MDT. The property would be shared with another Service Agency.
3. The property currently occupied by Morrison Center would be large enough for either the Receiving Center or MDT, but not both. If additional land was available the Receiving Center and MDT could be co-located.
4. The property is accessible to transit (Bus 9).
5. Under its current designation, zoning is appropriate for the Receiving Center only and would be appropriate for either the Receiving Center and/or the MDT if the zone was changed to it's Comp Plan Designation.

6. The available property is a portion currently owned by Trillium Family Services and occupied by Morrison Center. The existing Morrison Center building would need to be demolished to provide enough land area for the proposed development. Additional vacant property has been reserved by the board for "community purposes." Ownership of this property is a concern, since it is not clear whether or not Parry Center would be willing to sell the portion of property the Receiving Center would occupy.  
There could be an issue with potential 'competitors' occupying property.
7. Not available
8. The project would have the opportunity to partner with a well-established child advocacy agency.
9. The topography of the site could allow for separation of uses.
10. Mixed-use is ideal for this site



# S I T E   A N A L Y S I S

## F a b r i c   D e p o t

**Site Location:** SE Stark and 122<sup>nd</sup> Ave.

**Site Address:** 700 SE 122<sup>nd</sup> Ave

**Tax Lot No:**

**Neighborhood:**

**Owner:** Fred Meyer

**Site Area:** 6.6 acres

- The Receiving Center and/or the MDT facilities would fit on the site with area for additional development.
- Separation of uses could be provided.

**Existing Buildings:** 75,050 sf existing building; recommend demolition

**Cost of Property:** Property is not for sale

**Zone:** CG –General Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is on the boundary for the Receiving Center and is on the outskirts for MDT.
2. The surrounding property is primarily commercial in nature. There is some residential backing up to the property.
3. The property is large enough for the Receiving Center and/or the MDT facilities with area for additional development.
4. The property is well served by transit (Bus 26 and 71; the MAX stops a couple blocks away).
5. The zoning of the property would be appropriate for the Receiving Center and/or the MDT facilities.
6. The property is not for sale
7. None known
8. Partnering would be required to build out the site.
9. The property is a flat site.
10. Commercial/retail is the best use for the site



# S I T E   A N A L Y S I S

## M e n l o   P a r k   K i e n o w ' s

**Site Location:** NE 122<sup>nd</sup> and Glisan

**Site Address:** 12301 NE Glisan

**Tax Lot No:**

**Neighborhood:**

**Owner:** Kienow's Food

**Site Area:** 7.54 Acres; 328,442 sf

**Existing Buildings:** (2) existing buildings – Building #1 = 82,422 sf; Building #2 = 5,993 sf

**Cost of Property:** The owner would rather lease than sell, the Kienow's building has been leased

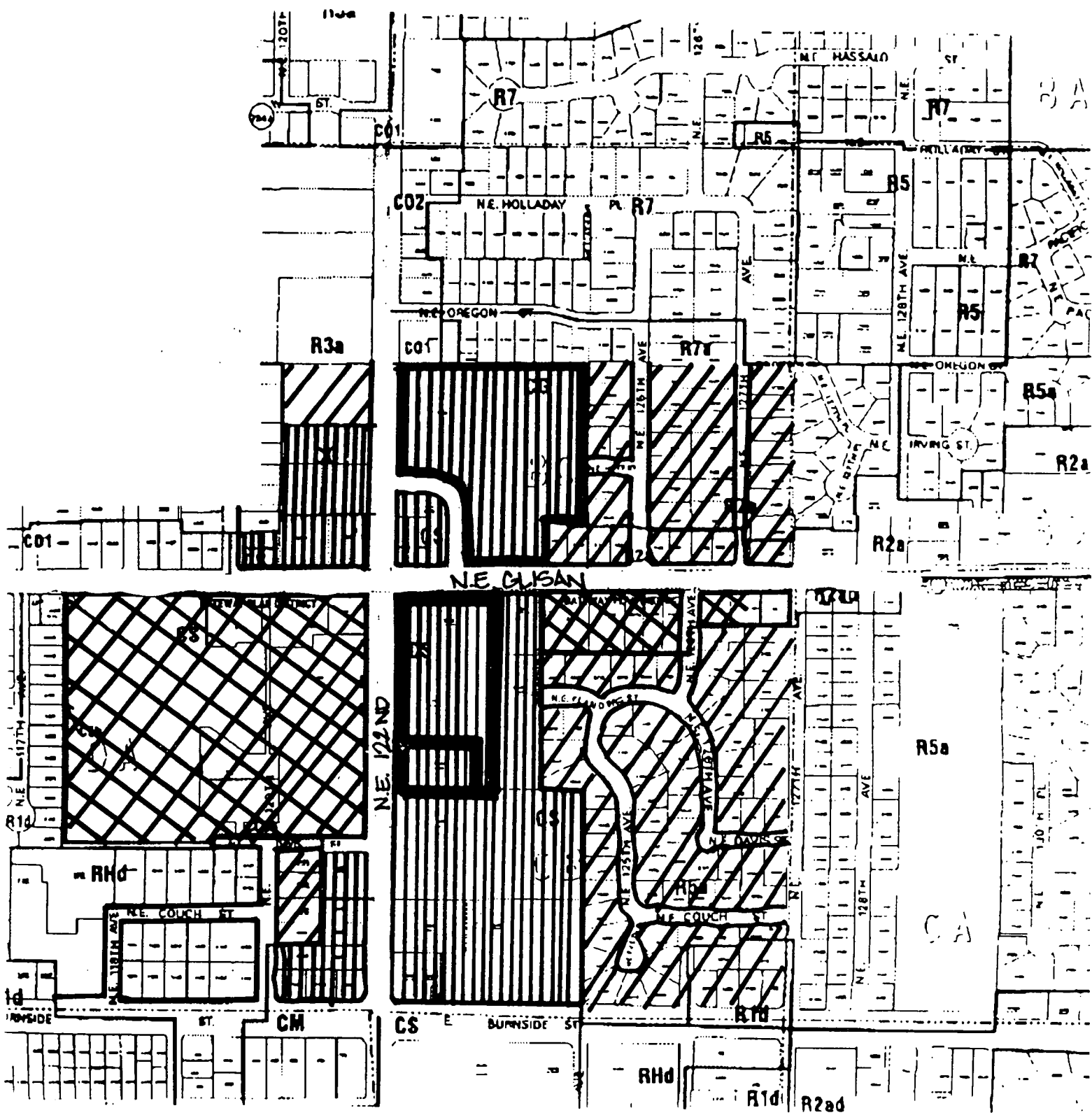
**Zone:** CG –General Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is on the boundary for the Receiving Center and is on the outskirts for MDT.
2. The property is bounded on all sides by commercial development, with little chance for a residential feel. There is some residential that backs onto the property.
3. The property is large enough for the Receiving Center and/or the MDT facilities with area for additional development.
4. The property is well served by transit (by MAX and Bus 71 and 25).
5. The zoning of the property would be appropriate for the Receiving Center or the MDT facilities.
6. To be assessed
7. None known
8. Partnership would be required to develop the site.
9. The property is a flat site.
10. Commercial/retail is the best use for the site.



# S I T E   A N A L Y S I S

## S h r i n e r ' s   H o s p i t a l   S i t e

**Site Location:** NE 82<sup>nd</sup> and Sandy

**Site Address:** 8200 NE Sandy

**Tax Lot No:** R-22690-0210

**Neighborhood:**

**Owner:** John Goss

**Site Area:** 432,115 sf

- The project will fit on the site with area for additional development.
- The property could be masterplanned to provide a separation of uses. Additional development could support the facility

**Existing Buildings:** An existing (3) story 75,478 sf building constructed in 1923. A second (1) story 5,412 sf building is also located on the site.

**Cost of Property:**

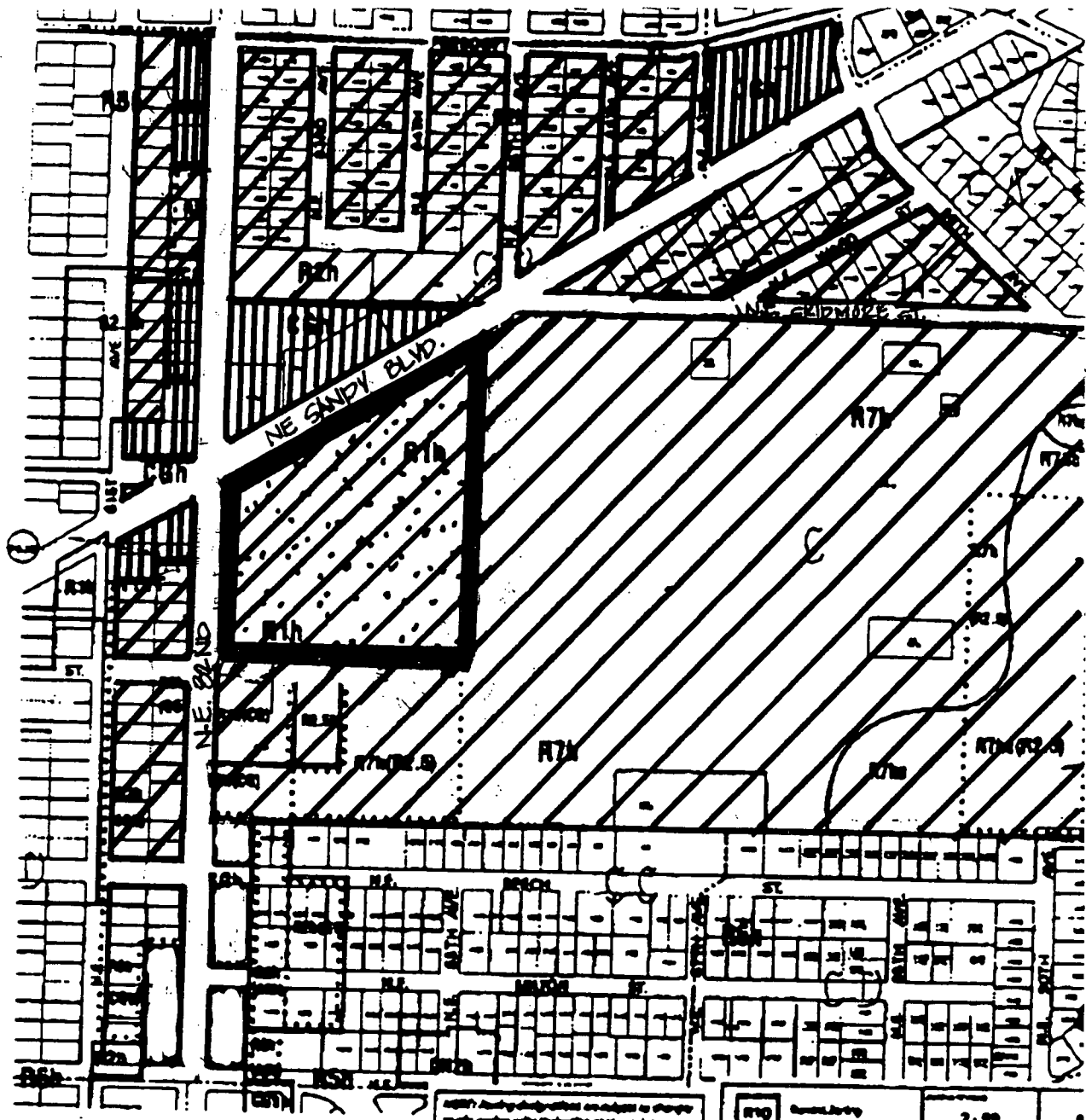
**Zone:** R1h –Medium density – multi dwelling

**Zoning Analysis:**

- Office/Commercial uses are not allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- If incorporated with additional development the Receiving Center could be designed to meet the Development Standards.

- Criteria Information:**
1. The property is within the boundary for the Receiving Center and is fairly close for the MDT.
  2. The character of the neighborhood would be appropriate for the Receiving Center and/or the MDT.
  3. The site is large enough for both the Receiving Center and the MDT, with additional room for further development.
  4. The property is well served by transit (Bus 12 and 72).
  5. The Receiving Center alone would not meet the density requirements the property has. The MDT facility is not allowed by zoning. Political coordination would need to occur to allow a master planned development with commercial uses to occur. Neighboring uses along Sandy are commercial. The project would take considerable effort to get development approval.
  6. The property is for sale, however it also has potential historical and environmental issues. Private developers have an option and have stated that it would be very difficult to include this project in its plans
  7. The neighborhood has been very vocal about saving the existing building and providing some commercial opportunities.
  8. There is a possibility for a partnership opportunities with the City of Portland (to locate a Fire Station on the property) and the Oregon Food Bank.
  9. The topography of the site could provide views towards the north and provide a separation of uses.
  10. The property, while zoned for high density residential, would be ideal for a masterplanned, mixed-used community.





[Symbol] New Sandy Boundary  
 [Symbol] Future or Contingent District or R.E.A. A Boundary  
 [Symbol] Survey Line

AGENT'S Responsibility is limited to the accuracy of the information provided by the client and does not constitute a warranty of the information provided.

• HIGHER LAYERS

<b>R7h</b> Residential Single-Family Medium-Density Single-Family Medium-Density	2-79 10-79 30-79 SEC 31-79-25
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1.37

# S I T E   A N A L Y S I S

## 1 6 1 4 1   E .   B u r n s i d e   S t .

**Site Location:** 162<sup>nd</sup> and East Burnside

**Site Address:** 16141 E. Burnside St.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** 26,350 sf - .6 acres

**Existing Buildings:** (1) 6,720 sf building

**Cost of Property:** \$620,000

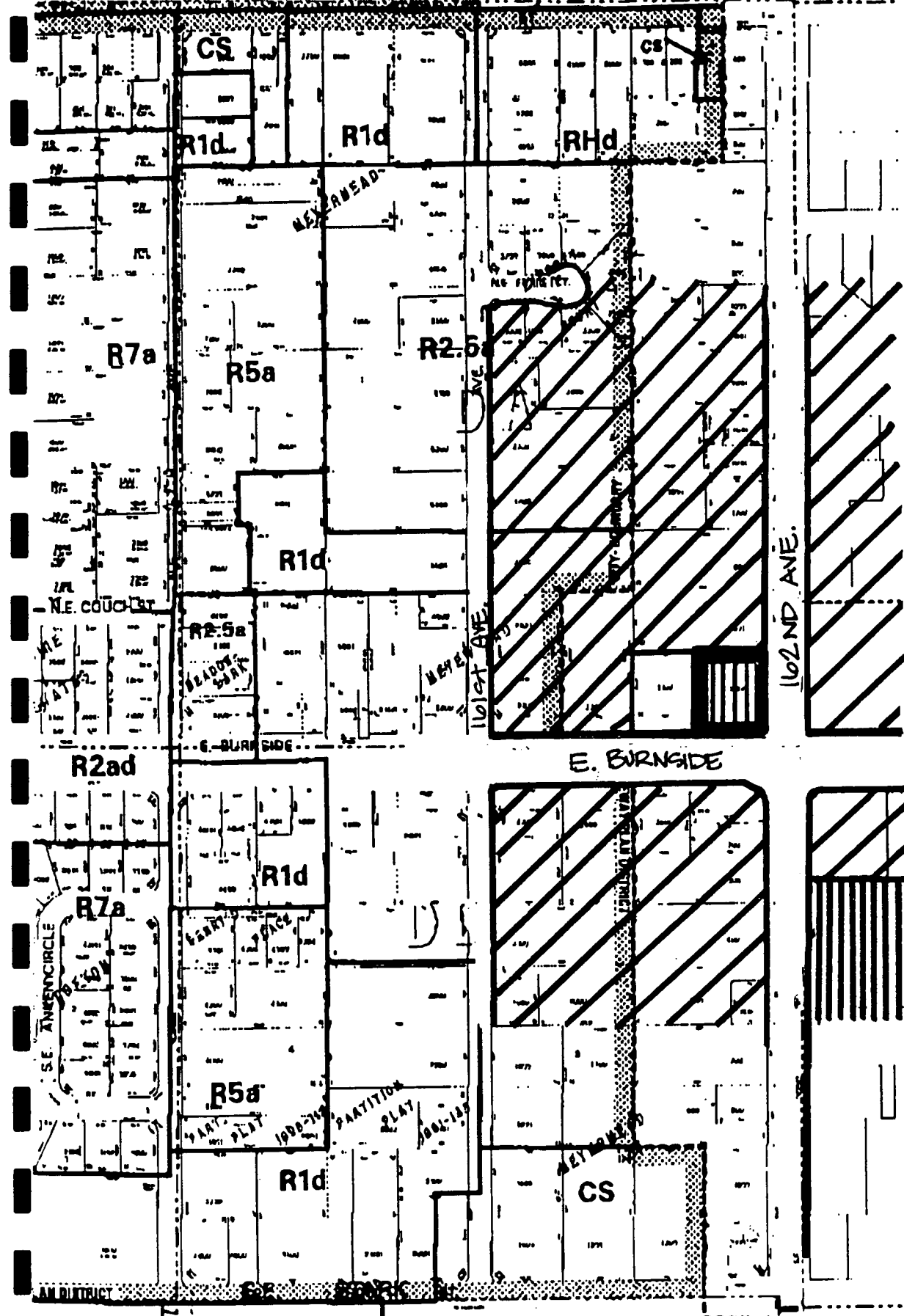
**Zone:** Station Center

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Clinics/Residential facilities are allowed

**Criteria Information:**

1. Property is outside the Receiving Center boundary and is too far from downtown for the MDT
2. The neighborhood consists of mixed commercial along Burnside and backs up onto residential.
3. The property could fit either the Receiving Center or MDT but not both.
4. The property is well served by transit; there is a MAX station adjacent to property
5. The zoning allows the proposed uses. The zoning encourages high density development.
6. The property is for sale
7. None apparent
8. Not available
9. The property is a flat site
10. Property is suitable for smaller scale mixed-use



Plans are subject to change without notice.

<p><b>R10</b> Current Zoning</p> <p>..... Maximum Potential Zoning as per Comprehensive Plan</p> <p>----- Metrol Map Boundary</p>	<p>JUNIOR (IF ANY)</p> <p>04 - 98</p> <p>BASE MAP ADOPTED</p> <p>04 - 98</p> <p>LOCAL DISTRICT</p> <p>SE 1/4 SEC.</p> <p>36 - 1N - 2E</p>	<p>CITY OF PORTLAND BUREAU OF PLANNING</p> <p>0' 100' 200' 300'</p> <p>SCALE IN FEET</p> <p><b>3046</b></p>
---	---	---



**Grubb & Ellis**

Property Solutions Worldwide™

**Thomas A. Remley, SIOR**  
Vice President  
Office Services Group

October 12, 1999

Mr. Robert Oberst  
Multnomah County Property Manager  
2505 SE 11<sup>th</sup> Avenue  
Portland, OR 97202

Dear Bob:

I received your email over the Real-Net Network today and am forwarding to you a flyer on office space which we have available at 162<sup>nd</sup> and East Burnside Street. Although the building is slightly out of the geographic parameters indicated in your email message, it is located on light rail and is available immediately. The building totals 6,720 square feet is offered for either purchase at \$620,000 or lease at \$14.00 per square foot, full service.

Please let me know if you would like to take a look at this property. Thank you for your assistance in this matter.

Sincerely,

Thomas A. Remley

TAR:jc  
Oberst

Enclosure

**NOW  
LEASING**

**DRAFT**

## **Retail Shops**

**5015 SE 82<sup>nd</sup> Avenue • Portland, Oregon**

**(Near Foster Road and SE 82<sup>nd</sup> Avenue)**

**FOR ADDITIONAL  
INFORMATION CONTACT:**

**BOB MUSE**

**503.221.4819**

**bmuse@cbrichardellis.com**

**LENA POET**

**503.221.4811**

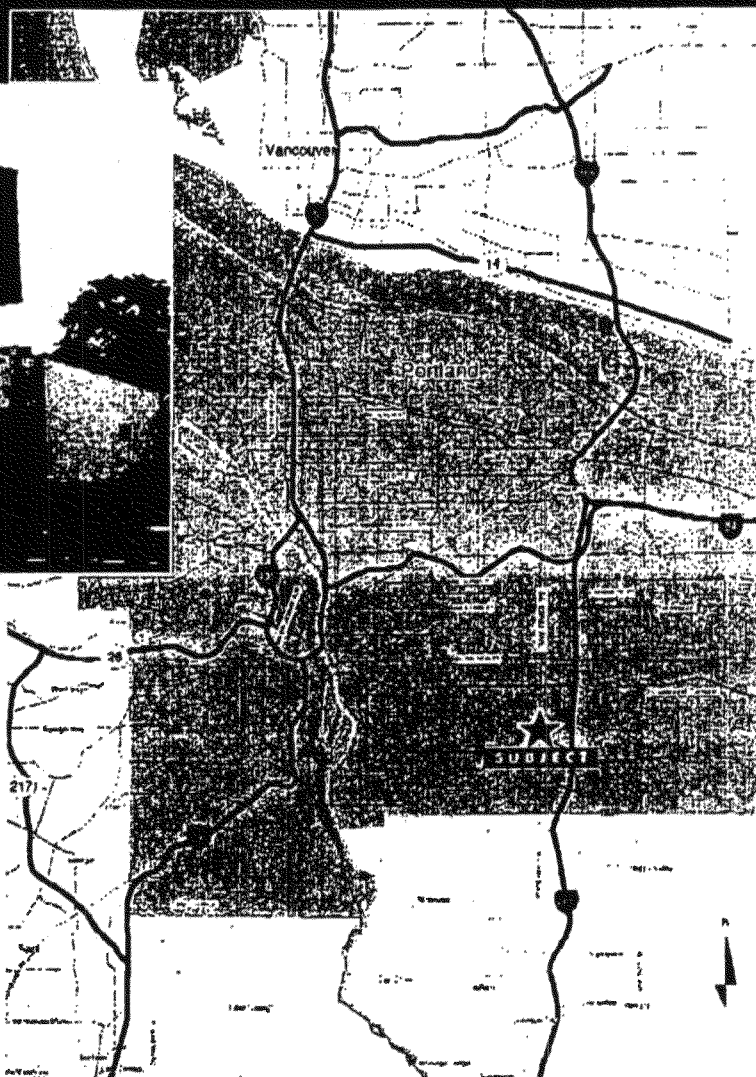
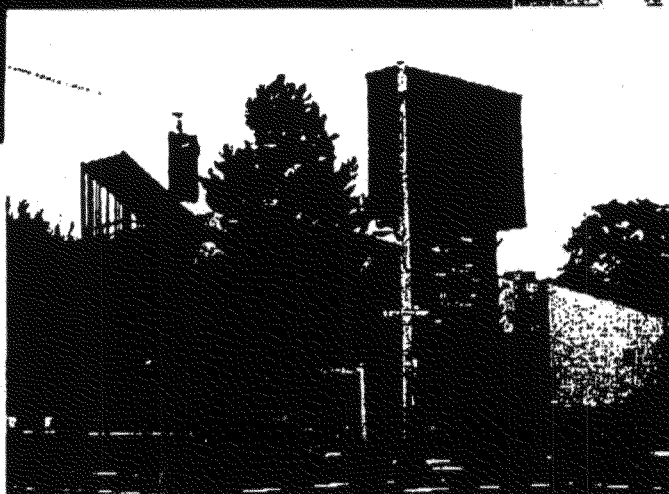
**lpoet@cbrichardellis.com**

**<http://www.cbrichardellis.com>**

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NAVIGATING A NEW WORLD

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**DRAFT**

**SIZE:** ± 1,500 TO ± 14,000 SQUARE FEET  
TO BE BUILT

**PRICE:** \$18/SF/YR NET

**ZONING:** GENERAL COMMERCIAL 'CG',  
CITY OF PORTLAND

DEMOGRAPHICS:	2 MILE	3 MILE	5 MILE
POPULATION (1998)	71,165	153,645	351,984
POPULATION (2003)	70,865	154,106	356,361

**AVERAGE  
DAILY TRAFFIC**

*28,100*

CARS PER DAY  
(.40 MILES SOUTH OF FOSTER ROAD INTERCHANGE)

SOURCE: [www.odot.state.or.us](http://www.odot.state.or.us)

CLOSE PROXIMITY TO I-205 INTERCHANGE

10 MINUTES FROM DOWNTOWN PORTLAND

NEAR WALMART/ALBERTSON'S EASTPORT PLAZA AND FRED MEYER

**CB Richard Ellis**  
NAVIGATING A NEW WORLD

# S I T E   A N A L Y S I S

## 5 0 1 5   S E   8 2 n d

**Site Location:** Foster and 82<sup>nd</sup> Ave

**Site Address:** 5015 SE 82<sup>nd</sup> Ave.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner –for lease

**Site Area:** 55,595 sf – 1.28 acres

**Existing Buildings:** (1) 14,000 sf building

**Cost of Property:** Not available

**Zone:** CG – General Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. Property is outside the Receiving Center boundary and is too far from downtown for the MDT
2. The neighborhood consists of auto-oriented commercial along 82<sup>nd</sup> and backs up onto multi-family housing.
3. The property is large enough for either the Receiving Center or MDT but not both.
4. The property is well served by transit (Bus 14, 10 and 72)
5. The zoning is appropriate for the project
6. The property is available as a build-to-suit lease and potentially is for sale.
7. None apparent
8. Not available
9. The property is a flat site
10. The property is suitable for mixed use development.





# S I T E   A N A L Y S I S

## 3 6 1 0   N .   S u t t l e

**Site Location:** N. Marine Dr. and Portland Road

**Site Address:** 3610 N. Suttle Rd.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** 6.6 acres

**Existing Buildings:** (1) 106,500 sf warehouse/shop complex

**Cost of Property:** \$2,200,000

**Zone:** HI – Heavy Industrial

**Criteria Information:**

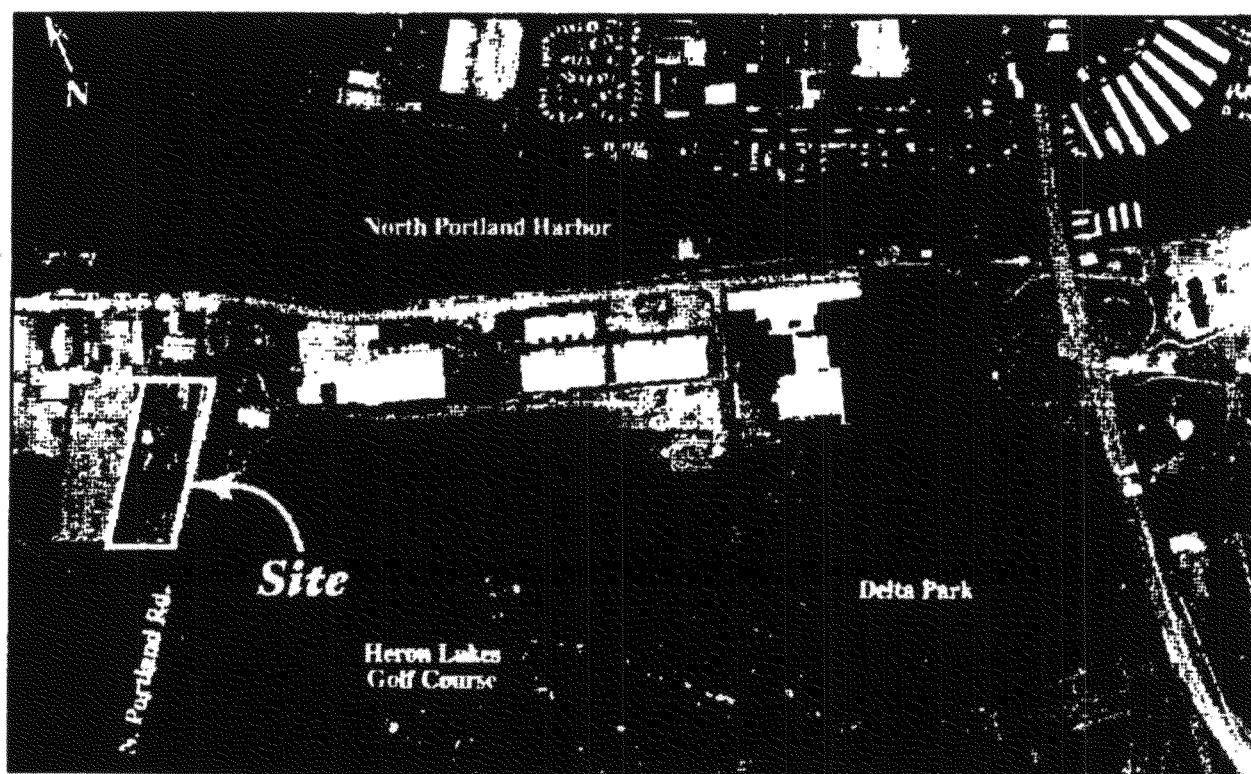
1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
2. The neighborhood is primarily industrial/commercial in nature.
3. The site is large enough for both the Receiving Center and MDT.
4. The property is accessible to transit (Bus 6)
5. The zoning is not appropriate for the MDT or Receiving Center.



JACKSON BEALL AND CONN, INC.

## FOR SALE

Leased Industrial Investment  
106,500 sq. ft. Warehouse / Shop Complex  
on 6.6 Acres

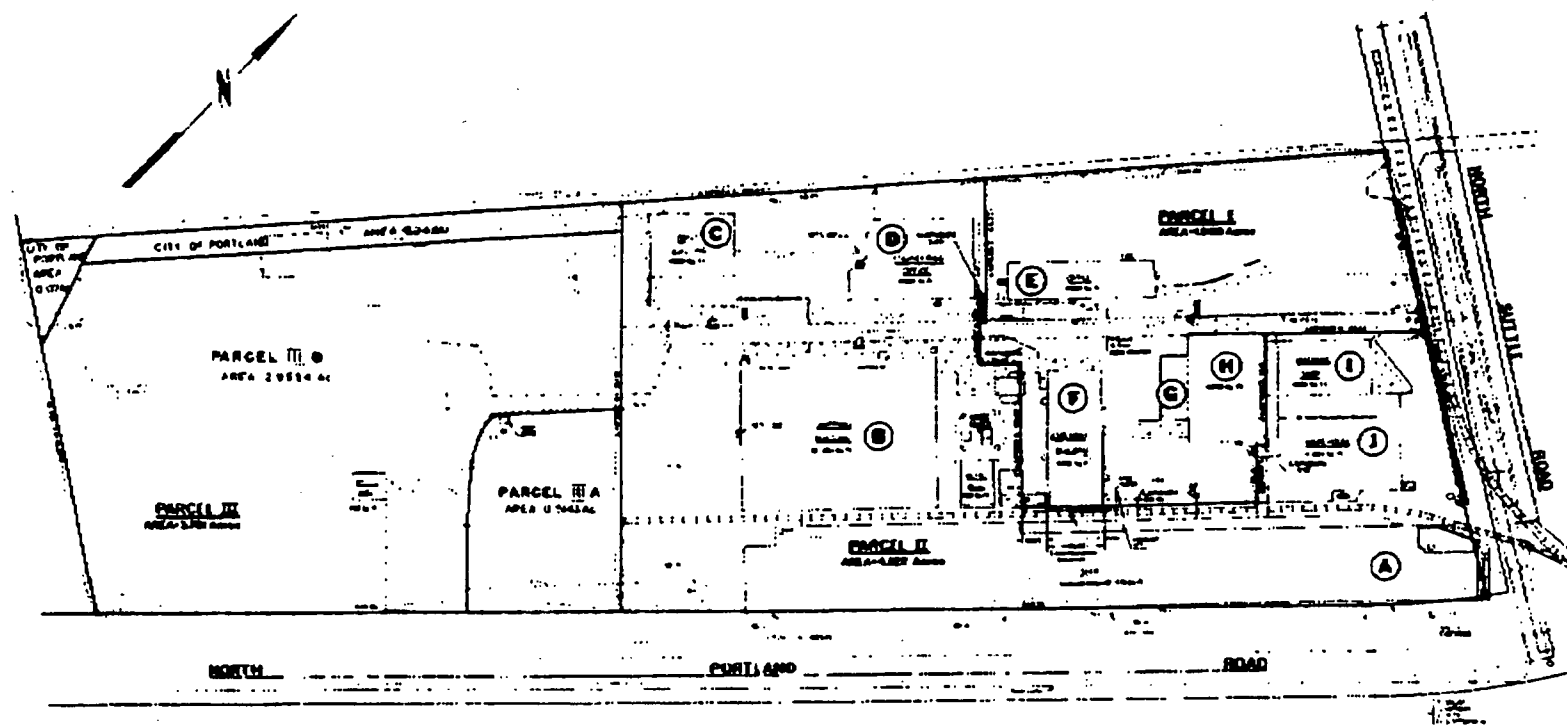


**Location:** 3610 N. Suttle Road, Portland, Oregon  
at the intersection of N. Suttle Road and Portland Road and N. Marine Drive.  
One mile west of I-5 at N. Marine Drive exit  
Adjacent to Port of Portland's T-5 and T-6

**Zoning:** HI (Heavy Industrial), City of Portland

This property is located in a Special Flood Hazard Area. Federal law requires that as a condition of obtaining federally related financing on most properties located in "flood zones", banks, savings and loan associations, and some insurance lenders must require that flood insurance be carried where the property, real or personal, is security for the loan.

This information herein is believed to be accurate but is not guaranteed by Jackson, Beall and Conn, Inc.



#### Bldg. "A"

- 40,000 sq. ft. shell area
- 5,000 sq. ft. office area
- 16' to 18' clearance
- Sprinklered (dry)
- 400A, 240V, 3Ph
- Dock height loading
- Ramp for grade level access

#### Bldg. "D"

- 13,300 sq. ft. (on 2 flrs)
- Insulated metal bldg constructed 1965
- 400A, 240V, 3Ph power
- Grade level loading

#### Bldg. "B"

- 22,300 sq. ft. shell area
- 300 sq. ft. office area
- 18' to 24' clearance
- Sprinklered (dry)
- 200A, 240V, 3Ph
- Dock height loading
- Ramp for grade level access

#### Bldg. "F"

- 8,180 sq. ft. office bldg.
- 2nd flr. used as storage
- 1st flr. used as shop and office area

#### Bldg. "C"

- 4,000 sq. ft. shell area
- 200 sq. ft. office area
- 14' to 16' clearance
- 400A, 480V, 3Ph
- Dock height and grade level loading

#### Bldg. "F"

- 5,880 sq. ft. shell area
- 24' clearance
- (2) 5-ton bridge cranes
- 240V, 3Ph electrical
- Grade level loading
- Gas space heat

#### Bldg. "G"

- 1,320 sq. ft. shell area
- 14' to 16' clear height
- 200A, 240V, 3Ph
- Grade level loading
- Asphalt floor

#### Bldg. "J"

- 11,380 sq. ft. shell area
- 12' clearance
- 200A, 240V, 3Ph
- Dock and grade level loading

#### Bldg. "H"

- 6,390 sq. ft. shell area
- 18' clearance
- 200A, 240V, 3Ph
- Dock and grade level loading

#### Bldg. "I"

- 4,490 sq. ft. shell area
- 12' clearance
- 200A, 240V, 3Ph
- Grade level loading

**Building Area:** 106,500 sq. ft. ground floor building area in 10 separate structures.  
(See survey map).

**Land Area:** 6.6 acres

**Utilities:** Electrical - P.G.E.  
Gas - Northwest Natural Gas Co.  
Sewer - City of Portland (Portion of Premises utilizes septic).  
Water - City of Portland (Portion of Premises utilizes a private well system).

**Lease Information:** Available upon request.

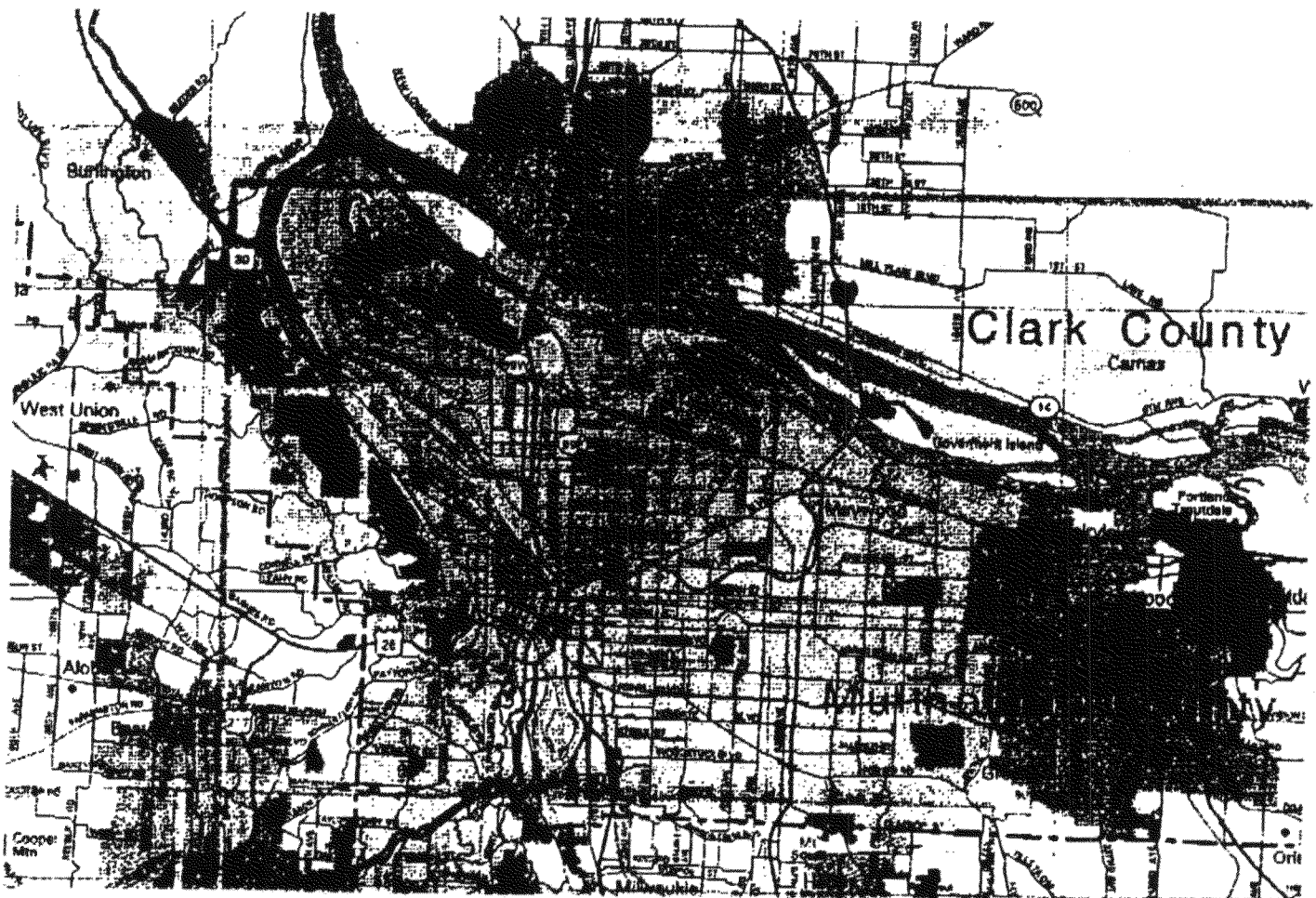
**Effective Net Income:** \$18,249.00 per month  
\$218,996.05 annual

**1998/99**  
**Real Property Tax:** \$15,530.36

**Sales Price:** \$ 2,200,000

**Comments:** Seller will consider a sale of the adjacent 2.96 acres (Parcel III B).

**For further information contact Larry Conn (503) 228-8100**



# S I T E   A N A L Y S I S

## 8 6 0 0   S E   S t a r k

**Site Location:** 86<sup>th</sup> and Stark

**Site Address:** 8600 SE Stark

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner -for sale

**Site Area:** 21,125 sf - .48 acres

**Existing Buildings:** (1) 22,500 sf building

**Cost of Property:** \$695,000

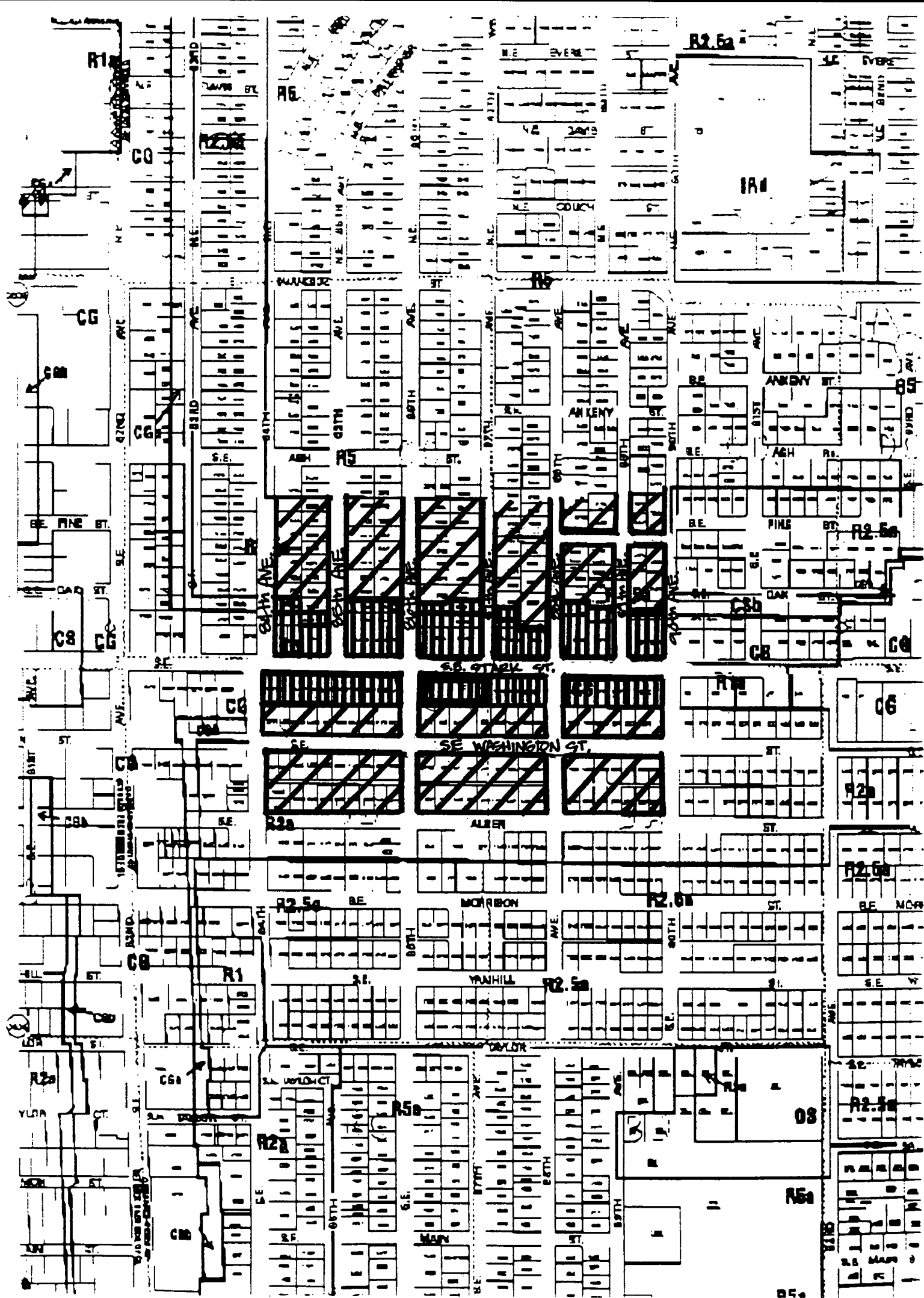
**Zone:** CS - Storefront Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. The property is within the Receiving Center boundary and is fairly close to downtown.
2. The neighborhood consists of mixed commercial along Stark and backs up to residential.
3. The site is too small for the Receiving Center, but would be suitable for MDT if developed as a high density project.
4. The property is well served by transit (Bus 15, 26 and 27)
5. The zoning is appropriate for the project
6. The property is for sale.
7. None apparent
8. Not available
9. The property is a flat site
10. The property is appropriate for mixed use development.



Atlanta  
Austin  
Chicago  
Columbus  
Dallas  
Denver  
Detroit  
Encino  
Fort Lee  
Houston  
Indianapolis  
Las Vegas  
Long Beach  
Los Angeles  
Miami/Ft. Lauderdale  
Milwaukee  
Newport Beach  
New York  
Ontario  
Orlando  
Palo Alto  
Philadelphia  
Phoenix  
Portland  
Sacramento  
Salt Lake City  
San Diego  
San Francisco  
Seattle  
Tampa  
Tucson  
Washington D.C.

## Investment Offering

### INDUSTRIAL INVESTMENT

Industrial Office Warehouse

Portland, OR

\$695,000

## Marcus & Millichap

Real Estate Investment Brokerage Company

Marcus & Millichap

Real Estate Investment Brokerage

Company of Portland

1800 S.W. First Avenue

Suite #110

Portland, OR 97201-3070

Tel (503) 220-2333

# FOR SALE

**WAREHOUSE /OFFICE  
INDUSTRIAL BUILDING  
PORTLAND, OREGON  
\$695,000**



**LOCATION:** 8600 S.E. STARK STREET  
**BUILDING :** 22,500 NET LEASABLE SQ. FT.  
**LAND:** 21,125 SQ. FT.  
**TENANTS:** LAMP REBUILDERS, WOOD SHOP, APARTMENT  
TENANTS  
**SELLING  
POINTS:**

- 1) SELLER FINANCING
- 2) OWNER/USER OR INVESTOR
- 3) ZONED CS, RETAIL, OFFICE, INDUSTRIAL
- 4) EXCELLENT STREET VISIBILITY

**EXCLUSIVELY  
LISTED AND MARKETING BY :**

**KIP H. RUNNING**  
SALES ASSOCIATE

**Marcus & Millichap**  
REAL ESTATE INVESTMENT BROKERAGE COMPANY

1800 SW FIRST AVE, SUITE 110  
PORTLAND, OREGON, 97201  
PHONE: (503) 220-2333  
FAX: (503) 220-2155  
EMAIL: KRunning@Marcusmillichap.com



# Marcus & Millichap

Real Estate Investment Brokerage Company

## Investment Property

Industrial Investment

Industrial Office Warehouse

Portland, OR

\$695,000

**ATTENTION:** This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

## Marcus & Millichap

Real Estate Investment Brokerage Company

### Investment Property Description

Industrial Investment

Industrial Office Warehouse

Portland, OR

\$695,000

### *Description*

The subject property is an ideally located mixed use office/warehouse/apartment located on Stark Street and one minute from Highway 205. The high diversity of business in the Montvilla area of Portland brings a host of businesses such as Mall 205 and Cascade Athletic Club. Zoning on the property is currently mixed use, which lends itself nicely with it's neighbors.

The property is situated on a 21,125 square foot lot. The building alone consists of 22,500 square feet of which 2,500 is office , 2,000 is basement, 16,000 is warehouse, and 2,000 is an apartment on the second floor. The building was originally constructed in 1925 and an additional space added in 1960. The roof is pitched composition over the apartment and slightly pitched tar over the warehouse with newer gutters. The construction is block and wood construction with clear height from 12' to 17'. There are two grade level loading docks one at 10' Hx8'W another at 9'Hx9'W.

The building is sprinkled on 8,000 square feet of the warehouse and has an alarm system. The property is wired for 400 amps, 240 volt 3 phase power. The office is also equipped with gas heat and air conditioning. Parking is on street with no meters.

This property presents a rare and unique opportunity for an owner user or investor in this transitioning area of SE Portland.

Listing No.: 021-99049 -1- (0) ruk02

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

8600 SE Stark Street  
Portland, Oregon

### Pro Forma Gross Income .29SF Shell/ .40SF Office

#### Summary

#### Financing

Price: \$695,000  
Down Payment: 25.00% \$173,750  
Capitalization Rate: 10.62%  
Approximate Net Rentable Square Feet: 22,500  
Price per Net Rentable Square Foot: \$30.89  
Approximate Lot Size: 21,125.00  
Land Cost per Square Foot: \$34.32  
Approximate Year Built: 1925 1960

First Loan Amount \$543,750 New  
Terms: 8.59% fixed rate loan, 25 year amortization  
due in 10. 25% LTV.

#### Annualized Operating Data

##### Pro Forma

Scheduled Gross Income:	\$77,640	
Reimbursements:	\$10,253	
Total Income:	\$87,893	
Vacancy/Collection Loss:	\$3,231	5.00%
Effective Gross Income:	\$84,662	
Expenses:	\$10,793	
Net Operating Income:	\$73,870	
Loan Payments:	\$48,840	
Pre-Tax Cash Flow:	\$25,030	13.80% *
Total Return Before Taxes:	\$25,030	13.80% *

\* As a percent of down payment

Listing No.: 021-99049 -1- (0) ruk02

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8600 SE Stark Street  
Portland, Oregon

### Annualized Expenses

#### Pro Forma

Taxes (1999)	\$5,893
Tax Rate	
Insurance:	\$900
Utility:	\$2,000
Trash Collection:	\$500
Landscape:	\$500
Maintenance:	\$1,000
<b>Total Expenses:</b>	<b>\$10,793</b>
<b>Expenses per RSF:</b>	<b>\$0.48</b>

Listing No.: 021-99049 -1- (0) ruk02

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

	Approx. Rentable Square Feet	Available Square Feet(#) (%)	Annual Rent Per Square Foot Lease Type	Office %	Rating Phys/Loc (A/B/C/D)
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### SUBJECT PROPERTY

8600 SE Stark Street Portland, OR	22,500	22,500 100.00%	NNN	1000.00%	C/C
--------------------------------------	--------	-------------------	-----	----------	-----

Comments: Rent per square foot estimated on subject property at \$.29 SF shell/\$.40 SF office, NNN, apartment at \$830.00 per month.

### SURVEYED PROPERTIES

#### Rent Survey #1

2761 NE Halsey Street Portland, OR	3,306	0 0.00%	.32/.41 NNN	15.00%	C/B
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#### Rent Survey #2

1421 SE Gideon Street Portland, OR	15,575	5,000 30.00%	.29/.40 NNN	15.00%	C/B
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Comments: 1 grade door, 20' clear, 2 dock high doors, 14' clear, street parking

#### Rent Survey #3

2618 SE Steele Street Portland, OR	9,984	10 100.00%	.36 Blended NNN	10.00%	C/C
---------------------------------------	-------	---------------	--------------------	--------	-----

Comments: 2 grade level doors 10' x 8', 1 grade at 6' x 8', 120/280V volt, 3 phase, 400 power, concrete block

Listing No.: 021-99049 -1- (0) ruk02

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

	Price % Down	Approx. Rentable Sq. Ft.	Approx. Office (%)	Cost per RSF	CAP	Approx. Year Built	C.O.E. (Mo/Yr)	Rating Phys/Loc (A/B/C/D)
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### SUBJECT PROPERTY

8600 SE Stark Street Portland, OR	\$695,000 25.00%	22,500	10.00%	\$30.89	10.62%	1925		C/C
--------------------------------------	---------------------	--------	--------	---------	--------	------	--	-----

### SURVEYED PROPERTIES

#### Recent Sales #1

7850 SE Stark Street Portland, OR	\$250,000	3,750	40.00%	\$66.67		1946	7/98	C/C
--------------------------------------	-----------	-------	--------	---------	--	------	------	-----

Comments: 1 story concrete, faces Stark Street like subject property

#### Recent Sales #2

1239 SE 12th Ave Portland, OR	\$710,000	20,000	13.00%	\$35.50		1942	1/98	C/C
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Comments: 1 story concrete, zoned G/I

#### Recent Sales #3

304 SE 2nd Ave Portland, OR	\$700,000	8,940	9.00%	\$29.91		1911	9/98	C/C
--------------------------------	-----------	-------	-------	---------	--	------	------	-----

Comments: Warehouse four story, masnry and mill

#### Recent Sales #4

7884 SE 13th Ave Portland, OR	\$405,000	15,000		\$40.50		1925	10/98	C/C
----------------------------------	-----------	--------	--	---------	--	------	-------	-----

Comments: Former Rose City Plating, warehouse 1 story, reinforced concrete

#### Recent Sales #5

2335 SE 50th Ave Portland, OR	\$245,000	10,000		\$49.00		1963	9/98	C/C
----------------------------------	-----------	--------	--	---------	--	------	------	-----

Comments: Warehouse, 1 story, concrete block, zoned R1

Listing No.: 021-99049 -1- (0) ruk02

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**Subject Property**  
**8600 SE Stark Street**

**Portland, Oregon**

June 1999

**Marcus & Millichap**  
REAL ESTATE INVESTMENT BROKERAGE COMPANY

# DEMOGRAPHIC PROFILE

1990 Census, 1998 Estimates & 2003 Projections

Calculated using proportional block groups

**Marcus & Millichap**

REAL ESTATE INVESTMENT BROKERAGE COMPANY

Lat/Lon: 45.52281/-122.64792

May 1999

S1

1604 East Burnside Street Portland, Oregon		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	1998 Estimated Population	22,580	187,966	371,566
	2003 Projected Population	22,947	190,003	372,782
	1990 Census Population	21,074	177,715	357,667
	1980 Census Population	20,957	179,565	358,215
	Annual Growth 1990-1998	0.9%	0.7%	0.5%
	Projected Annual Growth 1998-2003	0.3%	0.2%	0.1%
HOUSEHOLDS	1998 Estimated Households	12,173	87,157	160,910
	2003 Projected Households	12,387	88,386	161,839
	1990 Census Households	11,466	82,826	156,023
	1980 Census Households	11,637	84,320	156,649
	Annual Growth 1990 to 1998	0.8%	0.7%	0.4%
	Projected Annual Growth 1998-2003	0.4%	0.3%	0.1%
POPULATION BY RACE	1998 Estimated White	80.8%	77.4%	80.3%
	1998 Estimated Black	8.0%	12.6%	9.8%
	1998 Estimated Asian & Pacific Islander	7.5%	7.2%	7.0%
	1998 Estimated Other Races	3.7%	2.9%	2.8%
	1998 Estimated Hispanic	6.0%	5.0%	4.9%
INCOME	1998 Estimated Average Household Income	\$36,169	\$49,139	\$53,357
	1998 Estimated Median Household Income	\$29,547	\$38,690	\$41,936
	1998 Estimated Per Capita Income	\$19,838	\$23,639	\$23,801
EDUCATION (POPULATION AGE 25 +)	Elementary	5.4%	5.3%	5.7%
	Some High School	9.3%	10.2%	11.2%
	High School Graduate	20.3%	21.9%	24.3%
	Some College	29.6%	26.1%	25.7%
	Associates Degree Only	5.90%	6.00%	6.20%
	Bachelors Degree Only	20.60%	20.00%	17.50%
	Graduate Degree	8.8%	10.5%	9.5%
BUSINESS	Number of Businesses	2,716	15,697	22,836
	Total Number of Employees	42,024	264,135	359,593
	Daytime Population per Business	15.5	16.8	15.7
	Residential Population per Business	8.3	12.0	16.3



# BUSINESS & DAYTIME EMPLOYMENT REPORT

1998 Estimates

Calculated using proportional block groups

**Marcus & Millichap**

REAL ESTATE INVESTMENT BROKERAGE COMPANY

Lat/Lon: 45.52281/-122.64792

May 1999

B1

**1604 East Burnside Street  
Portland, Oregon**

**1.00 mi radius      3.00 mi radius      5.00 mi radius**

<b>Total Businesses / Total Employees</b>	<b>2,716 / 42,024</b>	<b>15,697 / 264,135</b>	<b>22,836 / 359,593</b>
<b>Retail Trade</b>	<b>717 / 8,222</b>	<b>3,173 / 40,207</b>	<b>4,831 / 59,084</b>
Home Improvement Stores	22 / 333	99 / 1,535	181 / 2,589
General Merchandise Stores	6 / 685	22 / 6,268	38 / 7,667
Food Stores	82 / 1,138	362 / 3,685	555 / 5,806
Auto Dealers & Gas Stations	52 / 656	174 / 2,221	397 / 4,814
Apparel & Accessory Stores	66 / 504	234 / 1,906	299 / 2,303
Furniture & Home Furnishings	102 / 668	433 / 3,182	653 / 4,489
Eating & Drinking Places	189 / 2,750	909 / 12,605	1,339 / 19,489
Miscellaneous Retail Stores	198 / 1,488	939 / 8,806	1,368 / 11,927
<b>Finance - Insurance - Real Estate</b>	<b>192 / 2,780</b>	<b>1,417 / 21,180</b>	<b>1,963 / 25,223</b>
Banks, Savings & Lending Institutions	31 / 405	215 / 2,742	311 / 3,855
Securities & Investment Brokers	6 / 101	188 / 2,329	235 / 2,615
Insurance Carriers and Agencies	63 / 1,487	330 / 9,620	483 / 10,663
Real Estate - Trust - Holding Companies	92 / 787	684 / 6,490	934 / 8,091
<b>Services</b>	<b>1,074 / 12,912</b>	<b>7,629 / 125,425</b>	<b>10,569 / 157,819</b>
Hotels & Lodging	17 / 740	81 / 3,485	132 / 4,342
Personal Services	224 / 1,227	1,215 / 6,306	1,954 / 9,964
Business Services	303 / 3,084	2,175 / 22,084	2,917 / 28,252
Motion Picture & Amusement	63 / 699	337 / 4,508	463 / 6,209
Health Services	157 / 2,603	1,241 / 43,507	1,720 / 52,678
Legal Services	55 / 186	819 / 7,156	896 / 7,411
Education Services	27 / 2,152	241 / 25,324	387 / 30,715
Social Services	102 / 1,291	661 / 7,111	853 / 8,966
Other Services	127 / 931	860 / 5,942	1,245 / 9,282
<b>Agriculture</b>	<b>7 / 46</b>	<b>76 / 519</b>	<b>157 / 1,047</b>
<b>Mining</b>	<b>0 / 0</b>	<b>5 / 17</b>	<b>6 / 18</b>
<b>Construction</b>	<b>63 / 1,632</b>	<b>434 / 9,102</b>	<b>828 / 12,604</b>
<b>Manufacturing</b>	<b>261 / 4,336</b>	<b>1,163 / 23,182</b>	<b>1,730 / 41,864</b>
<b>Transportation, Communications &amp; Utilities</b>	<b>72 / 1,613</b>	<b>410 / 15,091</b>	<b>681 / 20,459</b>
<b>Wholesale Trade</b>	<b>261 / 7,826</b>	<b>991 / 17,900</b>	<b>1,592 / 27,418</b>
<b>Government</b>	<b>70 / 2,659</b>	<b>399 / 11,512</b>	<b>480 / 14,058</b>

# S I T E   A N A L Y S I S

## 1 9 0 2   S E   M o r r i s o n

**Site Location:** NE 20<sup>th</sup> and Morrison

**Site Address:** 1902 SE Morrison

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** 19,947 sf - .46 acres

**Existing Buildings:** (1) 8,000 sf building constructed in 1965

**Cost of Property:** \$850,000

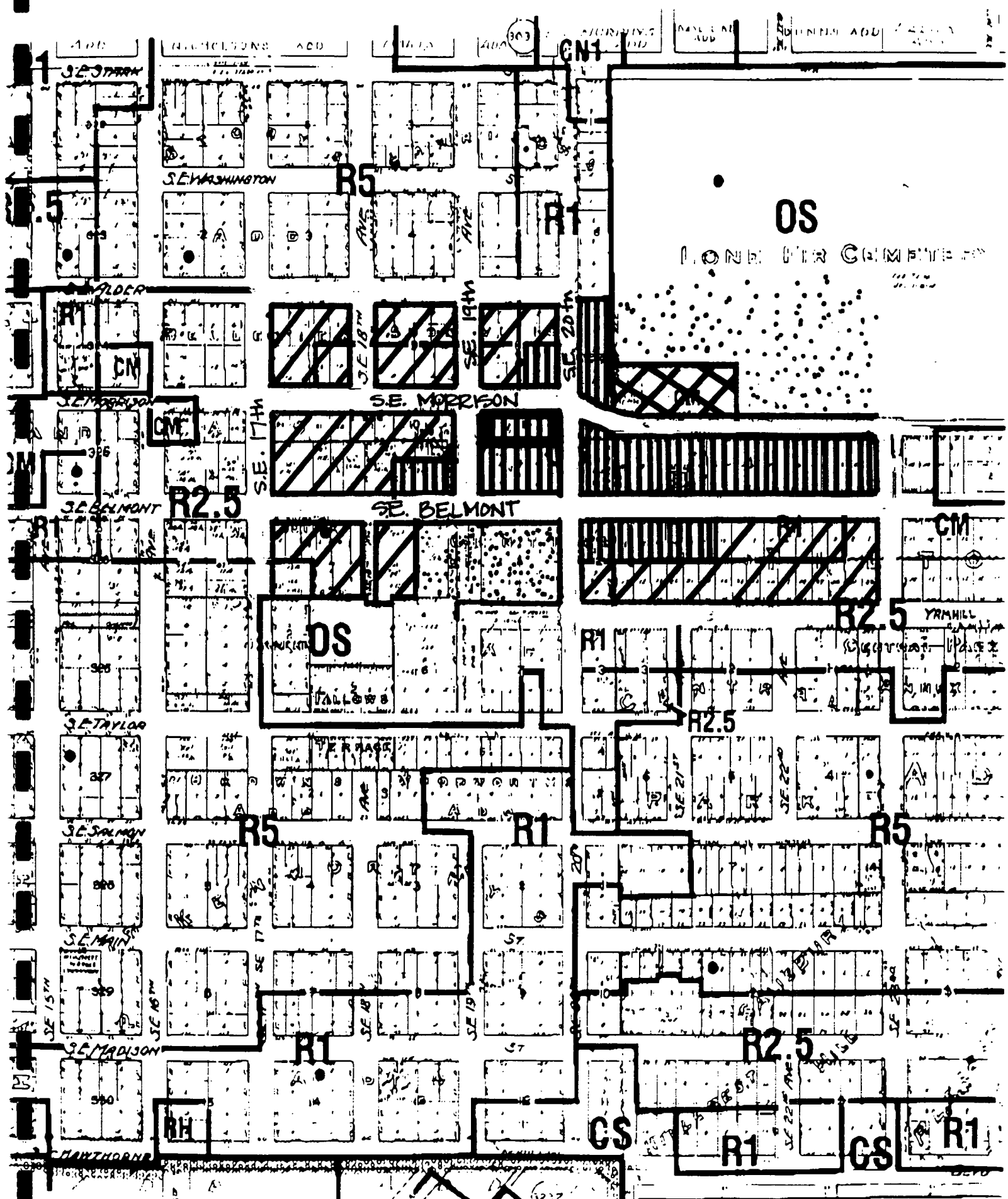
**Zone:** CS – Storefront Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. Property is within the Receiving Center boundary and is very close to downtown
2. The neighborhood would be well suited for the MDT, with it's commercial frontage along Morrison.
3. The site is too small for the Receiving Center, but would be suitable for MDT if developed as a high density project.
4. The property is well served by transit (Bus 15)
5. Zoning is appropriate for either the Receiving Center or MDT
6. The property is for sale
7. The project would potentially receive strong comments from the Buckman Neighborhood Association.
8. Not available
9. The property has a sharp grade change to the south.
10. Property is suitable for smaller scale mixed-use



● HISTORIC LANDMARK

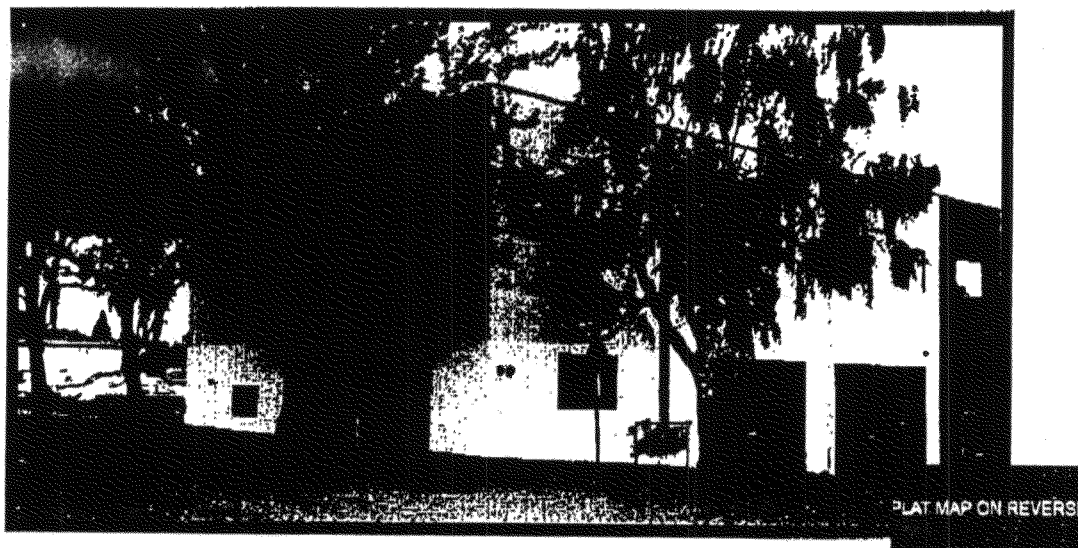
NOTE: Zoning designations are subject to change; verify zoning prior to development or sale.

<b>R10</b>	Current Zoning	7-96
---	10' Commercial Buffer Overlay and Zone Line	5-89
...	Maximum Potential	NE 1/4 SEC

REVISIONS BY VICKI

# Office Building and Lot for Sale

## Development Opportunity



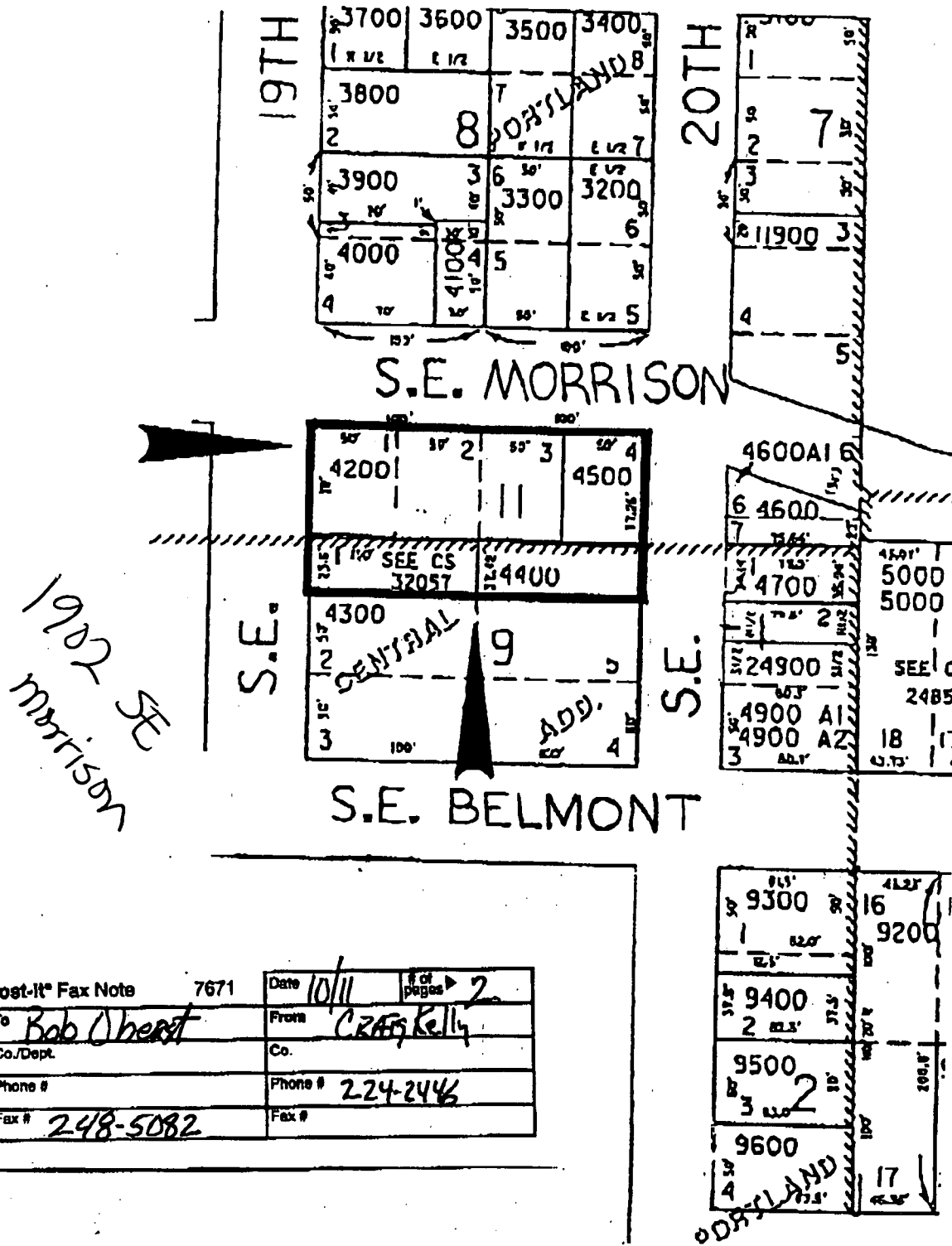
### 1902 SE MORRISON

Building Size:	8,000 gross Sq. Ft.
Site Size:	19,947 gross Sq. Ft.
Space Sizes:	4,000 Sq. Ft. Offices & warehouse with loading 1000 Sq. Ft. Second floor office space 3,000 Sq. Ft. Second floor office suite
Construction:	Built 1965 - Concrete block, new roof
HVAC:	Gas units replaced spring 1999
Parking:	Large paved and gravel lot contiguous to building
Clearance:	9' average, 13' in warehouse
Electrical:	200 amp, three phase, 2 systems
Zoning:	Commercial Storefront (CS)
Traffic Count:	15,600 at 20th and Morrison (1998)
Loading:	Two grade level overhead doors
Property Taxes:	\$7,666.83 in 1998/99
Price:	\$850,000
Terms:	Cash sale

Located at the signaled intersection of SE 20th and Morrison, this fully leased building sits on 20,000 gross square feet of highly developable land. Current leases expire in 2000. A new roof and HVAC units were recently added, and the building is being repainted in 1999. Accented entries and established trees give the property great curb appeal. Near parks and residential, the opportunity for development of the 12,000 sf of vacant land in an upwardly changing and stylish area is the best you will find. With a building height limit of 45', an FAR of 3 to 1 with lot coverage maximum of 100%, this site offers great redevelopment potential.

#### Craig Kelly / Art DeMuro

322 NW Fifth Avenue, Suite 301, Portland, Oregon 97209  
Phone 503/224-2446 Fax 503/224-2311 E-mail - venprop@aol.com  
All information is deemed reliable but its accuracy is not guaranteed.



# S I T E   A N A L Y S I S

7 5 1   N E   L o m b a r d  
8 0 9   N E   L o m b a r d

**Site Location:** Lombard and MLK

**Site Address:** 751 NE Lombard and 809 NE Lombard

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** .34 acres / .46 acres

**Existing Buildings:** existing warehouse type structures are located on each property.

**Cost of Property:** \$795,000 / 365,000

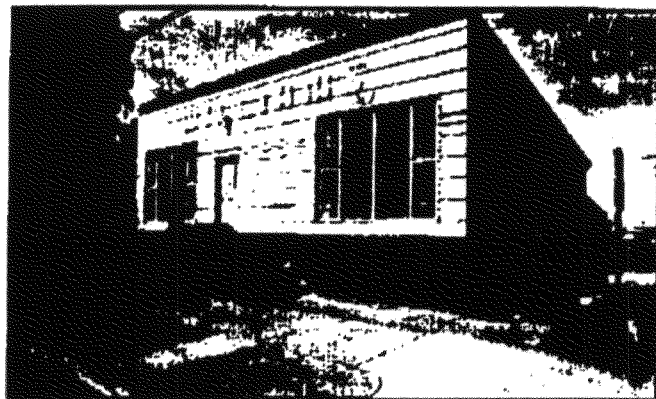
**Zone:** EG2h

**Criteria Information:**

1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
2. The neighborhood is primarily industrial/commercial in nature.
3. The site is large enough for the MDT, but not the Receiving Center
4. The property is accessible to transit (Bus 6)
5. The zoning will not allow the proposed FAR the MDT requires.

# FOR SALE

## WILLIAMS FORM ENGINEERING RELOCATING



### 751 NE Lombard

**DESCRIPTION:** 2 story concrete manufacturing warehouse with office and attached single story steel frame warehouse/fabrication shop.

**SIZE:** ± 15,720 sf (total floor area)

**OFFICE:** ± 1,200 sf

**HEAT:** Gas Forced Air

**POWER:** 480 Volt, 3 phase, 400 AMP

**CEILING HT:** Steel Frame Building: 19'-20'  
Concrete bldg: 8'-10' lower level  
12'-13' upper level

**LOT SIZE:** .34 Acres

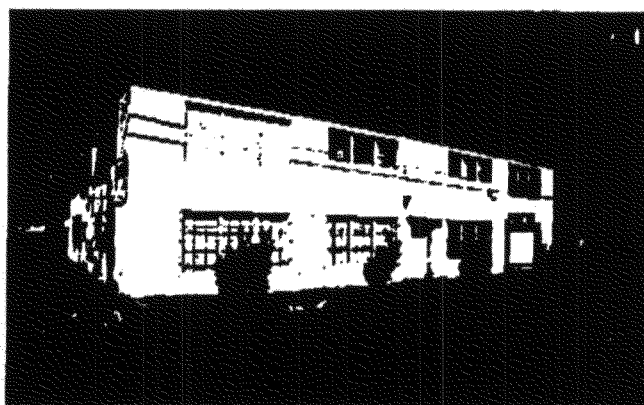
**FEATURES:** Fenced parking/yard area, 5 Ton Bridge Crane

**ZONING:** Eg2H a flexible zone allowing for a wide range of industrial/commercial uses

**PRICE:** \$795,000



834 S.W. St. Clair Ave., Suite 103 • Portland, Oregon 97205  
503 / 326-9000 Fax: 503 / 425-1006



### 809 NE Lombard

**DESCRIPTION:** Warehouse/showroom with mezzanine office & storage and fenced yard.

**SIZE:** ± 4,260 sf including 1,500 sf mezzanine office & storage area

**OFFICE:** ± 1,605 sf showroom/office (2 level)

**HEAT:** Gas Forced Air

**POWER:** 220 Volt, 1 phase, 200 AMP

**CEILING HT:** 16'-18'

**LOT SIZE:** .46 Acres

**FEATURES:** Includes storage shed and large yard area ideal for contractors

**ZONING:** Eg2H a flexible zone allowing for a wide range of industrial/commercial uses

**PRICE:** \$365,000

**CONTACT:** (503) 326-9000

**DON OSSEY, SIOR**

**CINDY BROWN**

**ALLEN PATTERSON, SIOR**

*Information contained herein has been obtained from others and considered to be reliable.  
However, a prospective buyer or tenant is expected to verify all information to their own satisfaction.*

# S I T E   A N A L Y S I S

## C o l u m b i a   F a l l s   B u i l d i n g

**Site Location:** 82<sup>nd</sup> and Columbia

**Site Address:** 8700 NE Columbia Blvd.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – for sale

**Site Area:** 1.2 acres

**Existing Buildings:** existing warehouse and office building

**Cost of Property:** \$1,200,000

**Zone:** IG2h

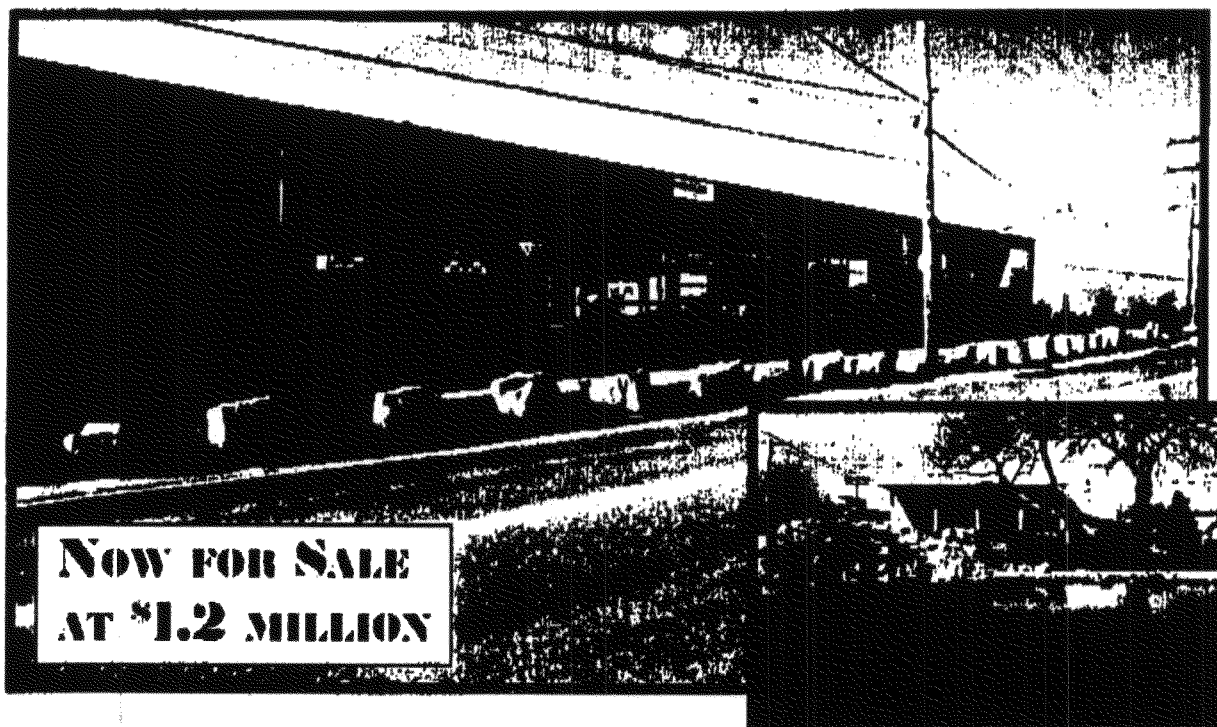
**Criteria Information:**

1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
2. The neighborhood is primarily industrial in nature.
3. The site is large enough for both the Receiving Center and MDT.
4. The property is not accessible by transit
5. The zoning is not appropriate for the Receiving Center. The zoning also limits the square footage allowed for retail/office uses, which prevents the MDT from being built at this property.



# FOR SALE OR LEASE

## COLUMBIA FALLS BUILDING



**8700 N.E. Columbia Boulevard, Portland, OR**

- ❖ *Approximately 17,500 sf newly renovated concrete building*
- ❖ *Approximately 1,116 sf existing office (additional office BTS)*
- ❖ *Great Access to I-205 Freeway and PDX Airport*
- ❖ *Situated on 1.2 acres beautifully landscaped with water feature*

*Lease Rate: \$8,750/month NNN*



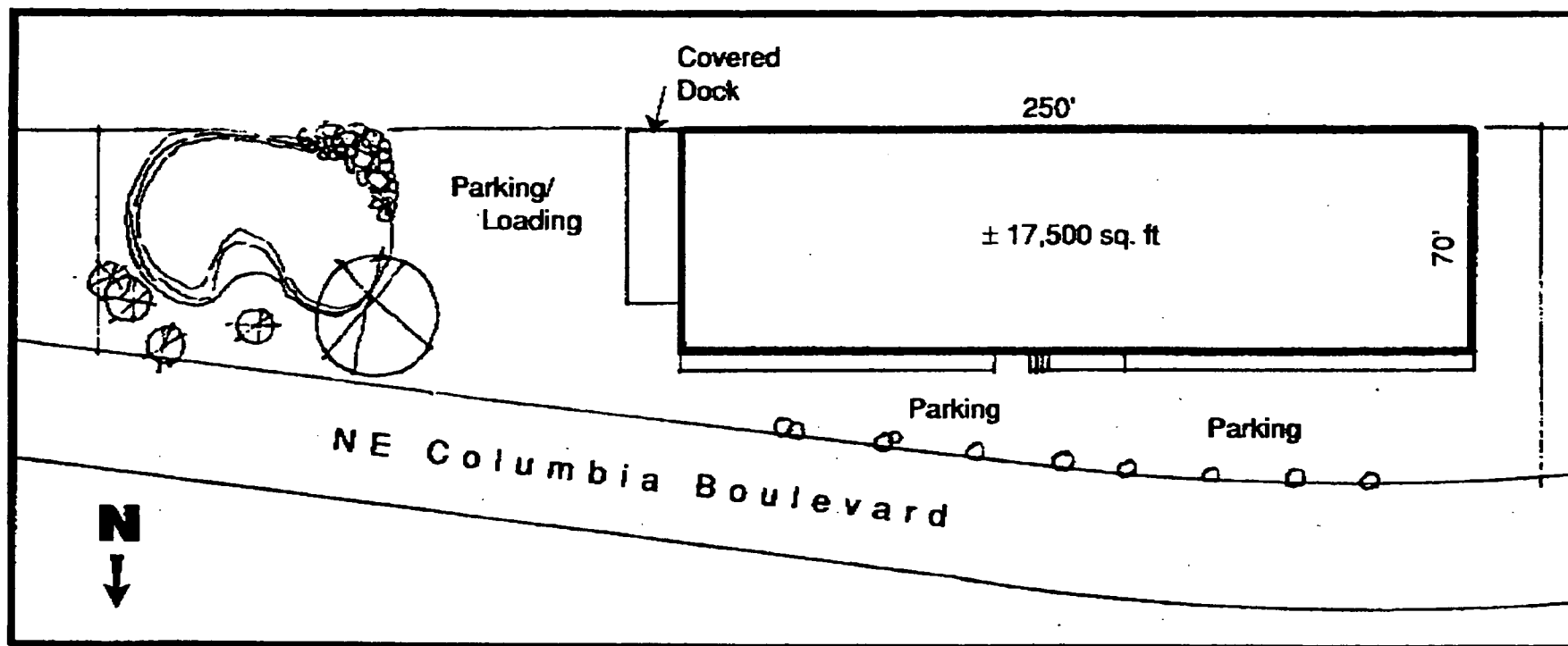
834 S.W. St. Clair Ave., Suite 103 • Portland, Oregon 97205  
503 / 326-9000 Fax: 503 / 425-1006

**CONTACT: (503) 326-9000**  
**ALLEN PATTERSON, SIOR**  
**DON OSSEY, SIOR**  
**CINDY BROWN**

see reverse for additional information

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However, a prospective buyer or tenant is expected to verify all information to their own satisfaction.*

# COLUMBIA FALLS BUILDING



## 8700 N.E. Columbia Boulevard

*Renovated in 1999, this building fronts Columbia Boulevard and offers great exposure. New windows designed to maximize natural light, attention to detail, and attractive landscaping including a beautiful water feature, set this building apart. Zoned IG2H this building is suited to serve a wide range of uses.*

### BUILDING SPECIFICATIONS

Ceiling Height: 16'-17'  
Power: 240 Volt, 3 phase, 400 amp service

Loading: Dock and Grade  
Parking: Ample off street (new paving)



834 S.W. St. Clair Ave., Suite 103 • Portland, Oregon 97205  
503 / 326-9000 Fax: 503 / 425-1006

*Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to their own satisfaction.*

# S I T E   A N A L Y S I S

2 1 6 7   t o   2 3 0 7   N E   E l r o d   D r .

**Site Location:**            Near 33<sup>rd</sup> and Columbia Blvd.

**Site Address:**            2167 to 2307 NE Elrod Dr.

**Tax Lot No:**

**Neighborhood:**

**Owner:**                    Private owner -for sale

**Site Area:**                11.05 acres

**Existing Buildings:**    vacant ?

**Cost of Property:**       2,373,263

**Zone:**                    IG2h

**Criteria Information:**

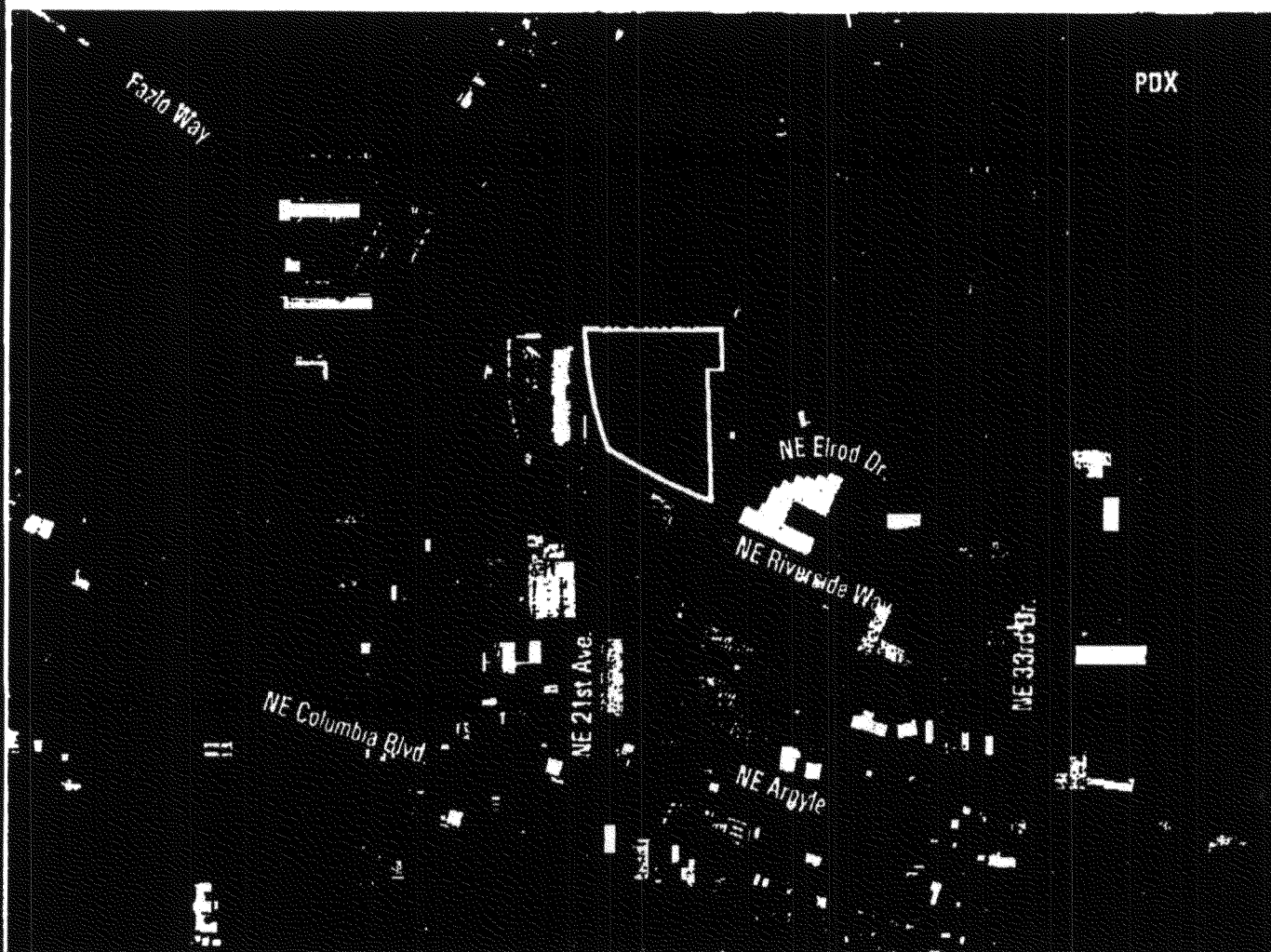
1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
2. The neighborhood is primarily industrial in nature.
3. The site is large enough for both the Receiving Center and MDT.
4. The property is not adjacent to transit.
5. The zoning is not appropriate for the Receiving Center. The zoning also limits the square footage allowed for retail/office uses, which prevents the MDT from being built at this property.



JACKSON BEALL AND CONN INC

# FOR SALE

## 11.05 Acre Industrial Site



**Location:** 2167 to 2307 N.E. Elrod Drive, Portland, Oregon  
Between N.E. 21st Ave. and N.E. 33rd Drive.  
Adjacent to Riverside G.C.

**Zoning:** General Industrial, IG-2H, City of Portland

**Land Area:** 11.04 Acres.

This property is located in a Special Flood Hazard Area. Federal law requires that as a condition of obtaining federally related financing on most properties located in "flood zones", banks, savings and loan associations, and some insurance lenders must require that flood insurance be carried where the property, real or personal, is security for the loan.

This information is believed to be accurate but is not guaranteed by Jackson, Beall and Conn, Inc.

**Access:** Current access via N.E. Elrod Drive. Sellers anticipate new access via extension of N.E. 21st Ave. This extension will require bridging of drainage canal. Sellers will furnish and install new access, to O.D.O.T. specifications, via N.E. 21st Ave. extension or discount sales price accordingly. Extension will include sanitary sewer, water and fire protection water

**Utilities:** Sanitary sewer, water and fire protection water in N.E. 21st Ave.

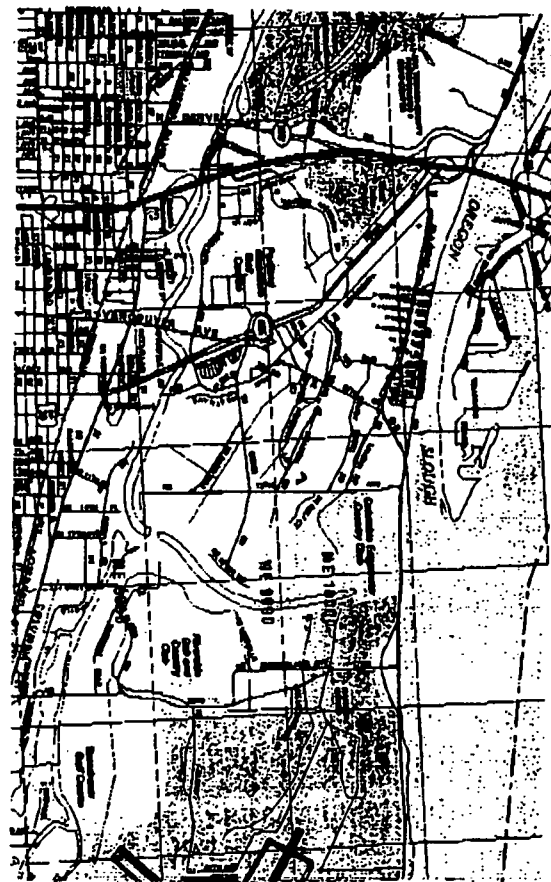
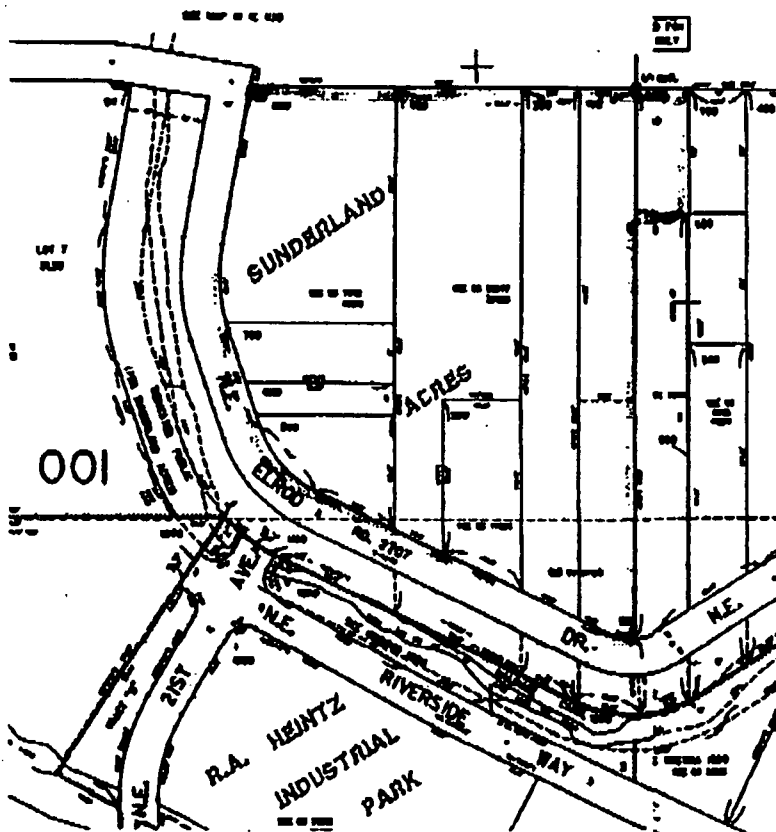
**Topography:** Generally level.

**Property Incentive:** Site is located in the North/Northeastern Enterprise Zone.

**Comments:** One of the last remaining large parcels between I-5 and I-205. Additional, adjacent 5.39 acres may be available.

**Sales Price:** \$2,373,263 (\$4.93 per sq. ft.)

**For further information contact  
Larry Conn at:  
(503) 228-8100 Fax (503) 635-4646**



**Jackson • Beall • and Conn • Inc. 18099 S. Greenbluff Dr. Lake Oswego, OR 97034**

# S I T E   A N A L Y S I S

6 0 0 5   N E   8 2 <sup>n d</sup>   A v e .

**Site Location:** 82<sup>nd</sup> and Columbia Blvd.

**Site Address:** 6005 NE 82<sup>nd</sup> Ave.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner -for sale

**Site Area:** unknown

**Existing Buildings:** (1) 28,064 sf

**Cost of Property:** \$2,300,000

**Zone:** EG2h

- Criteria Information:**
1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
  2. The neighborhood is primarily industrial/commercial in nature.
  - 3.
  4. The property is accessible to transit (Bus 12)
  5. The zoning is not appropriate for the Receiving Center. The zoning will not allow the proposed FAR the MDT requires.



# Office Property Report

October 6, 1999

*too far south*  
*long*

Department of Environmental Services  
Division of Facilities and  
Property Management

**SUBJECT PROPERTY** Radar Engineering Building  
**PROPERTY ADDRESS** 6005 NE 82nd Avenue  
**CITY, STATE, ZIP** Portland OR 97220  
**CONTACT** Chris Johnson/Tom Dechenne  
**COMPANY** Norris Beggs & Simpson  
**PHONE** (503) 223-7181  
**FAX** (503) 273-0256

<b>SALE PRICE</b>	\$2,300,000	<b>YEAR BUILT</b>	1967
<b>ASSESSED VALUE</b>		<b>NUMBER OF FLOORS</b>	2
<b>PROPERTY TAXES</b>		<b>PARKING RATIO</b>	Excellent
<b>ANNUAL NOI</b>	\$0	<b>CLASS</b>	C
<b>ANNUAL EXPENSES</b>	\$0	<b>BUILD STATUS</b>	Built
<b># BUILDINGS</b>	1	<b>DATE AVAILABLE</b>	Now
<b>BLDG. S.F.</b>	28,064	<b>DATE ENTERED</b>	07/21/99
<b>LAND ACRES</b>		<b>LAST UPDATE</b>	07/21/99

**ZONING**

EG2h

## NOTES

Outstanding owner/occupant opportunity. One block North of Columbia Blvd. Zoned General Employment (EG2h). 10,944 sq. ft. first floor, 12,800 sq. ft. 2nd floor, 4,320 sq. ft. basement. Seller will consider possible lease back of approximately 7,000-10,000 sq. ft. (location and terms to be determined). Property comes with additional land of approximately 51,400 sq. ft.

2505 SE 11th Avenue, Portland, OR 97202  
Telephone (503) 248-3322 Fax (503) 248-5082

The foregoing information was furnished by sources we deem reliable. No warranty is made as to the accuracy thereof, and it is subject to correction, errors, omissions, prior sale, or withdrawal without notice.

# S I T E   A N A L Y S I S

## 5 2 5   N E   O r e g o n

**Site Location:** Lloyd District

**Site Address:** 525 NE Oregon

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner –for sale

**Site Area:** .92 acres

**Existing Buildings:** (1) 43,700 sf office building; the existing building would need to be renovated to accommodate the office functions of the MDT.

**Cost of Property:** \$3,935,700

**Zone:** CXd – Central Commercial

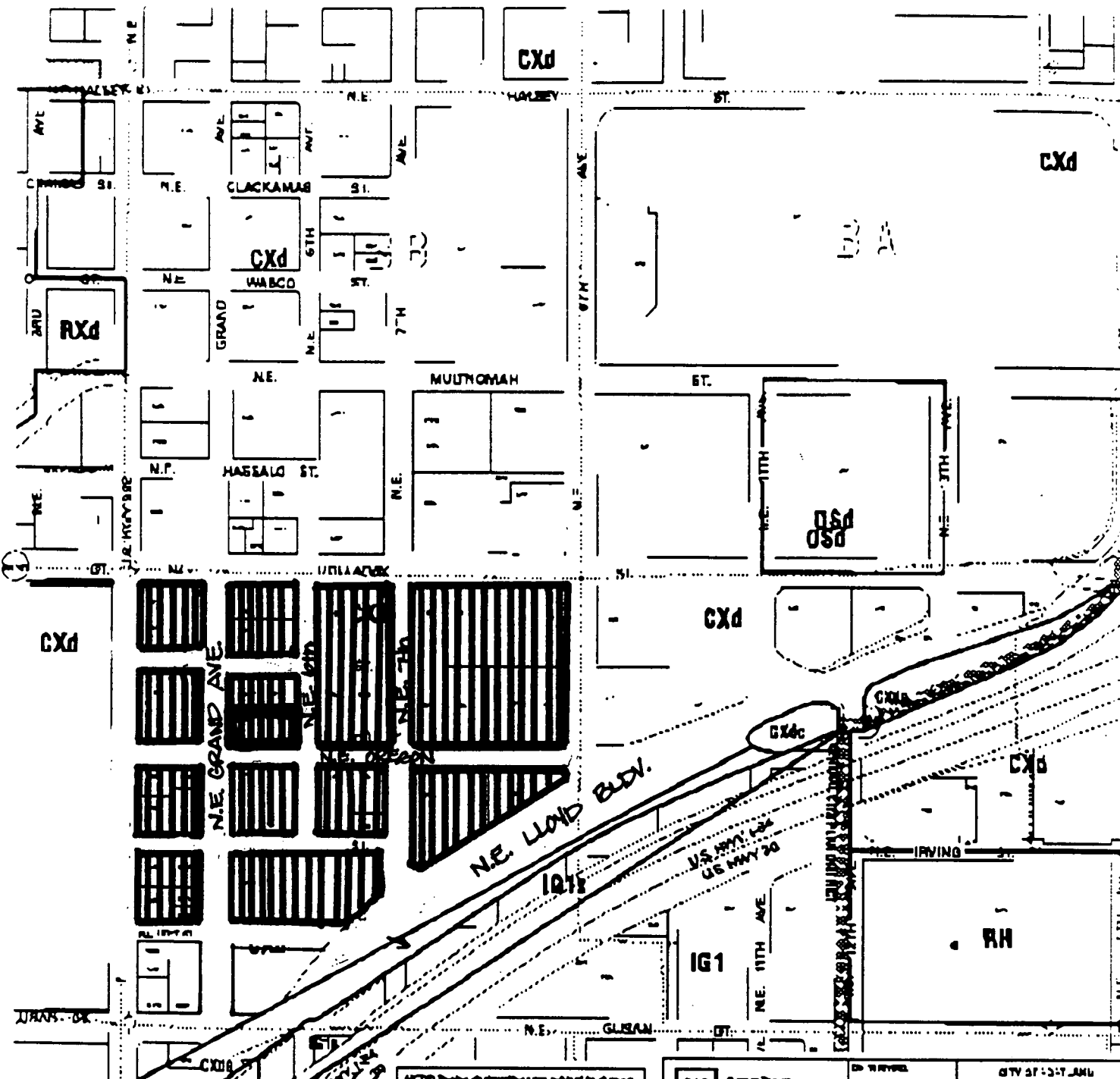
**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. The property is within the Receiving Center boundary and is very close to downtown.
2. The character of the neighborhood would be appropriate for the MDT, but would not be appropriate for the Receiving Center.
3. The property would be an appropriate size and configuration for the office functions of the MDT.
4. The property is adjacent to transit (Bus 6) and a MAX station is a couple blocks away.
5. The zoning is appropriate for the project
6. The property is for sale.
7. None apparent
8. Not available
9. The property is a flat site
10. High density mixed use would be most appropriate for the site.





[Hatched Box] 100' MAX. ELEVATION  
 [Hatched Box] 100' MAX. ELEVATION  
 [Hatched Box] 100' MAX. ELEVATION

NOTE: Building elevations are subject to change.  
 11 570 45 LAND MARK

<b>MO</b> 04/17/21 04/17/21 04/17/21 04/17/21	04/17/21 04/17/21 04/17/21 04/17/21	04/17/21 04/17/21 04/17/21 04/17/21
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2931



# Office Property Report

October 6, 1999

Department of Environmental Services  
Division of Facilities and  
Property Management

**SUBJECT PROPERTY** Forum Building  
**PROPERTY ADDRESS** 525 NE Oregon  
**CITY, STATE, ZIP** Portland OR 97232  
**CONTACT** Fred Normandin/Mike Dunn  
**COMPANY** Norris & Stevens  
**PHONE** (503) 223-3171  
**FAX** (503) 228-2136

*old, def maint  
exp. plan area  
to purchase area  
prop.*

<b>SALE PRICE</b>	\$3,935,700	<b>YEAR BUILT</b>	1911/R95
<b>ASSESSED VALUE</b>		<b>NUMBER OF FLOORS</b>	5
<b>PROPERTY TAXES</b>		<b>PARKING RATIO</b>	
<b>ANNUAL NOI</b>	\$354,217	<b>CLASS</b>	C
<b>ANNUAL EXPENSES</b>		<b>BUILD STATUS</b>	Built
<b># BUILDINGS</b>	2	<b>DATE AVAILABLE</b>	Now
<b>BLDG. S.F.</b>	43,700	<b>DATE ENTERED</b>	03/23/99
<b>LAND ACRES</b>	0.92	<b>LAST UPDATE</b>	09/08/99

**ZONING** CXd

## NOTES

The building is 100% occupied. 9.46% cap rate on asking price. The balance of the block is also available.

2505 SE 11th Avenue, Portland, OR 97202  
Telephone (503) 248-3322 Fax (503) 248-5082

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# S I T E   A N A L Y S I S

## 7 - U p   B u i l d i n g

**Site Location:** 37<sup>th</sup> Sandy Blvd.

**Site Address:** 3701 NE Sandy Blvd.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner –for sale

**Site Area:** .45 acres

**Existing Buildings:** (1) 25,401 sf building, with much historical and neighborhood significance.

**Cost of Property:** \$1,190,000

**Zone:** CS – Storefront Commercial

**Criteria Information:**

1. The property is within the Receiving Center boundary and is close to downtown.
2. The character of the neighborhood would be appropriate for the MDT, but would not be appropriate for the Receiving Center.
3. The property would be an appropriate size for the MDT, but not the Receiving Center.
4. The property is adjacent to bus service (Bus 12
5. The zoning is appropriate for the project.



# Office Property Report

October 6, 1999

*Handwritten signature/initials*

Department of Environmental Services  
Division of Facilities and  
Property Management

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**SUBJECT PROPERTY**      Curtis Building  
**PROPERTY ADDRESS**    3701 NE Sandy  
**CITY, STATE, ZIP**      Portland OR 97232  
  
**CONTACT**                Greg Nesting/Dean Wier  
**COMPANY**                Norris & Stevens  
**PHONE**                  (503) 223-3171  
**FAX**                      (503) 228-2136

---

<b>SALE PRICE</b>	\$1,190,000	<b>YEAR BUILT</b>	1926
<b>ASSESSED VALUE</b>		<b>NUMBER OF FLOORS</b>	2
<b>PROPERTY TAXES</b>		<b>PARKING RATIO</b>	30 Spaces
<b>ANNUAL NOI</b>	\$0	<b>CLASS</b>	C
<b>ANNUAL EXPENSES</b>	\$0	<b>BUILD STATUS</b>	Built

<b># BUILDINGS</b>	1	<b>DATE AVAILABLE</b>	Now
<b>BLDG. S.F.</b>	25,401	<b>DATE ENTERED</b>	07/14/98
<b>LAND ACRES</b>	0.45	<b>LAST UPDATE</b>	09/28/99

**ZONING**      CS

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## NOTES

BACK ON MARKET. Lease opportunities from 1,000 sq. ft. to 19,000 sq. ft. Available from \$8.00 NNN and up.  
Retail/Office/Industrial.

---

2505 SE 11th Avenue, Portland, OR 97202  
Telephone (503) 248-3322 Fax (503) 248-5082

The foregoing information was furnished by sources we deem reliable. No warranty is made as to the accuracy thereof,  
and it is subject to correction, errors, omissions, prior sale, or withdrawal without notice.

# S I T E   A N A L Y S I S

## 5 2 3 - 5 3 5   S E   G r a n d   A v e .

**Site Location:** Central Eastside

**Site Address:** 523-535 SE Grand Ave

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner -for sale

**Site Area:** 10,024 sf - .23 acres

**Existing Buildings:** (1) 27,000 sf mixed use, office/commercial building constructed in 1892; the existing historic building would need to be renovated to accommodate the office functions of the MDT.

**Cost of Property:** \$1,570,000

**Zone:** EXd - Central Employment

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. The property is within the Receiving Center boundary and is very close to downtown.
2. The character of the neighborhood would be appropriate for the MDT, but would not be appropriate for the Receiving Center.
3. The property could accommodate the office functions of the MDT but could not accommodate the parking needs of the MDT.
4. The property is close to transit (Bus 6 and 15)
5. The zoning is appropriate for the MDT but not the Receiving Center
6. The property is for sale.
7. None apparent
8. Not available
9. The property is a flat site
10. High density mixed use would be most appropriate for the site.





# Office Property Report

October 6, 1999

Department of Environmental Services  
Division of Facilities and  
Property Management

10/22/99  
3 small  
224949

**SUBJECT PROPERTY** The Logus Building  
**PROPERTY ADDRESS** 523-535 SE Grand Avenue  
**CITY, STATE, ZIP** Portland OR 97214

**CONTACT** Thomas E. McDowell  
**COMPANY** Norris & Stevens  
**PHONE** (503) 223-3171  
**FAX** (503) 228-2136

NO res. aspect  
old building

<b>SALE PRICE</b>	\$1,570,000	<b>YEAR BUILT</b>	1892/R81
<b>ASSESSED VALUE</b>	\$1,095,400	<b>NUMBER OF FLOORS</b>	3
<b>PROPERTY TAXES</b>	\$16,470	<b>PARKING RATIO</b>	16
<b>ANNUAL NOI</b>	\$147,514	<b>CLASS</b>	C
<b>ANNUAL EXPENSES</b>	\$102,273	<b>BUILD STATUS</b>	Built

<b># BUILDINGS</b>	1	<b>DATE AVAILABLE</b>	Now
<b>BLDG. S.F.</b>	27,000	<b>DATE ENTERED</b>	09/04/98
<b>LAND ACRES</b>		<b>LAST UPDATE</b>	09/13/99

**ZONING** EXD

## NOTES

Solid Investment. Historic building. Three floors. Ground floor retail/office, approximately 7,925 sq. ft. Second floor: 17 apartments units. Third floor: professional office, approximately 7,644 sq. ft. Second and third floors completely renovated 1980/81. Access: minutes to downtown & freeways. Located at intersection of SE Washington & SE Grand Avenue. Elevator served. Sixteen (16) leased parking spaces within one block. 7,644 sq. ft. office available August 1999 for owner-user on third floor. Third floor can be divided down to 2,500 square feet.

2505 SE 11th Avenue, Portland, OR 97202  
Telephone (503) 248-3322 Fax (503) 248-5082

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# S I T E   A N A L Y S I S

## M a l l   2 0 5   B u s i n e s s   C e n t e r

**Site Location:** Mall 205

**Site Address:**

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner – the owner prefers to lease rather than sell

**Site Area:**

**Existing Buildings:**

**Cost of Property:**

**Zone:**

- Criteria Information:**
1. The property is within the Receiving Center boundary and fairly close to downtown.
  2. The character of the neighborhood would be appropriate for the MDT, but would not be appropriate for the Receiving Center.
  3. The project would be unable to purchase an adequately sized parcel.
  4. The property is accessible to transit.



Subject Property	Number of Buildings	Total S.F.	Sale Price	Assessed Value	Property Taxes	Contact	Phone
205 Business Center (SUB)	1	30,000				Ray Bowman	(503) 520-3023
205 Commerce Center						Jeff Brown	(360) 735-1100
205 Commerce Center						Jeff Brown	(360) 735-1100
205 Commerce Center						Jeff Brown	(360) 735-1100
205 Corporate Center	1	60,579					0 -
2066 NW Irving Street	1	8,040					(503) 245-1177
2066 NW Irving Street	1	8,040					(503) 245-1177
21 Oaks Office Building	1					Ted Durant	(503) 636-4047
21 Oaks Office Building	1					Ted Durant	(503) 636-4047
21 Oaks Office Building	1					Ted Durant	(503) 636-4047
21 Oaks Office Building	1					Ted Durant	(503) 636-4047
21 Oaks Office Building	1					Ted Durant	(503) 636-4047
2100 Building	1	13,800				Pierre Ardantz	(503) 223-3171
2112 SW First Avenue	1	16,000				Michael D. Holzgang	(503) 279-1700
2274 NW Raleigh						Debbie Thomas/Julia	(503) 226-2141
2419 NE Sandy Blvd.	1	1,998	\$212,000		\$1,570	John E. Andrews	(503) 223-3123
2614 Fort Vancouver Way	1					Kirk Muse	(360) 694-1031
275 NE Second	1					Ron Kawamoto	(360) 699-7181
27501 SW Parkway	1	20,000					0 -
27501 SW Parkway (SUB)	1	20,000				J. Bottcher/T. Kafoury/K. Reitz	(503) 221-1900

*Small spaces  
on lease -  
will talk to  
owner to see  
about poss.  
to sell*

Subject Property	Number of Buildings	Total S.F.	Sale Price	Assessed Value	Property Taxes	Contact	Phone
1733 NE 7th Avenue	1	13,100				Will Wright	(503) 335-3300
1733 NE 7th Avenue	1	13,100	\$595,000			Will Wright	(503) 335-3300
1750 Sylvan Skyline Building	1	30,000				Steve Root/Jim Carver	(503) 284-2147
1801 D Street						Craig Angelo	(360) 694-3343
1801 D Street						Craig Angelo	(360) 694-3343
18150 SW Lower Boones Ferry	1	7,000				Paul Schramm/Steve	(503) 222-5100
1881 SW Front Avenue	1	40,224				Joe Vaughan/Chris Johnson	(503) 223-7181
1881 SW Front Avenue	1	40,224				Joe Vaughan/Chris Johnson	(503) 223-7181
19/23 NW Fifth Avenue	1					Eric Grindy	(503) 223-3171
1901 NW 23rd	1	2,400				Dick, Craig, Nancy	(503) 287-9229
1911 Building	1					Steve Root/Jim Carver	(503) 284-2147
19350 SW 89th	1					Randi Ausland	(503) 692-3050
1952 Southeast 122nd	1					Ron Kawamoto	(360) 699-7181
200 Market Building	1	359,000				Michael D. Holzgang	(503) 279-1732
2000 SW First Avenue	1	48,893				Jeff Sholian SIOR /Buzz Ellis	(503) 222-5100
2020 SE Powell Blvd.	1	10,000				Steve Boos/Lanelle Fechner	(503) 220-1111
205 Business Center	1	30,000				Ray Bowman	(503) 520-3023
205 Business Center	1	30,000				Ray Bowman	(503) 520-3023
205 Business Center	1	30,000				Ray Bowman	(503) 520-3023
205 Business Center	1	30,000				Ray Bowman	(503) 520-3023

Called by  
msg  
8:57  
8-3-89

4 story  
prices  
for lease only  
~2500/sq





# S I T E   A N A L Y S I S

## M o r r i s o n   B u i l d i n g

**Site Location:** Pioneer Cemetery, SE 21<sup>st</sup> & Morrison

**Site Address:** 2115 SE Morrison

**Tax Lot No:** R-64977-7860

**Neighborhood:**

**Owner:** Multnomah County

**Site Area:** 47,393 sf

- Project with both MDT and Receiving Center would not fit on the site
- Project with either the MDT OR Receiving Center would fit on the site
- Appropriate separation could occur by locating Service Component off of Morrison and Residential Component off 21<sup>st</sup> Ave.

**Existing Buildings:** Multnomah County office building, slated for demolition. Building is not re-usable.

**Cost of Property:** Property is currently owned by Multnomah County

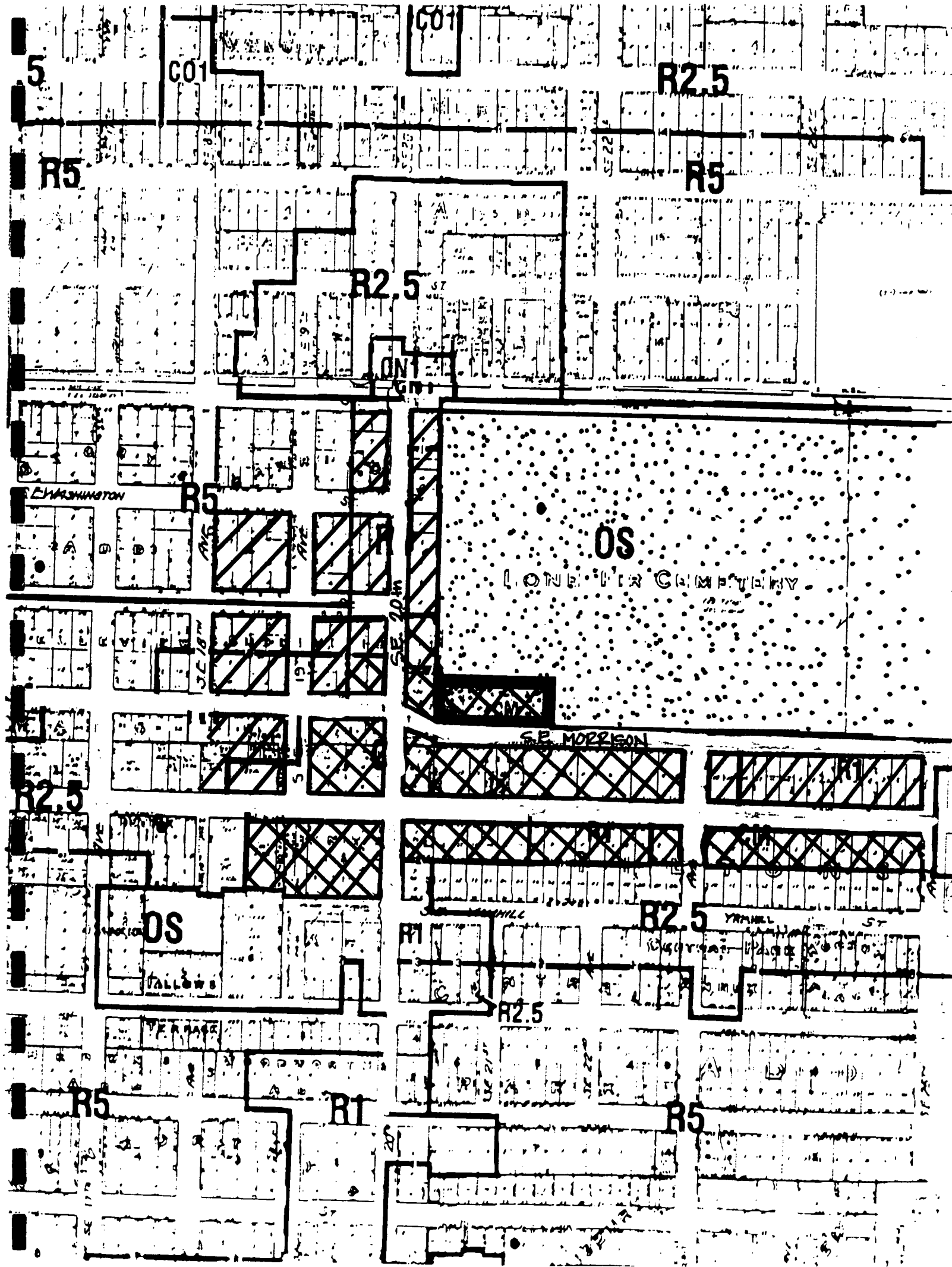
**Zone:** CM – Mixed Use Commercial – Primary  
CS – Storefront Commercial – Western edge

**Zoning Analysis:**

- Office/Commercial uses are allowed. Residential development is required at a ratio of 1 sf office/commercial to 1 sf residential.
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center or MDT could be developed to meet the Development Standards

**Criteria Information:**

1. The property is in a good location for either the Receiving Center or MDT
2. The neighborhood would be well suited for either the Receiving Center or MDT, with it's commercial frontage along Morrison. Appropriate separation could occur by locating Service Component off of Morrison and Residential Component off 21<sup>st</sup> Ave.
3. Available site area would fit either the Receiving Center or MDT, but not both.
4. The property is well served by transit (Bus 15)
5. Zoning is appropriate for either the Receiving Center or MDT, but may require unrelated residential development
6. The property is currently owned by Multnomah County
7. The project would potentially receive strong comments from the Buckman Neighborhood Association.
8. Not available
9. The property is a flat site
10. Property is suitable for smaller scale mixed-use



# S I T E   A N A L Y S I S

## M o r r i s o n   B r i d g e   H e a d

**Site Location:** Downtown – west end of the Morrison bridge

**Site Address:** Not Available

**Tax Lot No:** R-66770-2600

**Neighborhood:**

**Owner:** Multnomah County

**Site Area:** 31,500 sq.ft

- The Receiving Center and/or MDT facilities will fit on the site if it is stacked vertically, with structured parking and an enclosed or rooftop play area.
- With limited access, it would be difficult to separate uses.

**Existing Buildings:** Vacant property

**Cost of Property:** Property currently owned by Multnomah County

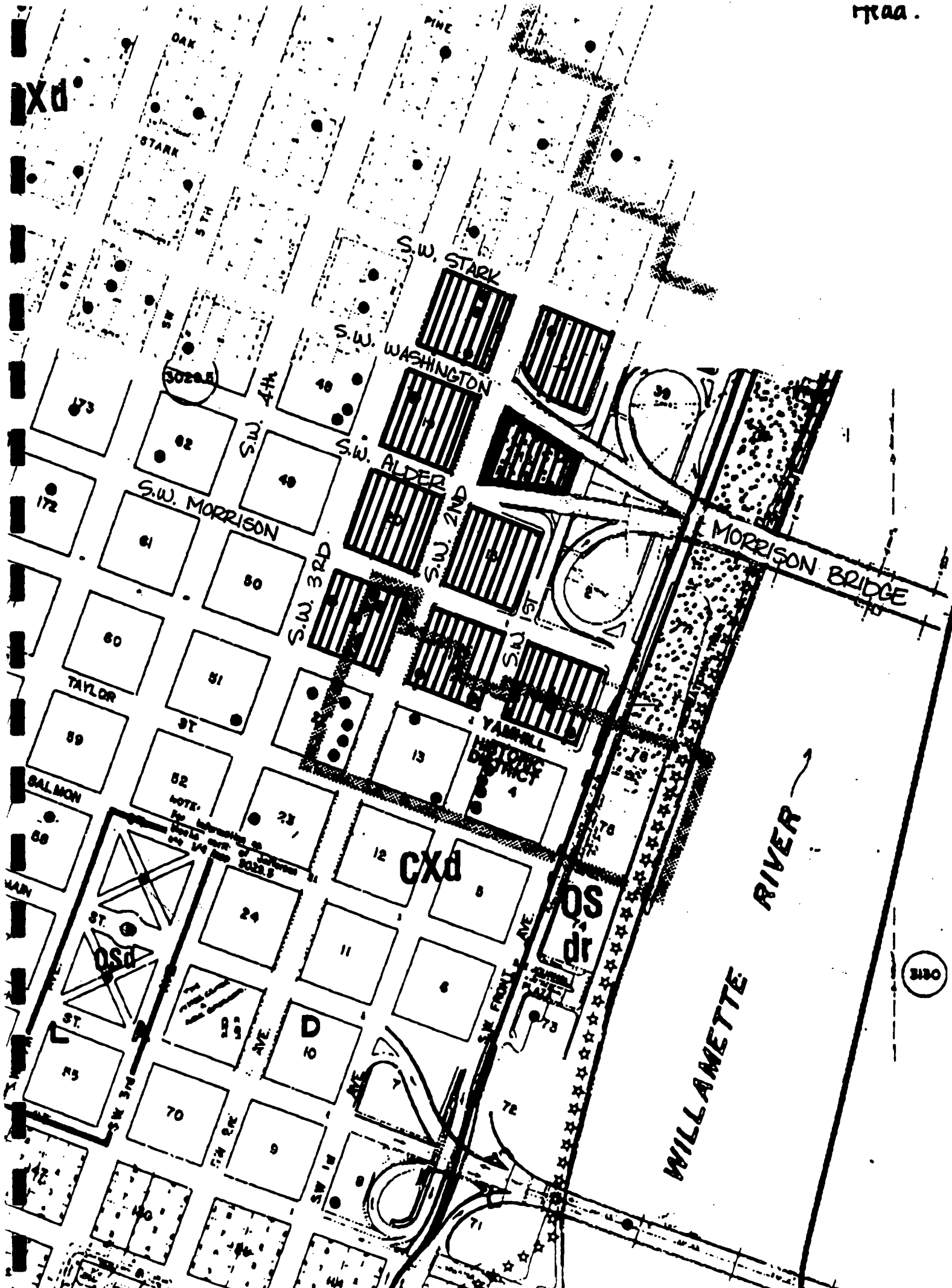
**Zone:** CXd –Central Commercial Zone

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is downtown and is on the boundary for the Receiving Center.
2. The property would be a great location for MDT, but would not be appropriate for the Receiving Center.
3. The Receiving Center and/or MDT facilities will fit on the site if it is stacked vertically, with structured parking and an enclosed or rooftop play area.
4. The property is accessible to the downtown bus transit mall.
5. The zoning of the property would be appropriate for the Receiving Center and/or the MDT facilities
6. The property is owned by the County.
7. None known
8. There is a possibility for partnership to develop a large office building.
9. The property is a vacant, flat site.
10. High density commercial/retail is the best use for this property



# S I T E   A N A L Y S I S

## H a w t h o r n e   B r i d g e   H e a d

**Site Location:** Downtown – west end of the Hawthorne bridge

**Site Address:** Not Available

**Tax Lot No:** R-66770-1470

**Neighborhood:**

**Owner:** Multnomah County

**Site Area:** 5,000 sq.ft

- No component of the project will fit on the site

**Existing Buildings:** Vacant property

**Cost of Property:** Property is currently owned by Multnomah County

**Zone:** CXd –Central City Commercial

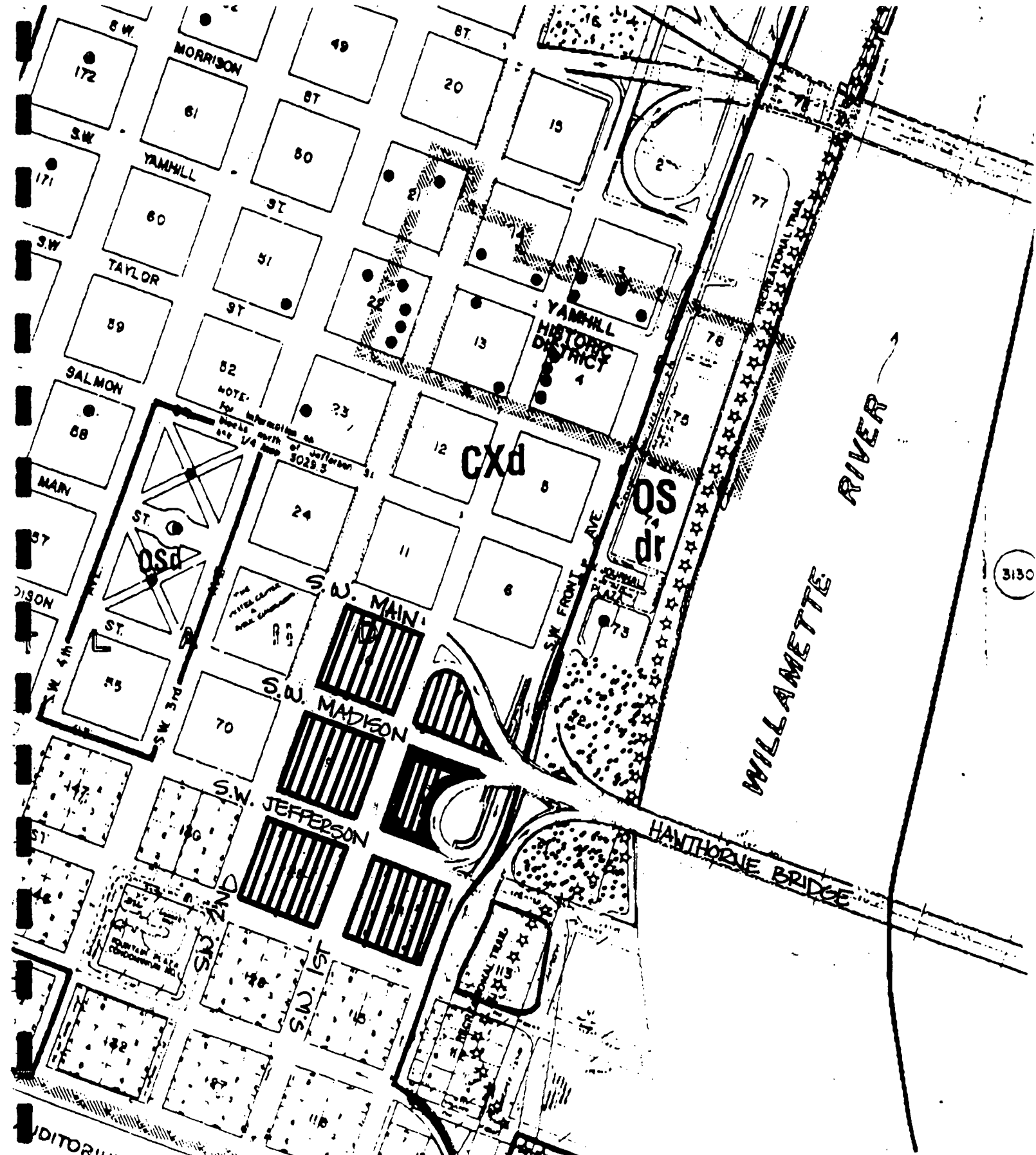
**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center and/or MDT could be designed to meet the Development Standards

**Criteria Information:**

1. The property is downtown and is on the boundary for the Receiving Center.
2. The property would be a great location for MDT, but would not be appropriate for the Receiving Center.
3. Neither the Receiving Center nor MDT would fit on the site.
4. The property is accessible to the downtown bus transit mall.
5. The zoning of the property would be appropriate for the Receiving Center and/or the MDT facilities
6. The property is owned by the County.
7. None known
8. Not apparent
9. Site is vacant and flat
10. Commercial/retail or open space is the best use of this site





MARK  
 on lies within the  
 CT

NOTE: Zoning designations are subject to change  
 verify zoning prior to development or sales

<b>R10</b>	Current Zoning	ZONING MAP VARY 196		CITY OF PORTLAND BUREAU OF PLANNING	
	Maximum Potential Zoning as per Comprehensive Plan	5-89	LEGAL DESCRIPTION NW 1/4 SEC 3-15-1E	SCALE IN FEET <div style="display: flex; align-items: center;"> <div style="width: 100px; border-bottom: 1px solid black;"></div> <div style="margin-left: 5px;">3129</div> </div>	

# S I T E   A N A L Y S I S

## W a s h i n g t o n   H i g h   S c h o o l

**Site Location:** 13<sup>th</sup> and SE Stark

**Site Address:** 531 SE 14<sup>th</sup> Ave.

**Tax Lot No:** R-22651-6830

**Neighborhood:** Buckman Neighborhood

**Owner:** School District #1

**Site Area:** 304,975 sf

- The Receiving Center and/or the MDT facilities would fit on the site.
- Separation of uses could be accommodated.

**Existing Buildings:** Existing school building; partially in use

**Cost of Property:**

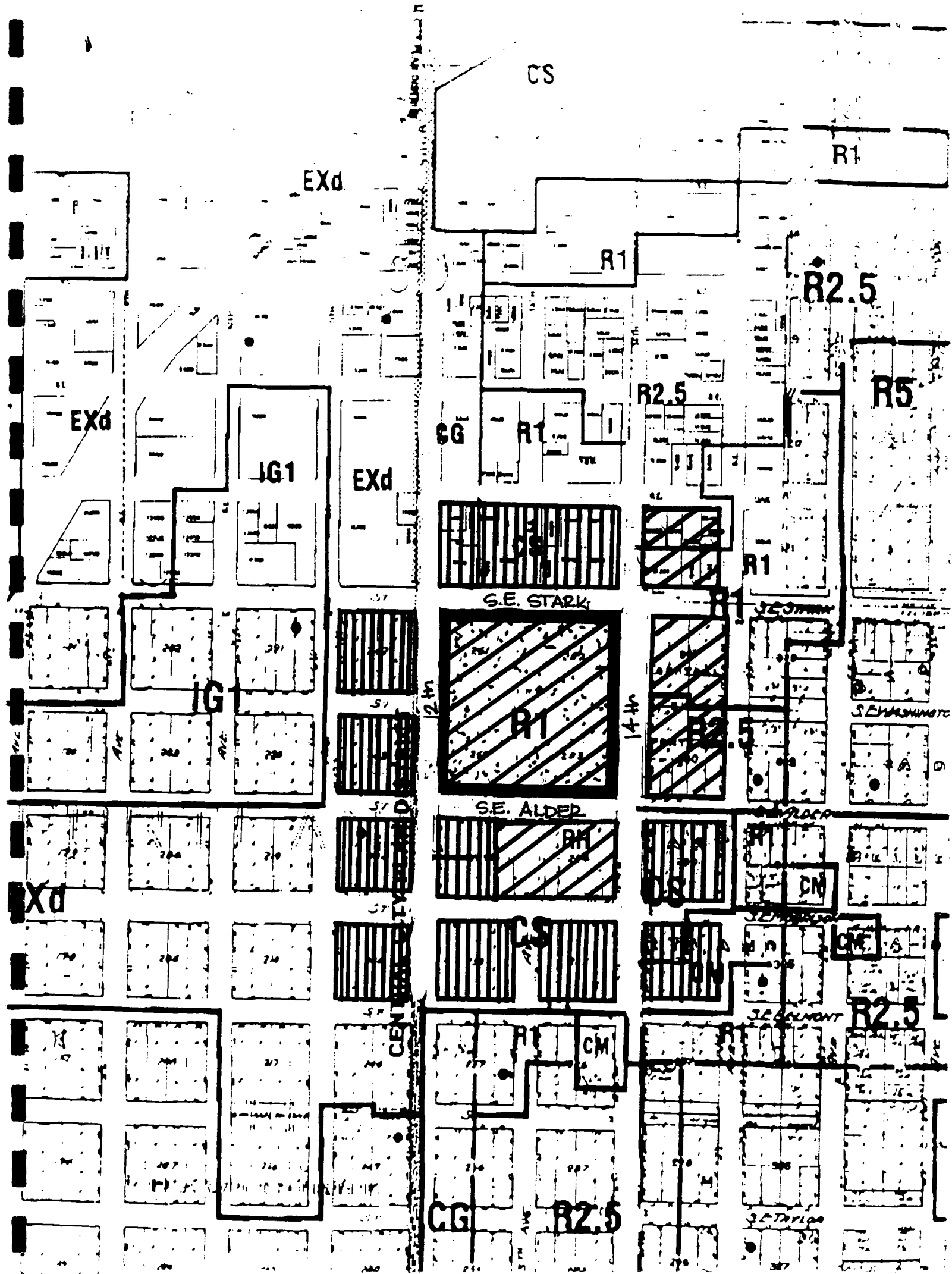
**Zone:** R1 –Medium density – multi dwelling

**Zoning Analysis:**

- Office/Commercial uses are not allowed
- Community Service / short term housing uses are allowed by Conditional Use
- The Receiving Center could be designed to meet the Development Standards. MDT facility would not be allowed.

**Criteria Information:**

1. The property is within the boundary for the Receiving Center and is close to downtown.
2. The property would be suitable for the Receiving Center and/or the MDT facilities.
3. The property is large enough for the Receiving Center and/or the MDT facilities.
4. The property is well served by transit (Bus 15 and 70).
5. The Receiving Center would be allowed by Conditional Use. The MDT is not allowed by Zoning. Surrounding area is zoned for commercial, high density residential and employment uses.
6. Available property would be a portion of the existing Portland Public School District property. The property would require a political transfer. Portions of the school are still being used. Planning effort is currently underway to utilize site.
7. Buckman Neighborhood
8. The property is suitable for a mixed-use development with the opportunity for partnerships and collaborations.
9. The property is a flat site.
10. Multi-family housing and/or mixed-use office/retail and housing are the best uses for this property.



# S I T E   A N A L Y S I S

## M o n r o e   H i g h   S c h o o l

**Site Location:** 25<sup>th</sup> and NE Everett

**Site Address:** 2508 NE Everett St

**Tax Lot No:** R-25780-0010

**Neighborhood:**

**Owner:** School District #1

**Site Area:** 257,700 sf

- The Receiving Center and/or the MDT facilities would fit on the site.
- Separation of uses could be provided.

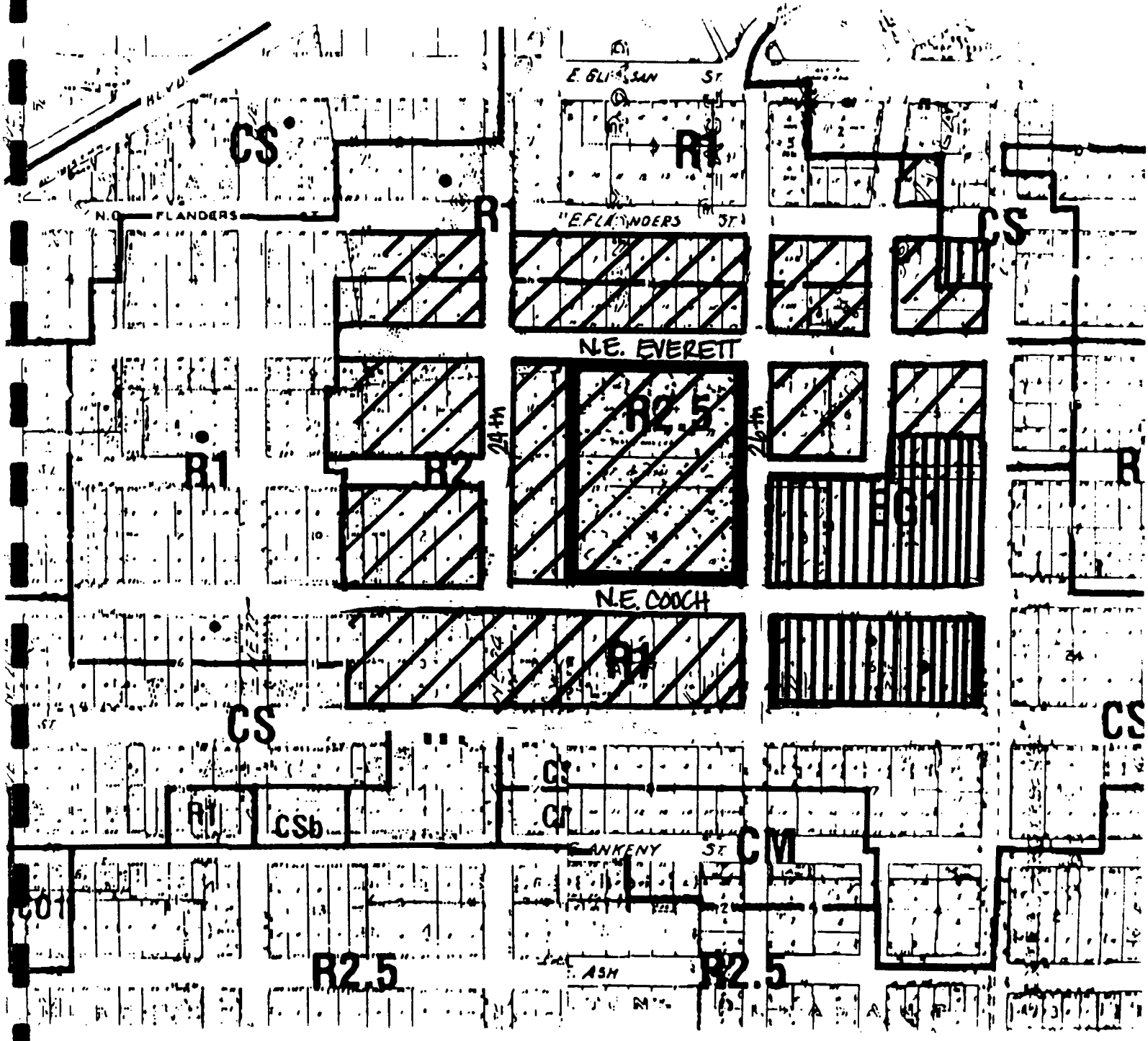
**Existing Buildings:**

**Cost of Property:**

**Zone:** R2.5 –single family housing

- Zoning Analysis:**
- Office/Commercial uses are not allowed
  - Community Service / short term housing uses are allowed by Conditional Use
  - The Receiving Center could be designed to meet the Development Standards

- Criteria Information:**
1. The property is within the boundary for the Receiving Center and is close to downtown.
  2. The property, which is located primarily within a residential neighborhood would be appropriate for the Receiving Center and less so for the MDT.
  3. The property is large enough for the Receiving Center and/or the MDT facilities.
  4. The property is well served by transit (Bus 20 and 19).
  5. The Receiving Center would be allowed by Conditional Use. The MDT is not allowed by Zoning. Surrounding area is zoned for a combination of single-family and multi-family residential.
  6. Available property would be a portion of the existing Portland Public School District property. The property would require a political transfer. Portions of the school are still being used.
  7. None known
  8. The property is suitable for a mixed-use development with the opportunity for partnerships and collaborations.
  9. The property has some grade changes that could be accommodated through the design of the project.
  10. Multi-family housing is the best uses for this property.



# S I T E   A N A L Y S I S

## C u l l y   a n d   K i l l i n g s w o r t h

**Site Location:** NW corner at the intersection of Cully and Killingsworth

**Site Address:** 6507 NE Killingsworth

**Tax Lot No:** R-94217-0090

**Neighborhood:**

**Owner:** Private owner

**Site Area:** 102.366 sf – 2.35 acres

**Existing Buildings:** A couple, small, wood-frame buildings are located on the property; recommend demolition

**Cost of Property:** Unknown

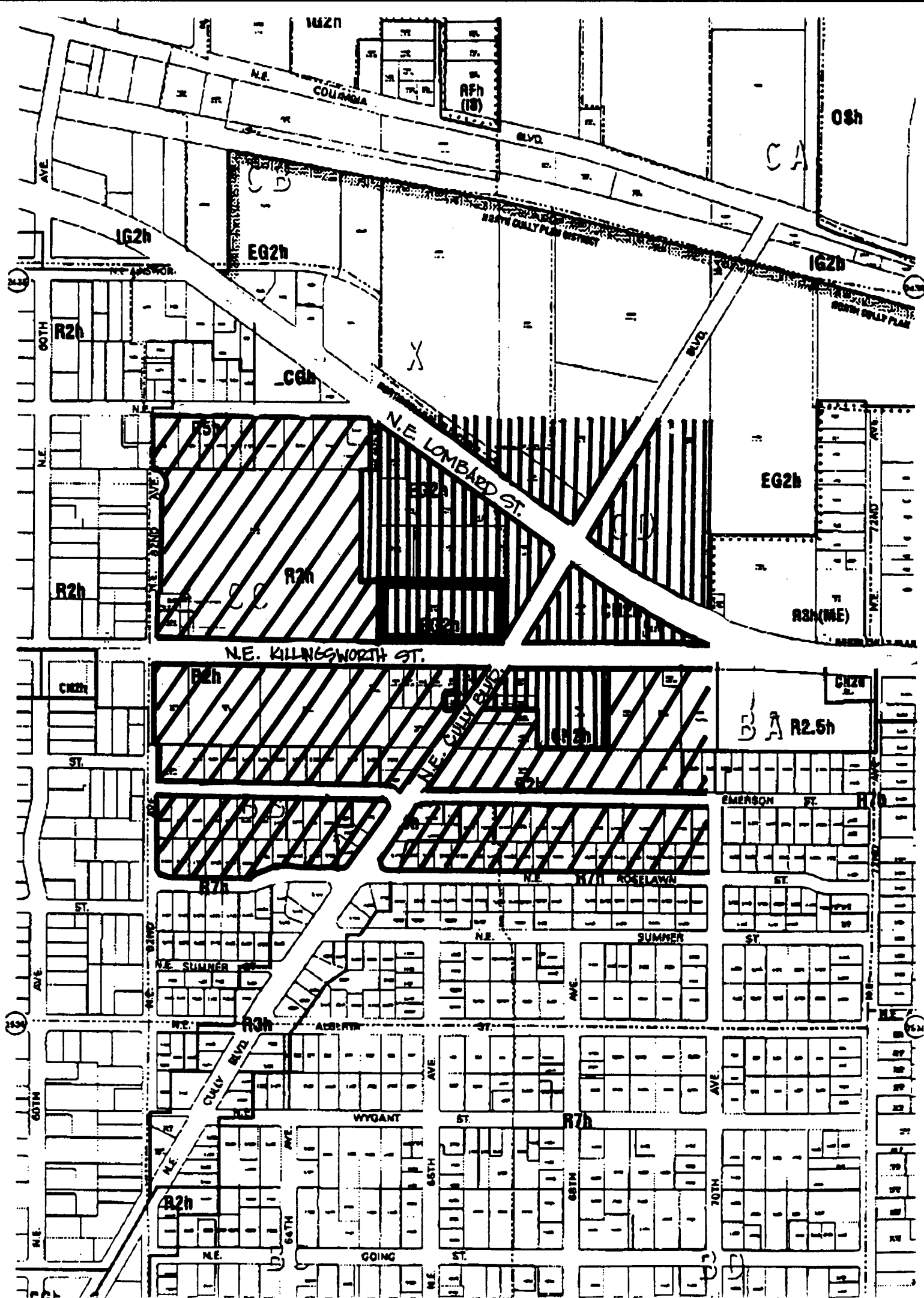
**Zone:** EG2h – General Employment

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. The property is not within the Receiving Center boundary and is fairly close to downtown.
2. The existing nature of the neighborhood would be a concern for the Receiving Center, although the industrial nature of the neighborhood is in a process of transition. The neighborhood would be appropriate for MDT.
3. The Receiving Center and/or MDT would fit on the site.
4. The property is not very accessible to transit. Only one bus passes the property, which does not travel directly to downtown.
5. The zoning is appropriate for both the MDT and the Receiving Center
6. The property is for sale.
7. None apparent
8. There are partnership opportunities with the site.
9. The property is a flat site
10. Commercial development would be most appropriate for the site.

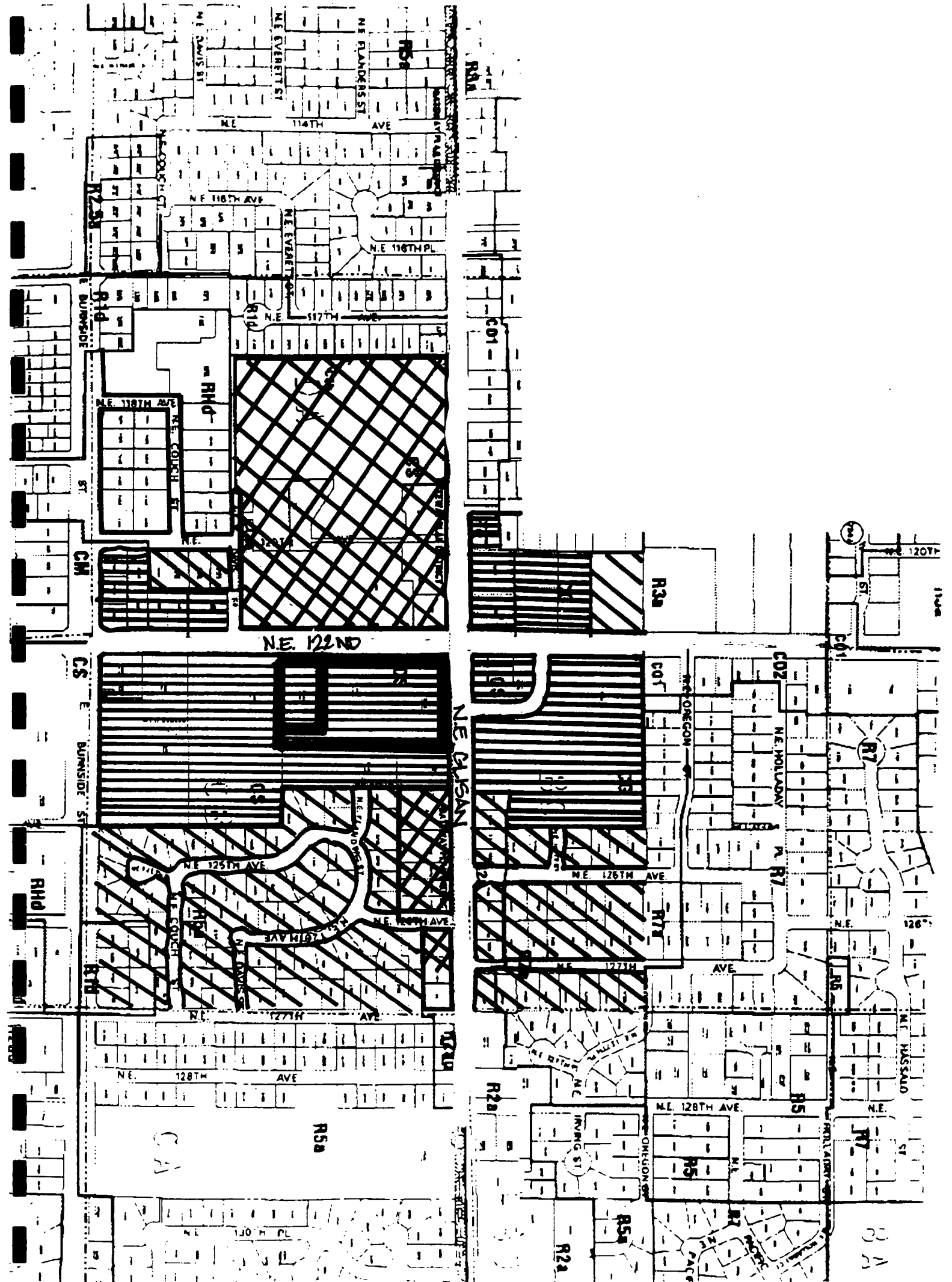


# S I T E   A N A L Y S I S

## H a n s o n   B u i l d i n g

- Site Location:** NE 122<sup>nd</sup> and Glisan
- Site Address:** 12240 NE Glisan
- Tax Lot No:** R-94253-0320
- Neighborhood:** Hazelwood
- Owner:** Multnomah County
- Site Area:** 87,120 sf
- Existing Buildings:** (2) story 23,980 sf building constructed in 1956; recommend demolition of existing building
- Cost of Property:** Currently owned by County
- Zone:** CS – Storefront Commercial
- Zoning Analysis:**
- Office/Commercial uses are allowed
  - Community Service/short term housing uses are allowed with limitations. If limitations aren't approved it is allowable by Conditional Use
  - The Receiving Center or MDT could be developed to meet the Development Standards
- Criteria Information:**
1. Property is at the outer edge of the boundary for the Receiving Center and is probably located too far away from downtown for the MDT.
  2. The property is bounded on all sides, except to the southeast by commercial development, with little chance for a residential feel.
  3. The Receiving Center and/or the MDT facility would fit on the site
  4. Property is well served by transit (by MAX and Bus 71 and 25)
  5. Zoning is appropriate for either the Receiving Center or MDT
  6. The property is owned by the County
  7. Not Available
  8. Not Available
  9. The property is a flat site
  10. Site is suitable for retail/commercial or mixed-use.
    - The timing for the construction of this project and the evacuation of the property by the Sheriff's office could be difficult.





# S I T E   A N A L Y S I S

## 3 5 8 0   N E   B r o a d w a y

**Site Location:** 37<sup>th</sup> and Broadway/Sandy Blvd.

**Site Address:** 3580 NE Broadway

**Tax Lot No:**

**Neighborhood:**

**Owner:** Private owner –for sale

**Site Area:** 1.32 acres

**Existing Buildings:** (1) 4,092 sf office building; (1) 30,511 sf warehouse – recommend demolition

**Cost of Property:** \$2,076,180

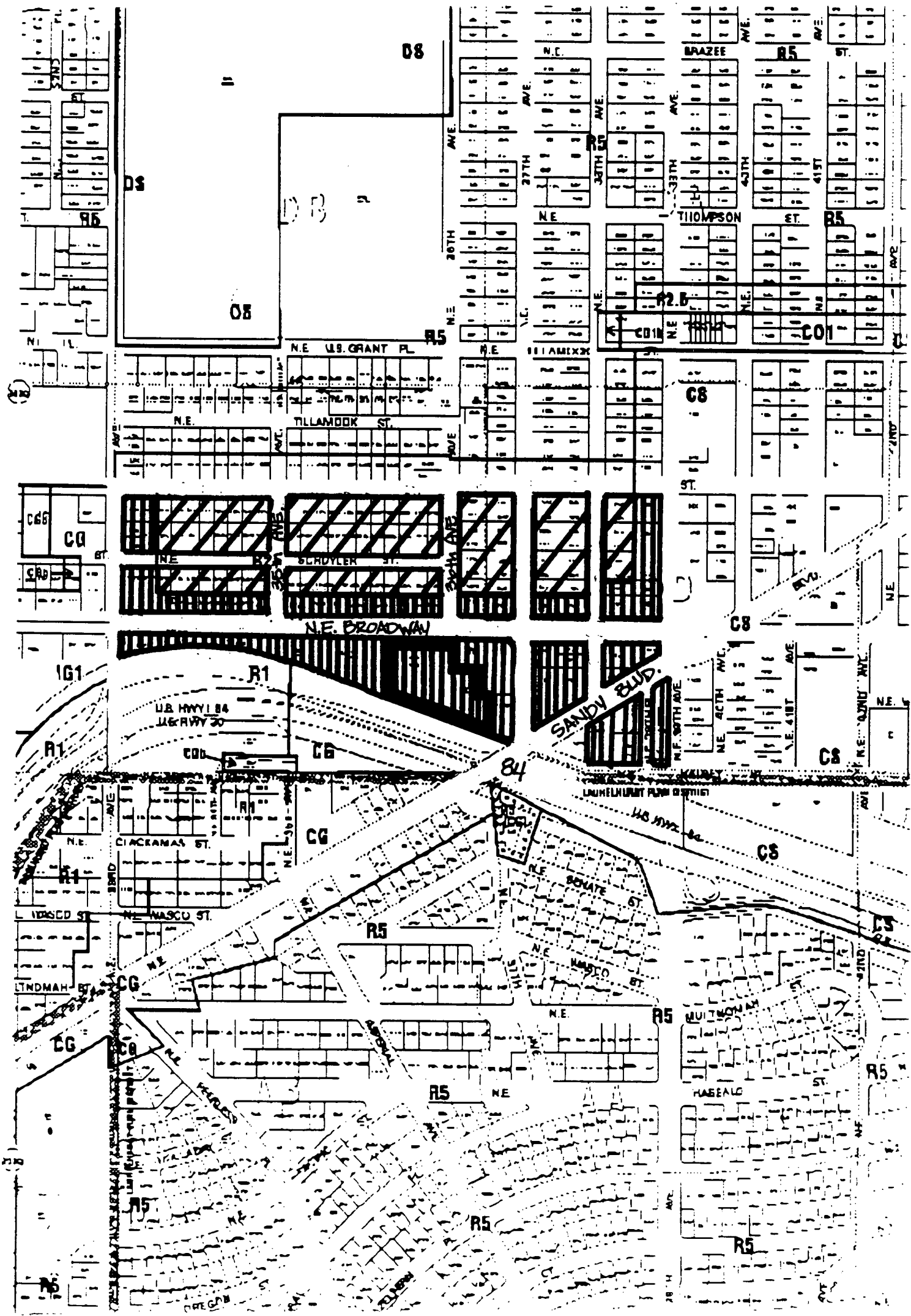
**Zone:** CG – General Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use

**Criteria Information:**

1. The property is within the Receiving Center boundary and is close to downtown.
2. The character of the neighborhood would be appropriate for the MDT, but would not be appropriate for the Receiving Center.
3. The property would be an appropriate size for either the MDT or the Receiving Center but not both.
4. The property is adjacent to infrequent bus service (Bus 77) and is close to additional bus service (Bus 12 and 10).
5. The zoning is appropriate for the project
6. The property is for sale.
7. None apparent
8. Not available
9. The property is a flat site
10. Neighborhood mixed use; adjacent sites are currently auto oriented.





**CUSHMAN &  
WAKEFIELD.**

See beyond the expected.

## FACSIMILE

Date: July 19, 1999

To: Bob Oberst

Firm: \_\_\_\_\_

Fax No.: 248.5082

Re: IVC Hall Division Property

From: **COLLEEN S. COLLEARY**

Associate Director

Cushman & Wakefield of Oregon, Inc.

200 S.W. Market St., Suite 200

Portland, OR 97201-5730

Telephone: (503) 279-1788

Fax: (503) 279-1724

e-mail [ccollear@portland.cushwake.com](mailto:ccollear@portland.cushwake.com)

Comments: For your information.

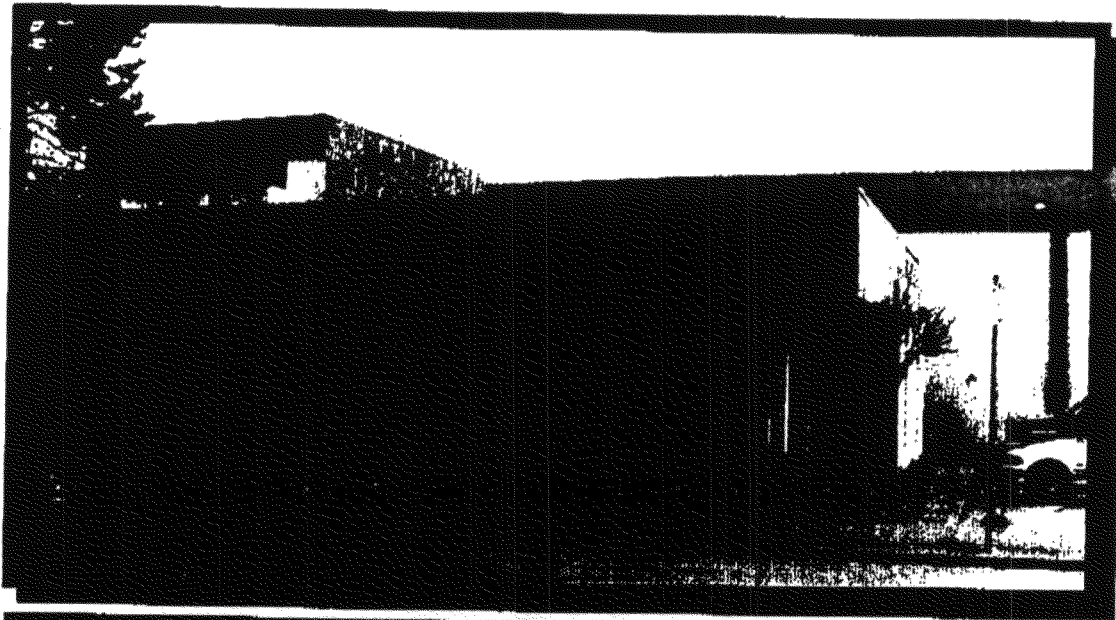
If there is any problem with this transmission, contact Brokerage Services at (503) 279-1799.  
We are transmitting a total of 3 pages, including this cover sheet.

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# For Sale



## IVC Hall Division Property 3580 NE Broadway Street Portland, Oregon

- Building:** Built in 1971, this large, close-in CG-zoned building has excellent street visibility and is situated between Blockbuster Video and Burger King. Freeway exposure provides easy identification and signage opportunities. Possible mixed-use redevelopment opportunity. Property has 250 feet of frontage on Broadway Street.
- Size:** 34,603± total sq.ft. (4,092± sq.ft office, 30,511± sq.ft. warehouse)
- Lot Size:** 1.32 acres (57,499 sq.ft.)
- Heavy Power:** 2000 amp/3 phase power
- Parking:** 40± cars
- ADT:** 39,540 cars per day
- Population**
- |                               | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| <b>Demographics:</b>          | 25,263   | 192,715  | 362,683  |
| <b>Avg. Household Income:</b> | \$61,739 | \$44,270 | \$49,284 |
- Price:** \$2,076,180 (all cash)
- Comments:** Building is currently improved for manufacturing/production. This continued industrial use is allowed as well as outright commercial use.

*For more information, contact:*

**Gary P. Randles or Colleen S. Colleary**  
**(503) 279-1700**

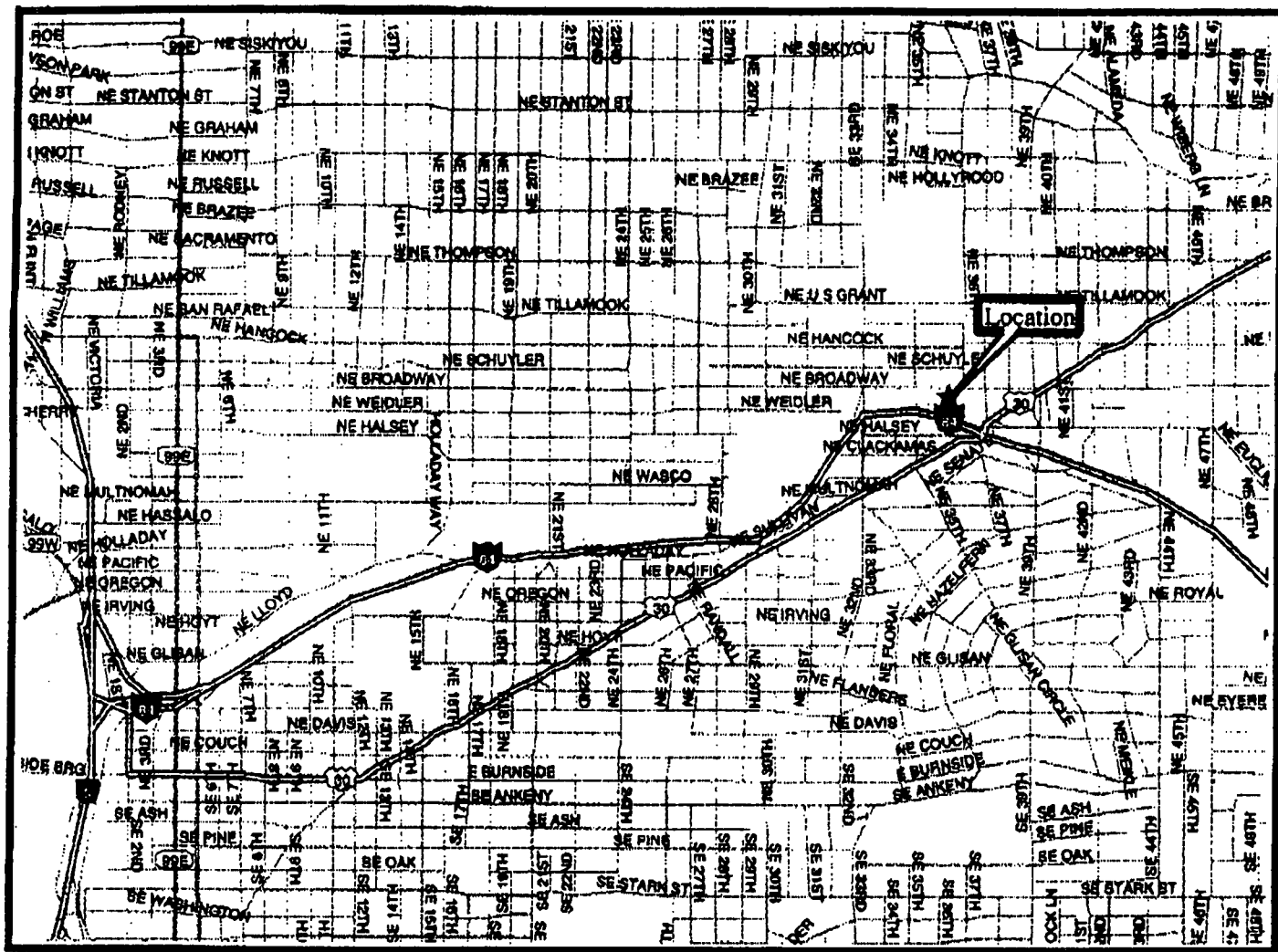
Cushman & Wakefield of Oregon, Inc.  
200 SW Market Street, Suite 200  
Portland, OR 97201-5730  
(503) 279-1700 Fax: (503) 279-1790



**CUSHMAN &  
WAKEFIELD**

*Search and the expected*

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IVC Hall Division Property  
3580 NE Broadway Street  
Portland, Oregon

# S I T E   A N A L Y S I S

## 3 4 0   N E   1 2 2 <sup>n d</sup>   A v e

**Site Location:** NE 122<sup>nd</sup> and Glisan

**Site Address:** 340 NE 122<sup>nd</sup> Ave.

**Tax Lot No:**

**Neighborhood:**

**Owner:** Blanchet House of Hospitality

**Site Area:** .6 Acres; 26,136 sf

**Existing Buildings:** (1) existing building with 7500 sf on the ground floor and 2500 sf in the Basement; recommend demolition

**Cost of Property:**

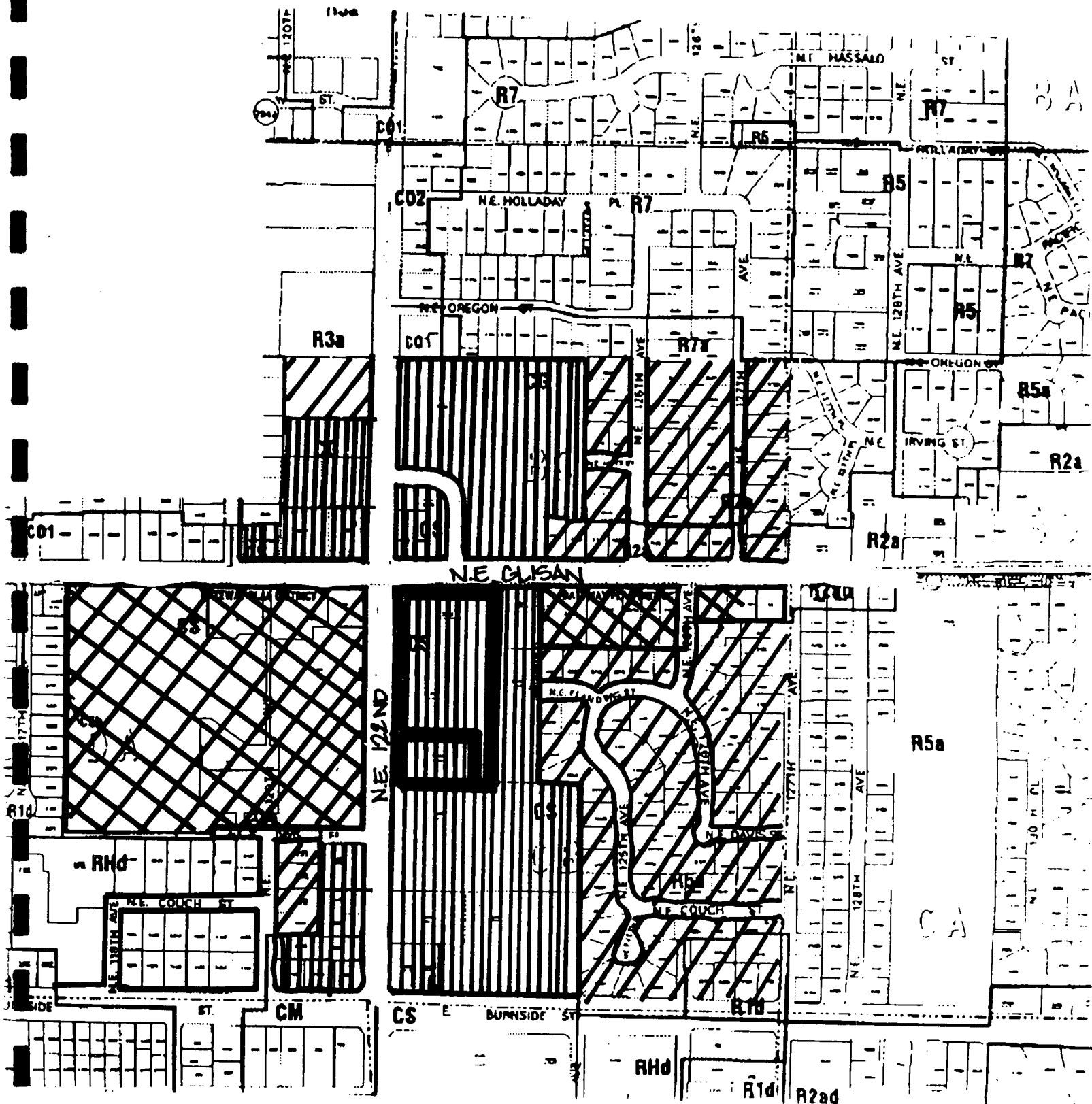
**Zone:** CS – Storefront Commercial

**Zoning Analysis:**

- Office/Commercial uses are allowed
- Community Service / short term housing uses are allowed with limitations/by Conditional Use
- The Receiving Center or MDT could be developed to meet the Development Standards

**Criteria Information:**

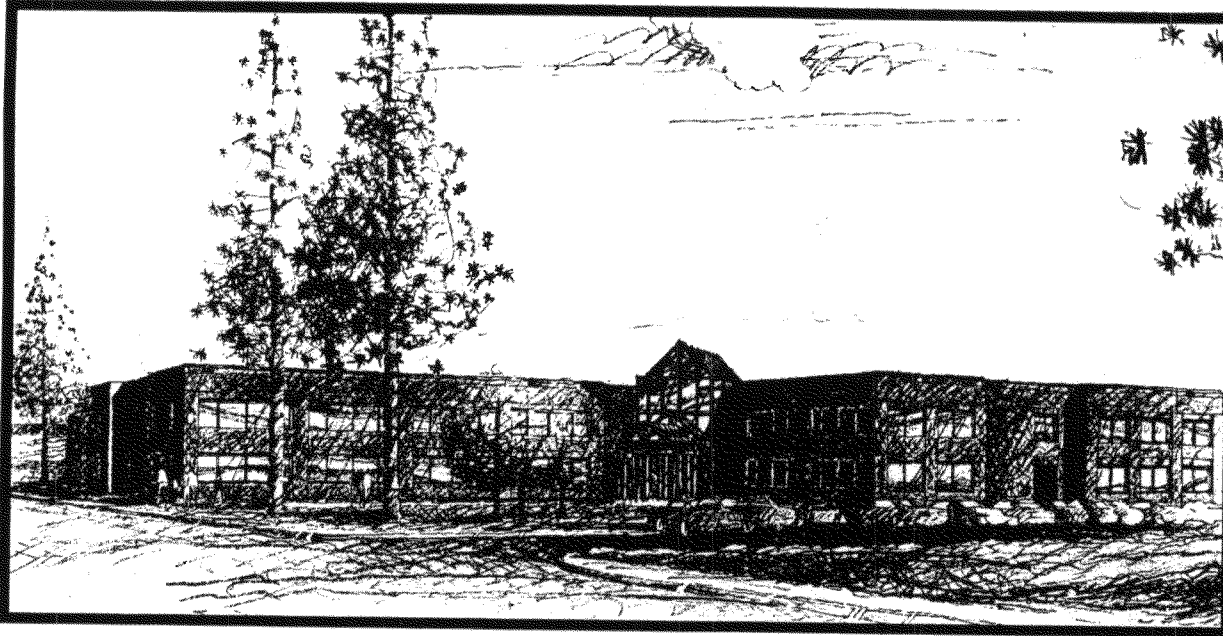
1. The property is on the boundary for the Receiving Center and is on the outskirts for MDT.
2. The property is bounded on all sides, except to the southeast by commercial development, with little chance for a residential feel.
3. Available site area would fit either the Receiving Center or MDT, but not both.
4. The property is well served by transit (by MAX and Bus 71 and 25).
5. The zoning of the property would be appropriate for the Receiving Center or the MDT facilities.
6. The property is for sale
7. None known
8. None apparent
9. The property is a flat site.
10. Office/commercial is the best use for the site.





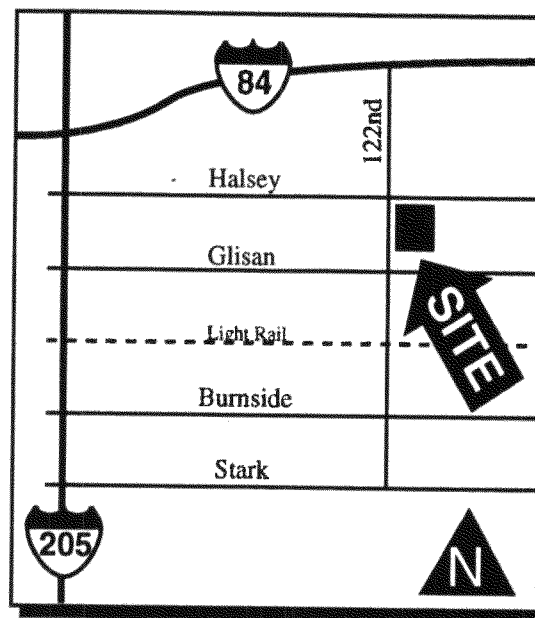
# ROGERS ~~OFFICE BUILDING~~

340 NORTHEAST 122ND



FOR  
LEASE

- New Construction - Class A office building
- 36,000 square feet, two-story
- Parking: 3.8/1,000
- Close to shopping, Safeway, Target, Kienows, restaurants and other shops
- Schedule for Fall of '97



6/96



For Additional Information, Contact:

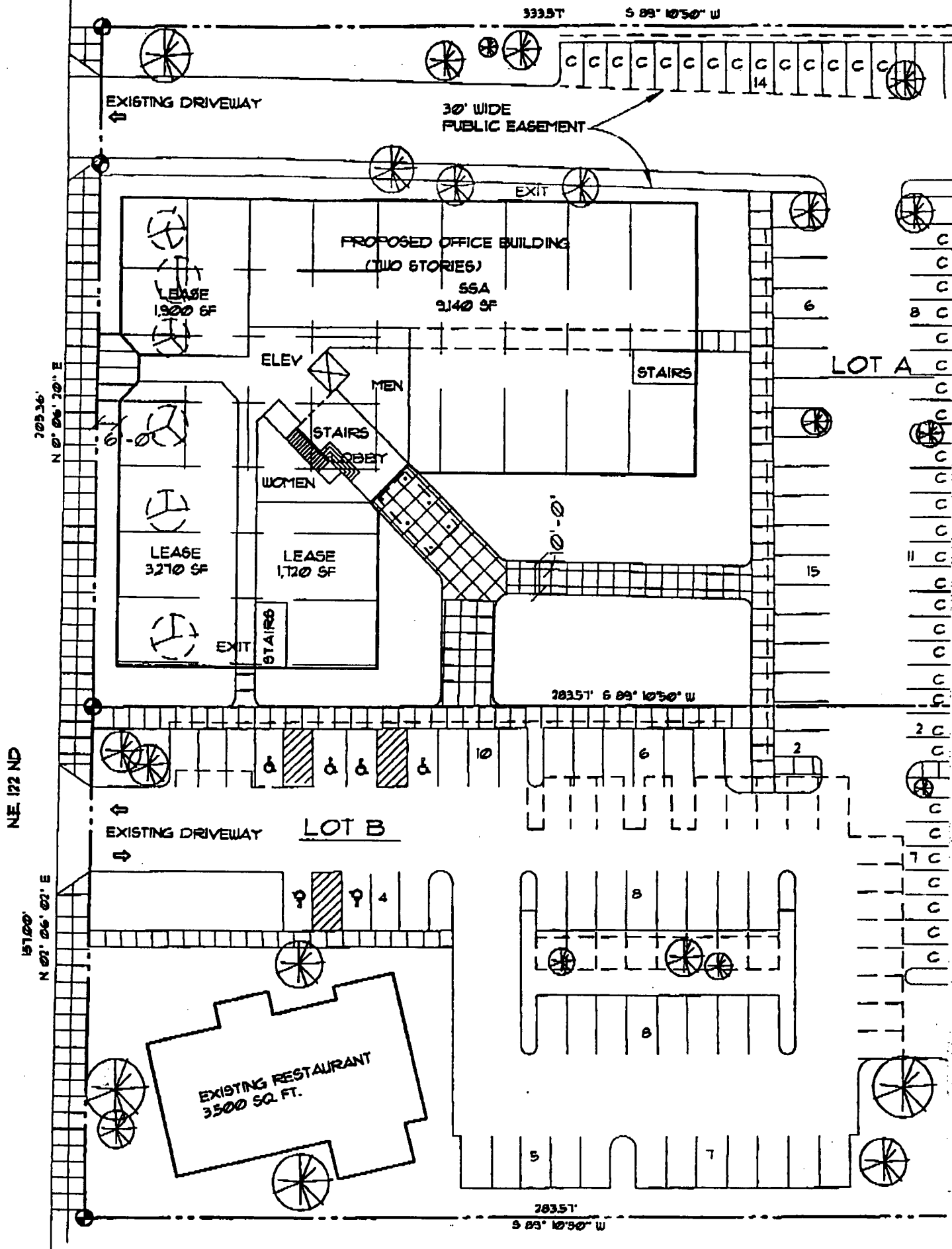
**Ron Kawamoto**  
**(503) 273-0335**

121 SW MORRISON STREET, SUITE 200 • PORTLAND, OREGON 97205  
PHONE: (503) 223-7181 • FAX: (503) 273-0258

NORRIS, BEGGS & SIMPSON NORTHWEST LIMITED PARTNERSHIP • PORTLAND • VANCOUVER • BELLEVUE

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.





1 PRELIMINARY SITE PLAN 2  
SCALE: 1" = 40'-0"

Glisan

County

122

Boxed

6,000 sq whse

Multi. farm 2 med

C 1st + Powell

1 AC. \$750,000

# S I T E   A N A L Y S I S

## C o l u m b i a / W h i t a k e r   S c h o o l

**Site Location:** 52<sup>nd</sup> and Columbia Blvd.

**Site Address:**

**Tax Lot No:**

**Neighborhood:**

**Owner:** Portland School District

**Site Area:** unknown

**Existing Buildings:** (2) existing school buildings

**Cost of Property:** Not available

**Zone:** IG2h

**Criteria Information:**

1. The property is significantly outside the Receiving Center boundary and is too far from downtown for MDT.
2. The neighborhood is primarily industrial/commercial in nature.
- 3.
4. The property is near bus service (Bus 75)
5. The zoning is not appropriate for the Receiving Center. The zoning also limits the square footage allowed for retail/office uses, which prevents the MDT from being built at this property.

## 5. Site Recommendations

## RESULTS OF SITE SEARCH

The following includes all properties we became aware of through the methods of search described. It includes properties explored by the Steffey Group and Carleton-Hart Architects, as well as the Property Management Section. Table I shows the properties considered suitable for the project, and the possibilities for siting the two facilities together or separate at each particular site selected. Table II contains the properties considered, and the reasons the Siting Committee rejected them.

**TABLE I**

### PROPERTIES CONSIDERED SUITABLE

<b>SITE</b>	<b>RECEIVING CENTER ONLY</b>	<b>CO-LOCATION RECEIVING CENTER &amp; MDT</b>	<b>RECEIVING CENTER WITH MDT NEARBY</b>
1. 10255 S.E. Burnside Portland Adventist Offices	Yes	Yes	With MDT at 103 <sup>rd</sup> and Glisan
2. Legacy Sites	Yes	Yes	NA
3. 10514 N.E. Wasco Bingo Building	Yes	Yes	With MDT at 103 <sup>rd</sup> and Glisan
4. 10301 N.E. Glisan Montavilla Lumber	No	No	With Receiving Center at 102 <sup>nd</sup> & Burnside or 104 <sup>th</sup> & Wasco
5. 82 <sup>nd</sup> and Halsey Vacated Fwy on-ramp	Yes	Yes	NA
6. Parry Center	Yes	No	NA

**TABLE II****PROPERTIES CONSIDERED AND REJECTED**

<b>PROPERTIES CONSIDERED</b>	<b>REASON FOR REJECTION</b>
1. 1705 S.E. 122 <sup>nd</sup> Avenue	has been sold
2. 700 S.E. 122 <sup>nd</sup> Avenue (Fabric Depot)	too far from core area, inappropriate neighborhood for Receiving Center
3. 12301 N.E. Glisan Street (Kienows)	owner prefers to lease rather than sell at this time
4. 8200 N.E. Sandy Blvd. (Shriner's Hospital)	size of site, inappropriate zoning, nature of partnerships required makes acquisition difficult
5. 16141 E. Burnside Street	too far outside core area, not suitable for either component of center
6. 5015 S.E. 82 <sup>nd</sup> Avenue	owner will not consider selling at this time
7. 3610 N. Suttle Road	too far from core area, neighborhood not suitable
8. 8600 S.E. Stark	The size/configuration of property was not suitable for either component
9. 1902 S.E. Morrison Street	Morrison Building would be required as well; its availability questionable
10. 751 N.E. Lombard Street	too far from core area and too small for either component of Center



**TABLE II (cont)**

11. 809 N.E. Lombard Street	too far from core area and too small for either component of Center
12. 8700 N.E. Columbia Boulevard	too far from core area, neighborhood not compatible, zoning inappropriate
13. 2167 to 2307 N.E. Elrod Drive	too far from core area, neighborhood not compatible, zoning inappropriate
14. 6005 N.E. 82 <sup>nd</sup> Avenue	too far from core area, neighborhood not compatible with desired use
15. 525 N.E. Oregon Street (Forum Building)	too expensive, would only accommodate MDT
16. 3701 N.E. Sandy Blvd. (7-Up Building)	too expensive for size of site and nature of the structure, limited parking
17. 523-535 S.E. Grand Avenue	too expensive to renovate, no parking, would only accommodate MDT with no proximate site for development of Receiving Center
18. Mall 205 Business Center	owner prefers to lease rather than sell
19. Copeland Lumber Company 42 <sup>nd</sup> & Halsey	suitable for only for MDT, no proximate location for Receiving Center, availability questionable
20. 2115 S.E. Morrison Street (Morrison Bldg)	availability of building questionable
21. Morrison Bridge Head	high density commercial or retail best use of this property
22. Hawthorne Bridge Head	too small, commercial or open space best use of property
23. 531 S.E. 14 <sup>th</sup> Ave; Washington High School	would require zone change for MDT, portion of property still used by school district

**TABLE II (cont)**

24. 2508 N.E. Everett St; Monroe High School	would require zone change for MDT, portion or property still used by school district
25. 6507 N.E. Killingsworth	too far from core area, inappropriate neighborhood
26. 12240 N.E. Glisan - Hanson Building	not available for at least two years
27. 3580 NE Broadway	too expensive, suitable only for MDT with no proximate location for Receiving Center
28. 340 NE 122nd	too small, without ability to co-develop with Hanson Building
29. Columbia / Whitaker School	too far from core area, neighborhood and zoning inappropriate

MEETING DATE: NOV 02 1999  
AGENDA NO: WS-1  
ESTIMATED START TIME: 10:00

(Above Space for Board Clerk's Use ONLY)

## AGENDA PLACEMENT FORM

SUBJECT: In-Depth Budget Review: District Attorney's Office

BOARD BRIEFING: DATE REQUESTED: November 2, 1999  
REQUESTED BY: Chair Beverly Stein  
AMOUNT OF TIME NEEDED: 2.0 hours

REGULAR MEETING: DATE REQUESTED:

AMOUNT OF TIME NEEDED:

DEPARTMENT: Non-Departmental

DIVISION: Office of the Chair

CONTACT: Carol M. Ford

TELEPHONE #: 248-3956

BLDG/ROOM #: 106/1515

PERSON(S) MAKING PRESENTATION: District Attorney Mike Schrunck, Tom Simpson,  
Others

### ACTION REQUESTED:

☒ INFORMATIONAL ONLY   ☐ POLICY DIRECTION   ☐ APPROVAL   ☐ OTHER

### SUGGESTED AGENDA TITLE:

In-Depth Budget Review: District Attorney's Office

### SIGNATURES REQUIRED:

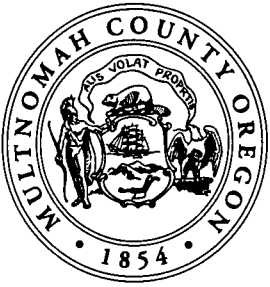
ELECTED OFFICIAL: \_\_\_\_\_  
(OR)  
DEPARTMENT  
MANAGER: \_\_\_\_\_

*Beverly Stein*

BOARD OF  
COUNTY COMMISSIONERS  
99 OCT 28 PM 2:20  
MULTNOMAH COUNTY  
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ 248-3277



## Beverly Stein, Multnomah County Chair

Room 1515, Portland Building  
1120 S.W. Fifth Avenue  
Portland, Oregon 97204

Phone: (503) 248-3308  
FAX: (503) 248-3093  
E-Mail: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

### **STAFF SUPPLEMENTAL MEMORANDUM**

TO : Board of County Commissioners

FROM : Carol M. Ford, Interim Budget Manager

DATE : October 26, 1999

RE : November 2, 1999 In-Depth Budget Review Worksession:  
District Attorney's Office

#### **VIII. Recommendation/Action Requested:**

As per the Board's budget and levy process discussions, the following budget worksessions have been scheduled:

#### **BCC BUDGET WORKSESSION SCHEDULE**

Oct 26 Budget worksession overview, schedule, etc.

9:30 - 10:00 Bill Farver/Carol Ford

Emerging Budget Issues

10:00 - 10:30 Auditor (*To be rescheduled*)

10:30 - 11:00 County Counsel

**Nov 2 In-Depth Budget Review/Emerging Issues\*:**

**10:00 to 12:00, District Attorney**

***DA's materials attached. Copies also delivered to District Offices.***

**Nov 8 In-Depth Budget Review/Emerging Issues\*:**

**9:00 to 12:00 Sheriff's Office**

**Nov 9 In-Depth Budget Review/Emerging Issues\*:**

**9:00 to 12:00 Adult Community Justice**

*\* Followup/additional In-Depth Budget review worksession time may need to be scheduled as part of the Public Safety levy planning process.*



Nov 16	Emerging Budget Issues	
	9:30 to 10:30	Commission on Children, Families and Community
	10:30 to 12:00	Dept of Environmental Services
Nov 30	Emerging Budget Issues	
	9:30 to 11:00	Health
	11:00-12:00	Juvenile Community Justice
Dec 7	Emerging Budget Issues	
	9:30 to 10:30	Dept of Support Services
	10:30 to 11:30	Aging and Disability Services
Dec 14	Emerging Budget Issues	
	9:30 to 11:00	Community and Family Services
	11:00 to 12:00	Library

## **II. Background/Analysis:**

Dave Warren met with Commissioners, Board staff and Public Safety staff to develop and review this in-depth budget review approach:

### **FORMAT for In-depth Review Discussion and Materials with MCSO, ACJ, DA**

- **Discussion of Core Services & Additional Program Layers**

**Core Services:** Describe why it is a "core" function. For core services, provide FY00-99 FTE, \$\$Budget, and Revenues

**Additional Program Layers:** After Core Services, description of additional layers, who does it, what it does, and best practices, etc. For additional layers, provide FY00-99 FTE, \$\$Budget, and Revenues.

- **Discussion of Emerging Issues for Next Year.**

## **III. Financial Impact:**

None directly. In-Depth Budget Reviews Issues may impact FY2000-2001 budget proposals and public safety levy proposal.

**IV. Legal Issues:** NA

**IV. Controversial Issues:**

Controversial issues may be identified by departments.

**VI. Link to Current County Policies:**

Links to focus on providing the Board with appropriate information and data for making budgetary and policy decisions.

**VII. Citizen Participation:**

The Citizen Budget Advisory Committees (CBACs) have been given the In-Depth Budget review and Emerging Budget Issues schedule. The CBACs will review department budget submittals and report to Board during the spring Budget hearings.

**VIII. Other Government Participation:**

We will be scheduling County/Cities meeting to discuss levy coordination.

In Depth Budget Review  
District Attorney's Office  
November 2, 1999

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**1. Discussion of Core Services and Program Layers**

- a. Community Concerns: Where does the community rank certain services and issues? How does the District Attorney's Office respond? What is the Office mandated to do?
- b. County Responsibilities: Who pays for which service? How does the funding of various components of the office rate with other DA's Offices?

**2. Presentation of Budget Detail**

- a. People: 225 FTE, \$14.2 million
- b. Contracts: \$1.6 million
- c. Materials and Services: \$3.1 million
- d. Equipment: \$85,600

**3. Discussion about Emerging Issues**

- a. Congruency of Service Delivery
- b. Community-based Initiatives
- c. Employee Training
- d. Clerical Assistance



# District Attorney

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## Vision

The District Attorney's Office recognizes the high probability that crime in the county will remain a significant public policy issue. At the same time the future is more optimistic if certain trends continue to evolve. Law enforcement and other public agencies are equipping themselves to become faster at identifying emergent criminal trends such as child abuse, domestic violence and gang activity. Greater productivity will be realized because of the intensive use of technology and public safety management practices will be more targeted as a result of better information.

The District Attorney's Office will rely upon a mix of centralized and decentralized prosecution units organized to mirror the specific crime problem. The Neighborhood DA program and coordination of services with neighborhood associations and business districts are illustrations of a decentralized approach to community crime control. Resources will remain in short supply and this will further drive the need to use differing combinations of public, non-profit and private organizations. The Regional Organized Crime/Narcotics (ROCN) Task Force and the Multnomah County Child Abuse Team are examples of a team approach. These avenues of crime control are dependent upon collaboration, management styles, techniques and decision-making processes.

Beyond the need and requirements for sound management practices, law enforcement public safety entities will increasingly rely upon the community itself. Community policing is an established and well researched strategy now in use by major city police departments. These approaches need not be limited to police agencies.

Prosecutors and the courts will also establish organizational structures and strategies that more closely match police and community needs. This will mean devoting more time and attention to quality of life crimes and other crimes that are often the precursor to more serious neighborhood crimes.

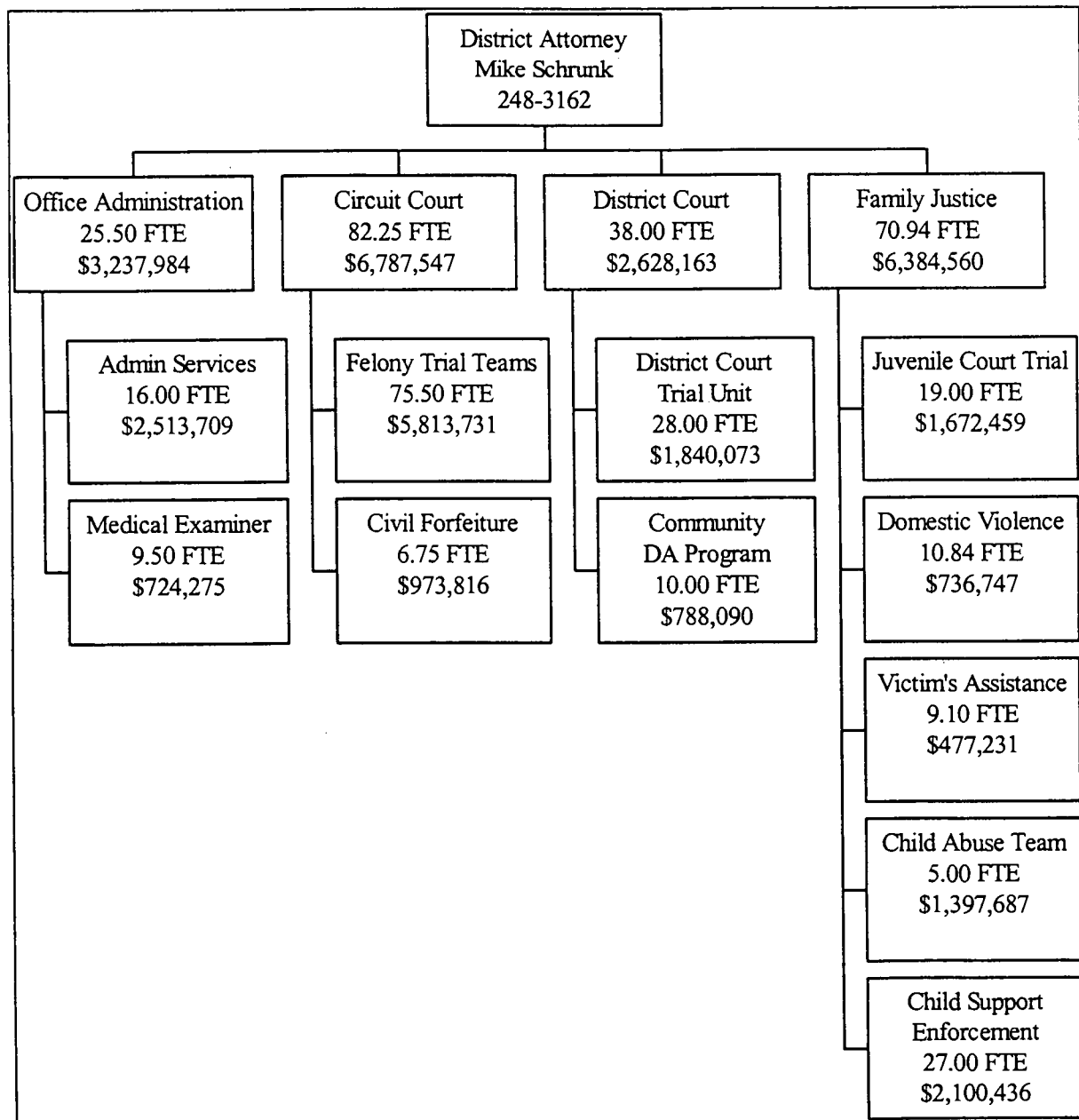




# District Attorney

## Department Organization

The District Attorney's Office delivers its services through four divisions and 13 programs. Below is an organization chart:





## District Attorney

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### Administrative Services

District Attorney Administrative Services provides office management functions to the entire office. It is responsible for insuring that managerial functions are efficiently and correctly performed within the parameters of office policy, County Administrative Rules, and state and federal requirements. Specifically, those functions involve the following activities:

- Witness travel billings and arrangements.
- Main office reception services.
- Information systems (LAN and case tracking system administration.)
- Labor contract administration, personnel administration.
- Secretarial services to management.
- Accounts payable, purchasing, etc.
- Budget preparation and financial administration.
- Grants administration.

**Expenditures: \$2,526,018**

**Revenues: \$32,000**

**Personnel: 16.00 FTE**

### Medical Examiner

The mission of the Medical Examiner Office is to determine the cause of death of county residents who die under special circumstances; including accidents, violence, drug involvement, employment and other specified situations. The Office is responsible for establishing the cause and manner of death, notifying the next-of-kin and protecting the property of the deceased person until a personal representative can take charge. Program staff investigate the circumstances of death, direct the disposition of the deceased's remains, interview witnesses, obtain personal and medical histories and write reports of findings for a forensic pathologist, who certifies the cause and manner of death.

Approximately 3,800 of the County's 7,000 deaths each year fall into categories which must be reported and investigated by the Medical Examiner Office. These numbers are gradually increasing due to population growth and increasing rates of violent death.

Local discretion is limited by the mandates and State Medical Examiner supervision authority arising from ORS 146. The District Attorney's Office provides administrative and managerial assistance when necessary.

**Expenditures: \$718,058**

**Revenues: \$40,825**

**Personnel: 9.50 FTE**



# District Attorney

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## Felony Trial Teams

The Circuit Court Felony Trial Teams review, file and prosecute felony criminal cases. Trial teams are composed of deputy district attorneys, paralegals and support personnel who specialize in pretrial matters (Pretrial Unit), property crimes (Unit A), drug and vice (Unit B), burglary, robbery, negligent homicide (Unit C), and rape, sexual assaults, other person crimes (Unit D), criminal cases involving gang members (Gang Unit). Each of the trial teams insures that police arrests, citations and public complaints involving criminal activity are reviewed, filed and prosecuted. Homicide cases are distributed throughout the trial teams.

The District Attorney's Office receives Local Law Enforcement Block Grant funds to improve staffing levels to combat drug use and to focus on quality of life crimes in the outer Southeast area of Portland. The funds pay for a Deputy District Attorney in the drug unit, a Neighborhood DA, and a legal assistant to focus on holds placed on inmates from other jurisdictions.

**Expenditures: \$5,813,731**

**Revenues: \$433,376**

**Personnel: 75.50 FTE**

## Civil Forfeiture Unit

The Civil Forfeiture Unit is responsible for processing seized and forfeited property related to the violation of state drug laws. This unit conducts both:

- Administrative (default) forfeitures.
- Judicial (contested) forfeitures.

The District Attorney's staff reviews all cases referred from police agencies and carries through on the civil process required to obtain forfeitures.

Regulation of forfeiture activity is found in Oregon Laws, Chapter 791 and Multnomah County Ordinance #633. It is also subject to oversight by the State Forfeiture Oversight Commission.

**Expenditures: \$973,816**

**Revenues: \$973,816**

**Personnel: 6.75 FTE**



# District Attorney

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## Misdemeanor Trial Unit

The Misdemeanor Trial Unit is responsible for the review of cases and prosecution of offenders who have been arrested by the local law enforcement agencies on misdemeanor charges and city ordinance violations. Cases that are prosecuted in Misdemeanor Court involve such charges as:

- Prostitution.
- Misdemeanor thefts.
- Misdemeanor assaults.
- Animal Control cases.
- Driving Under the Influence of Intoxicants.
- Hit and Run and other major traffic crimes.

The unit provides the following to law enforcement agencies and the public:

- Reviewing police reports to determine appropriateness for issuance.
- Meeting with the victims of misdemeanor crimes.
- Appearing in court for arraignments, pretrial motions, and trials.

**Expenditures: \$1,840,073**

**Revenues: NA**

**Personnel: 28.00 FTE**

## Community DA Programs

The purpose of this program is to work with community groups to solve local crime problems. Results have shown that by moving the justice system out of the courthouse and into the community the system can focus action on reducing/eliminating the crime problems in the targeted area. The current programs are:

### **Neighborhood District Attorney Program**

This nationally recognized program places a prosecutor in various sites throughout the County to work with the community groups, business associations and local law enforcement officers to combat quality of life crimes at the source. Currently Neighborhood DA's are located in the following areas.

- Lloyd District
- North/Northeast Portland District
- Central Portland Business District
- Gresham
- Tri Met
- East Side - inner and outer SE Portland



## District Attorney

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The types of activities that have been utilized include elimination of illegal camping, neighborhood clean ups of public areas and sites where illegal activities (drugs and prostitution) were occurring, coordination between private security and police to reduce car prowls, agreements to pool resources and identify individual responsibilities to maintain long term solutions to crime problems, development of the capacity for telephonic search warrants, and closing of drug houses.

### Community Court

The Multnomah County Community Court was started in March, 1998. The project is funded using a combination of Federal and local sources and is a joint project of the District Attorney, Public Defender, Adult Community Justice and Courts. A Federal Weed and Seed grant pays for staffing, programs and evaluation.

**Expenditures: \$788,090**

**Revenues: \$120,213**

**Personnel: 10.00 FTE**



## District Attorney

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### Juvenile Court Trial Unit

The Juvenile Court Trial Unit has two primary functions. It prosecutes juveniles who have committed criminal (non-Ballot Measure 11) offenses. Services provided to law enforcement and juvenile court staff include petitioning court for a criminal complaint to be filed, meeting with victims and meeting and coordinating efforts with juvenile court counselors. The trial unit also works closely with the State Children's Services Division to intervene on a child's behalf in cases of abuse or neglect.

**Expenditures: \$1,672,459**

**Revenues: \$628,134**

**Personnel: 19.00 FTE**

### Domestic Violence Unit

The Domestic Violence Unit screens all domestic violence cases and aggressively prosecutes those cases. The unit prosecutes domestic violence cases, monitors a six month deferred prosecution program, provides outreach to under-served populations and provides victims of domestic violence with support services. The deferred prosecution program includes close monitoring by probation officers and a specific treatment plan for the identified source of problems. Support services include specialized services, personal contact by a victim's advocate and an information resource for social services, referral and support.

**Expenditures: \$736,747**

**Revenues: \$96,761**

**Personnel: 10.84 FTE**

### Victim's Assistance Program

The Victim's Assistance Program provides legal information and emotional support for those who have been victimized in a criminal act. The unit is responsible for insuring that victims of crime are provided a notice of their rights and that there are remedies available to them in terms of compensation and restitution. Victim advocates and support staff provide short term crisis management counseling, court orientation, advocacy representation, information and referral services.

**Expenditures: \$477,231**

**Revenues: \$417,757**

**Personnel: 9.10 FTE**



## District Attorney

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### Child Abuse Team

The Child Abuse Team, also referred to as the Multi-Disciplinary Team (MDT), reviews and processes criminal cases involving child abuse through the use of an integrated team of prosecutors, child specialists and police investigators. The team jointly reviews and investigates cases referred to it from mandatory reporters and others, coordinates the investigation among team members and decides how to proceed with the case. Agencies represented on the team take responsibility for appropriate action.

During 1994-95 MDT was awarded the Child Abuse Multidisciplinary Intervention (CAMI) Grant. CAMI's long term goals are to streamline and centralize the child abuse reporting and intervention process, maintain a Tri-County Child Abuse Assessment Center, expand the Law Enforcement Investigative Task Force to include all law enforcement agencies in the County, ensure the availability of temporary care for and assessment of all abused children needing service during the course of the assessment/investigation and integrate prosecution of child sex abuse cases between juvenile and adult court systems..

**Expenditures: \$1,397,687**

**Revenues: \$875,169**

**Personnel: 5.00 FTE**

### Child Support Enforcement

Child Support Enforcement helps families who require legal assistance in order to receive child support from a non-custodial parent. The unit uses both administrative and judicial processes to enforce child support court orders for individuals not receiving AFDC assistance. Specific activities of the unit include intake, arrearage calculation, wage assignment, determination of delinquency amounts, out-of-state order enforcement, and processing of contempt proceedings.

**Expenditures: \$2,100,436**

**Revenues: \$1,583,288**

**Personnel: 27.00 FTE**

In Depth Budget Review  
District Attorney's Office  
November 2, 1999

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- a. Congruency of Service Delivery
- b. Community-based Initiatives
- c. Employee Training
- d. Clerical Assistance



# District Attorney

## FY 2000 Budget and Operations

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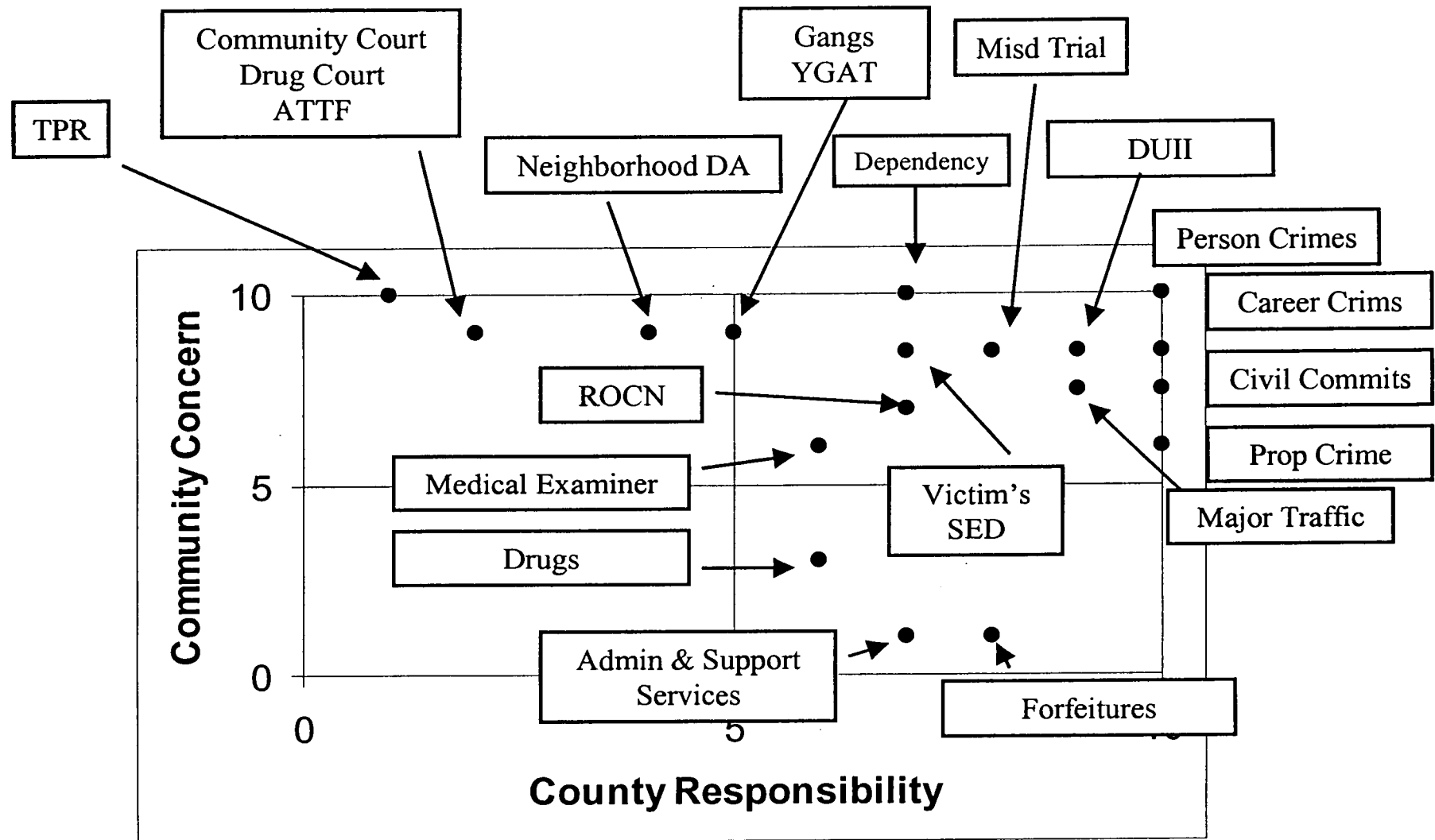
- Core Services and Program Layers
- Budget Detail
- Emerging Issues

# District Attorney

## Core Services & Programs

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- Community Concern
  - Internal Analysis
  - CBAC Review
  - Into the Community via Neighborhood DA?
- Quality of Life
- County Responsibility



## District Attorney's Office Cost By Program Area

	Expenditures	Revenues	FTE
Administration (1)	2,526,018	32,000	16.00
Auto Theft Task Force	73,430	-	1.00
Career Criminal	710,312	38,287	10.00
Civil Commitments	60,298	-	1.00
Community Court	252,431	252,621	3.00
Dependency	522,272	-	6.20
Drug Court	73,127	-	1.00
Drugs	850,279	49,773	12.00
DUII	368,014	-	5.00
Forfeitures	973,816	976,187	6.75
Gangs; YGAT	243,017	7,657	3.00
Major Traffic	184,007	-	3.00
Medical Examiner	718,058	40,825	9.50
Misdemeanors	1,227,754	-	18.00
Neighborhood DA	583,300	120,213	7.63
Person Crimes	3,295,987	1,006,388	33.04
Property Crimes	781,344	42,116	11.00
ROCN	214,641	143,542	2.00
SED (Child Support)	2,100,436	1,583,288	30.00
Support Services (2)	2,180,659	117,542	30.70
Termination of Parental Rights	627,916	628,134	7.60
Victim's Assistance	477,231	417,757	7.90
<b>TOTAL</b>	<b>19,044,346</b>	<b>5,456,331</b>	<b>225.32</b>

1) Administration contains officewide expenditures such as centralized office supplies, computer support and maintenance, Oregon State Bar dues, etc.

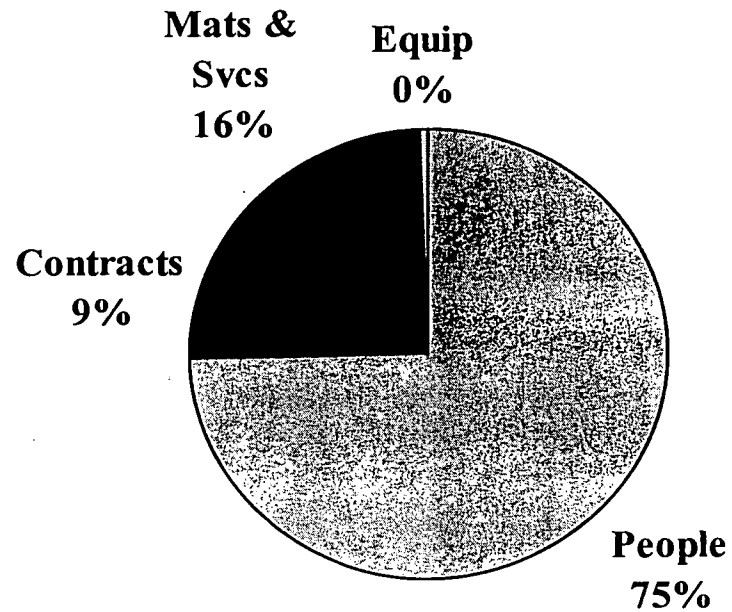
2) Support Services includes centralized trial unit support including Records, Discovery, Pre-Trial, Grand Jury, Appeals, Extraditions, and others.

# Budget Details

## \$19,044,346

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- People
- Contracts
- Materials & Services
- Equipment

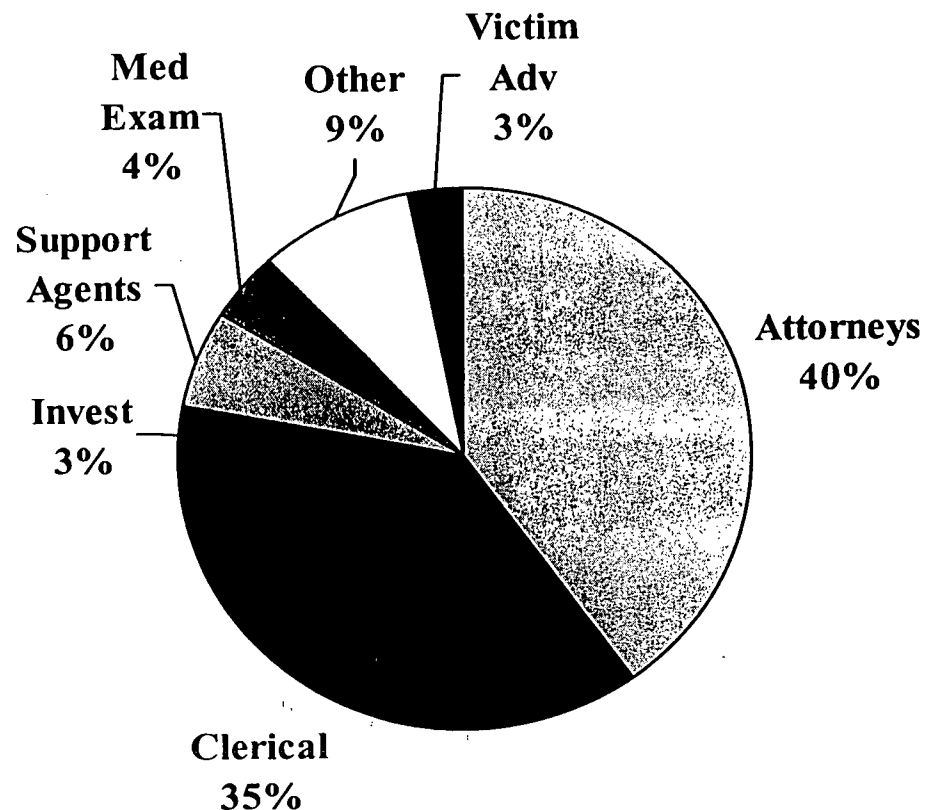


# Budget Details - People

225 FTE \$14,221,698

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- Attorneys
- Clerical Support
- Investigators
- Support Enforcement Agents
- Medical Examiner
- Victim Advocates
- Other Support Personnel

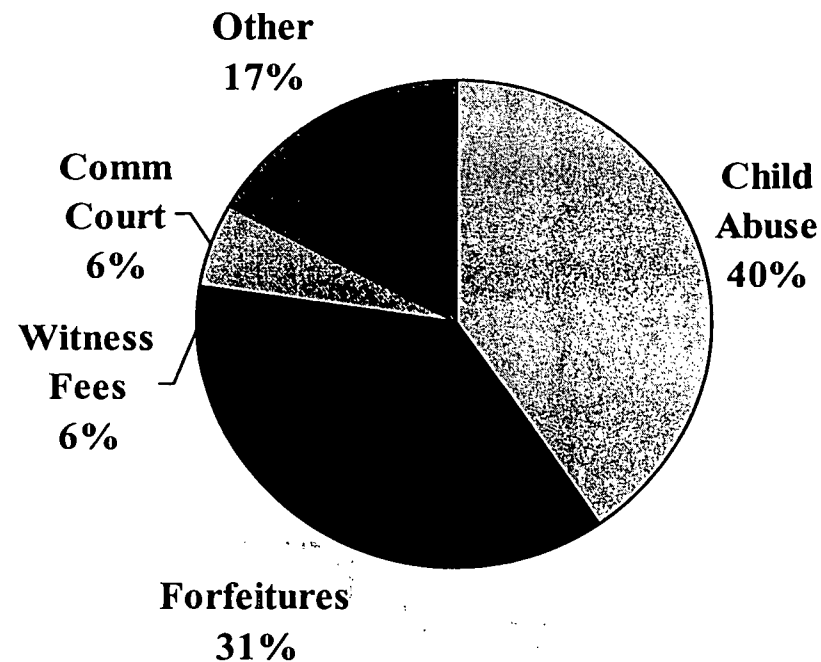


# Budget Details - Contracts

## \$1,631,557

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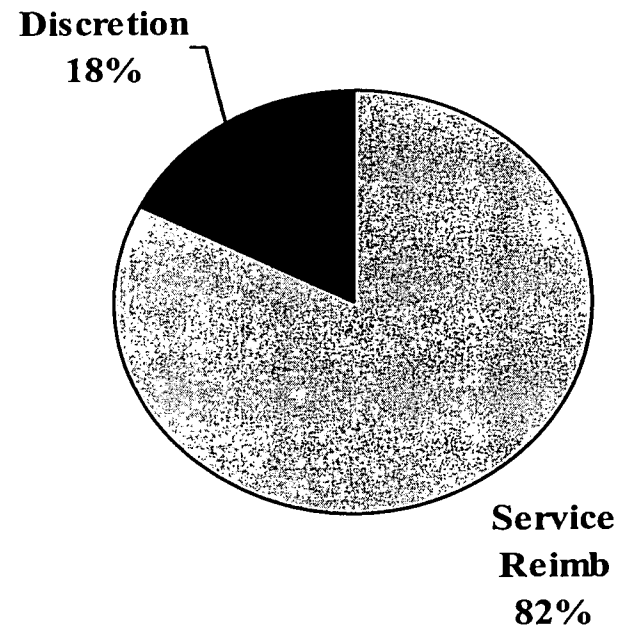
- Child Abuse Contracts
- Forfeitures (reserve)
- Witness Fees
- Comm Court
- Other
  - Courier
  - Medical Records
  - Exhibit Prep.



# Budget Details - Materials & Services: \$3,105,491

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- Service Reimbursements
- Discretionary Amounts



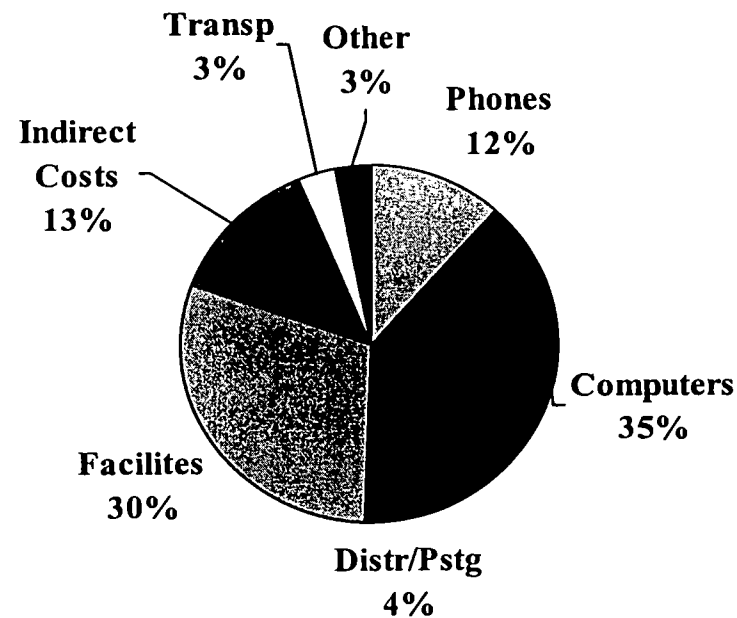


# Budget Details - Service

## Reimbursements: \$2,559,877

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- Phones
- Computers (DACTS, PC Flat Fee)
- Facilities
- Indirect Costs
- Motor Pool
- Distribution and Postage

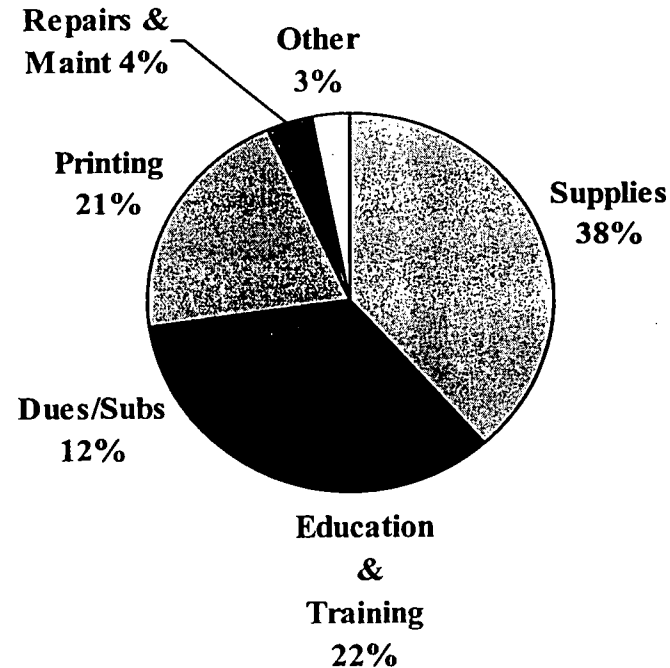


# Budget Details - Discretionary

## Amounts: \$545,614

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- Supplies
- Education and Training
- Dues & Subscriptions
- Printing
- Repairs & Maintenance
- Other

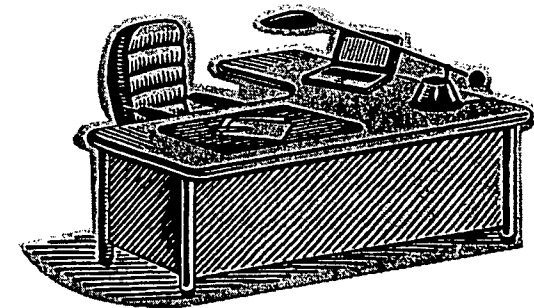
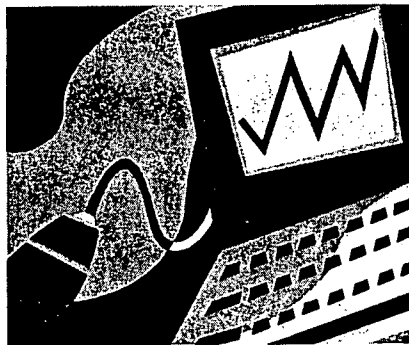


# Budget Details: Equipment

## \$ 85,600

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**New Servers for Dial In,  
Fax and Intranet**



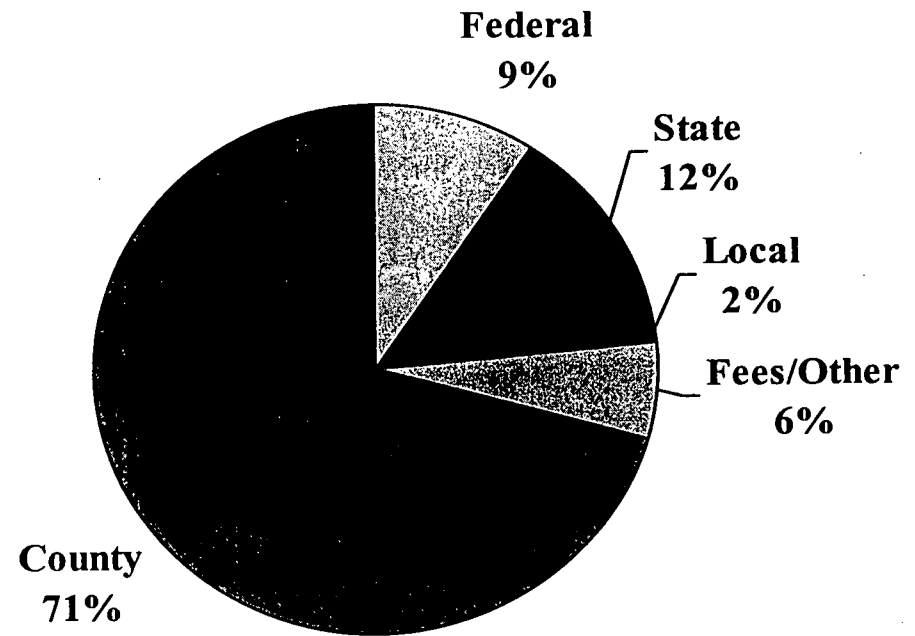
**Furniture to  
replace old desks,  
file cabinets and  
address ergonomic  
issues.**

# Budget Details - Revenue

## \$ 19,044,346

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- Federal
- State
- Local
- Fees/Other
- County
- Statewide Average  
County Support =  
80%



# Emerging Issues

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- Congruency of service delivery
- Community Based Initiatives
  - Drug Court
  - Mental Health Court
  - Community Court
- Employee Training
- Clerical Assistance