



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 4/19/18
Agenda Item #: R.4
Est. Start Time: 10:00 am approx.
Date Submitted: 4/4/18

Agenda Title: **Resolution Declaring the McCoy Building, Located at 426 SW Stark St., Portland, Surplus; and Establishing a Public Comment Period.**

Requested Meeting

Date: April 19, 2018 Time Needed: 10 Minutes
Department: DCA Division: Facilities & Property Management
Contact(s): Scott Churchill
Phone: (503) 988-9336 Ext 89336 Email: scott.churchill@multco.us

Presenters: Sherry Swackhamer, DCA Director; Henry Alaman FPM Director

General Information

1. What action are you requesting from the Board?

Board approval of a resolution declaring the McCoy Building, located at 426 SW Stark St., Portland (the "Property"), as surplus and establishing a public comment period of 60 days.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

Resolution No. 2018-005 sets forth the County's policy for declaring real property, such as the Property, surplus and establishing a public comment process. Under the policy, real property may be declared surplus and, thereafter, sold, exchanged, or otherwise conveyed or transferred ("disposed") whenever such property is not needed for public use or whenever the public interest may be furthered by disposition thereof ("Surplus"). In addition, at the time of the surplus declaration, the Board establishes the time period during which members of the public may obtain additional information on the recommendation from the Director and may submit comment regarding future use of the Property to the Director - the Comment Period shall not be shorter than the marketing period for disposition of the Property.

The 10-story Building occupies a 10,000sf parcel in the City of Portland's Central City Plan District. The Property is zoned CXd—Central Commercial Base Zone (CX), with a Design Zone Overlay (d).

The City summarizes the purpose of the Central Commercial Base Zone as follows:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The City summarizes the purpose of the Design Zone Overlay as follows:

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Property has been used by the Multnomah County Health Department ("MCH") as its headquarters, but the County is now building a new headquarters building for MCH. Upon completion of the new headquarters, the Property will no longer be needed for MCH purposes and the Director of the Multnomah County Facilities and Property Management Division ("Director") has determined that there is no other current or anticipated County use for the Property. Accordingly, the Property is not needed for public use and is appropriate for disposition. Further, given the absence of a County use for the Property, the public interest will be furthered by disposition of the Property.

For the foregoing reasons, the Director recommends that the Board declare the Property surplus and direct the Director to take appropriate steps towards disposition of the Property, including a 60-day marketing period and, therefore, a 60-day period during which the public may obtain additional information on the recommendation from the Director and may submit comment regarding the future use of the Property to the Director.

If this Resolution is approved, additional information may be obtained from, and comments submitted to, the Director on the County Surplus Property website:

<https://multco.us/facilities-and-property-management/surplus-real-property-sales>

3. Explain the fiscal impact (current year and ongoing).

There are a number of costs including: pre-marketing building assessment reports, surplus and debris removal cost, mothballed operating cost, including fencing, security, utilities, etc., and brokerage costs. Some of these costs may be covered thru escrow but others will need to come from net proceeds of the sale to reimburse the Facilities and Property Management Fund 3505.

4. Explain any legal and/or policy issues involved.

ORS chapters 271 and 275 regulate the disposition of public property. The County's Surplus Policy, Resolution No. 2018-005, conforms to the statutory requirements. The recommendations herein and the proposed resolution comply with the Resolution and the statutes.

5. Explain any citizen and/or other government participation that has or will take place.

If adopted, a public involvement process will commence. In addition, before committing to a certain disposition of the Property, the Director will bring a recommendation on disposition to the Board for its consideration at public hearing where all those interested in the matter will have the opportunity to be heard.

**Elected
Official or
Department**

Director: /s/ Sherry Swackhamer

Date: April 4, 2018

Required Signature
