

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. _____

Approving Purchase of Jefferson Station Condominium Unit 7 (1230 SW First Ave, Suite 310), Portland, OR, and Transfer of Surplus Historic Landmark Floor Area Ratio from Existing Courthouse to Jefferson Station

The Multnomah County Board of Commissioners Finds:

- a. By Resolution #2015-031, adopted April 16, 2015, the Board selected the Hawthorne Bridgehead Block 8 site (Courthouse Site) for construction of the Courthouse Project. The County Chair has executed an Agreement for Purchase and Sale (PSA) for Jefferson Station Condominium Unit 7, at 1230 SW First Avenue, Suite 310, Portland, Oregon, subject to the Board approving the closing of the purchase of the Property. The Jefferson Station Condominium is a registered historic landmark building on the southwest quarter of the Courthouse Site (Jefferson Station).
- b. On December 17, 2015, the Board adopted Resolution #2015-129: Approving the FAC-1 Project Plan and authorizing the Schematic Design and Design Development Phases of the Project. On the same day, the Board adopted Resolution #2015-130: Authorizing the County Chair to execute an IGA with the Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD) for funding the Central Courthouse Project, Phase I.
- c. The County is fee title owner of Units 1, 4, 5, 6 and 8, comprising a majority, controlling interest in Jefferson Station. The County also holds binding contracts to purchase Units 3 and 9, and, upon adoption of the recommended resolution, will purchase Unit 7, leaving only Unit 2 and Storage Unit S-5 under separate ownership.
- d. By a Covenant Transferring Floor Area Ratio dated and recorded January 12, 2016, as Instrument # 2016-004215 in the Multnomah County Official Records, One Jefferson Partners, LLC, one of the County's predecessors-in-interest and owner of the Historic Landmark FAR, transferred the remaining, unused 18,830 square feet of Jefferson Station's Historic Landmark FAR.
- e. The Historic Courthouse block comprises 40,000 square feet and has a base floor area ratio (FAR) of 9:1, for a total base FAR of 360,000 square feet. The Historic Courthouse is a 259,800 square foot structure recognized as a Historic Landmark on the National Register of Historic Places. Pursuant to Portland City Code (PCC) 33.130.205, the Historic Courthouse has not utilized the remaining, unused base floor area potential in the amount of 100,200 square feet, i.e., the Historic Landmark FAR.

- f. The Historic Courthouse will probably never utilize the maximum Historic Landmark FAR allowed under the PCC, because maximum, feasible redevelopment of this registered historic landmark (adding floor area to the interior atrium) requires less than 50,000 square feet and the block will retain 81,370 square feet of unused FAR after the recommended FAR transfer.
- g. By Resolution #2016-067, adopted June 16, 2016, the Board approved the FAC-1 Project Design and Construction Plan for the new Courthouse and authorized the team to proceed with development of detailed construction documents. In order to develop the necessary floor area to house all of the planned Courthouse programs on Block 8, the County must retrieve 18,830 square feet of Historic Landmark FAR and restore it as base FAR to the County's Condominium Units in Jefferson Station.
- h. Acquisition of the Property will complete the County's acquisition of the 2nd and 3rd floors of Jefferson Station, permitting construction of seismic shear walls to enhance earthquake survival of the building and expanding the County-owned floor area available for high volume courts, family court mediation rooms, and Circuit Court administrative offices.

The Multnomah County Board of Commissioners Resolves:

- 1. It is in the best interests of the County and the public to purchase the Property for use as part of the Courthouse Project, on the terms and conditions set forth in the PSA, and to transfer 18,830 square feet of unused, surplus Historic Landmark FAR from the Historic Courthouse block to the County's Condominium Units in Jefferson Station.
- 2. The Chair is authorized to execute all documents necessary to complete the purchase of the Property substantially consistent with the terms and conditions of the PSA.
- 3. The Chair is authorized to execute all documents necessary to complete the transfer of 18,830 square feet of Historic Landmark FAR from the Historic Courthouse block to the County's Condominium Units in Jefferson Station, either directly or through an exchange of Historic Landmark FAR with a third party.

ADOPTED this 4th day of August, 2016.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY:
Sherry Swackhamer, Director, Department of County Assets