

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7337

ADOPTING PROSPER PORTLAND REAL ESTATE PROPERTY PLANS

WHEREAS, Prosper Portland is guided by three overarching plans and policies approved by the Prosper Portland Board of Commissioners (“Board”), which inform the agency’s approach in carrying out its real property acquisition, disposition, leasing valuation, and asset management activities:

- The Strategic Plan, adopted by the Prosper Portland Board through Resolution No. 7109 on May 13, 2015 and as may be amended from time to time, which focuses the agency’s efforts on creating quality jobs, widely shared prosperity, collaboration with partners to build an equitable economy, and vibrant neighborhoods and communities;
- The Financial Sustainability Plan, adopted by the Prosper Portland Board through Resolution No. 7281 on July 18, 2018 and as may be amended from time to time, a framework that guides the agency’s financial and business practices in support of its strategic priorities; and
- The Equity Policy, adopted by the Prosper Portland Board through Resolution No. 7335 on August 14, 2019 and as may be amended from time to time, which, among other goals, harnesses Prosper Portland’s revitalization and economic development activities to create equitable access to living wage jobs and wealth creation opportunities for all Portlanders, particularly those who have been historically underserved or excluded.

WHEREAS, in November 2017, the Portland City Auditor’s Office conducted an internal audit of Prosper Portland’s income-generating properties, focusing primarily on real estate management practices and their alignment with the agency’s strategic goals, recommending, among other things, that Prosper Portland should ensure that its policies regarding real estate reflect the agency’s overarching strategic business, strategic, and equity goals and should adopt certain practices relating to the management of real property in its portfolio to: (1) develop strategic purposes for each property and income goals as outlined in the business plan; (2) document equity assessments for each property; and (3) require the Financial Investment Committee to regularly review all real estate holdings for potential financial return;

WHEREAS, on February 13, 2019, the Prosper Portland Board through Resolution No. 7301 adopted new real estate valuation, acquisition and management, and disposition and leasing policies to ensure that the priorities embodied in the Strategic Plan, the Financial Sustainability Plan and the Equity Policy, are fully and effectively realized; and

WHEREAS, on February 13, 2019 through Resolution No. 7301 the Prosper Portland Board also directed staff to develop plans for each Prosper Portland-owned property in the agency’s portfolio, including strategic, social equity, and financial return objectives to serve as a transparent, consolidated repository for information regarding agency properties (“Property Plans”).

NOW THEREFORE, BE IT RESOLVED, that the Property Plans attached hereto as Exhibit A are hereby adopted; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby directed to ensure Prosper Portland staff manage Prosper Portland-owned real property in a manner that is consistent with the priorities and objectives identified in the Property Plans with respect to each property;

BE IT FURTHER RESOLVED, that material modifications to the “Property Strategic Considerations” section of the Property Plans must be made with Prosper Portland Board approval; changes to any other section of a Property Plan that are in keeping with the Strategic Plan, the Financial Sustainability Plan, and the Equity Policy, that are otherwise consistent with the authority delegated to the Executive Director by the Prosper Portland Board may be approved by the Executive Director, with the Executive Director providing periodic updates to the Prosper Portland Board of any such changes;

BE IT FURTHER RESOLVED, that the Prosper Portland Board hereby directs the Financial Investment Committee to conduct a review of the financial performance of Prosper Portland-owned properties at least twice per year;

BE IT FURTHER RESOLVED, that staff will present a portfolio report to the Prosper Portland Board on an annual basis to assess financial performance and direct changes to the Property Plans and/or Financial Sustainability Plan, as appropriate; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Prosper Portland Commission on September 11, 2019



Pam Feigenbutz, Recording Secretary

A Guide to Property Plans

Wednesday, July 24, 2019 5:00 PM

What is a Property Plan?

A Property Plan is intended to be a single repository for strategic goals and objectives and property information (including leasing and development activities) that provide clarity and guidance to staff. Property Plans are broken out into three sections, Property Strategic Considerations, Property Information, and Development Goals & Objectives.

Property Plans will be updated on an as-needed basis and any significant changes to the Property Strategic Considerations will be subject to Prosper Portland Board approval. For example, if Prosper Portland leadership determined that the financial target of a property should change from a Mission Related Investment to a Program Related Investment, that change would require Prosper Portland Board approval. Property Plans will also be included as attachments for all transactions that go to the Financial Investment Committee and the Prosper Portland Board for approval.

Property Plan Walk-Thru

- Acquisition Date & Purpose: Tells the history of the acquisition with the date and associated document.
- Property Plan Objective: Describes the objective for the property.
 - Development / Active
 - Unimproved parcel and/or underutilized building that is a developable site by virtue of size and/or location; Site where Prosper Portland has active predevelopment activities, MOU or disposition agreements in anticipation of land disposition/transaction; Redevelopment of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan; Site where agency may be willing to make some public investment to bring about desired community or public benefits; Site is called out on near-term Fiscal Year work plans with an explicit strategy for redevelopment and a project manager; Disposition or transaction of the site is expected to generate financial return per the Financial Sustainability Plan and/or property plan.
 - Development / Inactive
 - Unimproved parcel and/or underutilized building that is a developable site by virtue of size and/or location; Site has no active predevelopment activities, MOU or disposition agreements in anticipation of land disposition/transaction; Redevelopment of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan; Site where agency may be willing to make some public investment to bring about desired community or public benefits; Agency has no immediate explicit strategy for redevelopment or assigned project manager; site is tracked by the geographic relationship manager and managed by the Asset & Investment team; Disposition or transaction of the site is expected to generate financial return per the Financial Sustainability Plan and/or property plan.
 - Operating / Sale
 - Improved parcel or building with demonstrated net operating income (NOI) potential; Disposition of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan, despite NOI performance of the site; Disposition of the site is called out on near-term Fiscal Year work plan with an explicit strategy for community benefit and/or financial sustainability outcomes resulting from disposition.
 - Operating / Hold
 - Improved parcel and/or buildings with demonstrated net operating income (NOI) potential; NOI of the site is a high priority per agency Strategic Plan, Action Plan or URA Plan and NOI is expected to generate steady financial return per the Financial Sustainability Plan and/or property plan; Site is called out on near-term Fiscal Year work plan with an explicit strategy for operations and potential capital improvements to augment NOI performance.
 - Remnant / Dispose

- Site that is undevelopable by virtue of size, location and/or function; Site that is actively serving a public purpose not in Prosper Portland's immediate mission; Site is likely to continue to only serve a public purpose and should be transferred or sold to a public partner or other appropriate community entity.
- 2015-2020 Strategic Plan Objective: Lists the objectives and outcomes of the property within the Strategic Plan.
- Financial Sustainability Plan (FSP): Creates a framework to guide the agency's financial and business practices from 2018 through 2027 in support of its strategic priorities. The Financial Sustainability Plan calculates a Return on Investment for properties designated as Mission Related Investments, while no Return on Investment was calculated for Program Related investments.
 - Mission Related Investments (MRI): Seeks a 6% return on equity left in these investments.
 - Program Related Investments (PRI): Seeks a 2.5% percent rate of return on these activities.
 - Remnants: Seeks to return site to another City Bureau or Community Organization.
- Equity Objective: Describes the equitable objective during the interim hold and for development.
- Property Information: Details site specific information, financial baseline, and due diligence activities.
- Development Goals & Objectives: Details project activities, stakeholders, major milestone, and approvals.

Mission Related Investment Properties

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Mission Related investments (MRI): Seeks a 6% return on equity left in these investments.

<i>Mission Related Investment Properties</i>
240 NE MLK
910 Building
92H
AIP Building
Block R
Cascade Station Parcel D
Cascade Station Parcel E
Centennial Mills
Inn @ Convention Center
Metro Plaza
ODOT Blocks - A
ODOT Blocks - B
ODOT Blocks - C
Post Office
Tate Lot

240 NE MLK - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	November 1999 / Acquired from the Estate of Helen R. Miller <ul style="list-style-type: none"> Acquired to facilitate the redevelopment and revitalization of the Central Eastside URA (Resolution 5258-May 19, 1999)
Property Plan Objective	Operating Asset / Sale
2015-2020 Strategic Plan Goal(s)	Objective 4: Form 21 st Century Civic Networks, Institutions and Partnerships
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Lease to certified non-profit business who works to improve diverse day laborers and immigrants working conditions and civil rights Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	355-A00551
Property Name(s)	240 NE MLK Lot
Project Name(s)	VOZ Workers Right Day Labor Site
Property Description	Paved parking lot used for day labor site, Billboard
Address	240 NE MLK Jr Blvd
RNumber(s)	R150150
Tax Lot Description(s)	EAST PORTLAND, BLOCK 109, LOT 1 EXC PT IN ST, N 15' OF LOT 2 EXC PT IN ST
Lot Size	5,949 sq ft
Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Kerns
NMTC Census Tract	Census Tract 21
Opportunity Zone	Yes
Zoning	EX-Central Employment; d-Design
Base FAR & Height	9:1 / 200'
Financial Baseline	
Book Value (2017)	\$152,000
Real Market Value (2017)	\$953,780

Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$9,974 FY 19/20 \$80,092 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: June 2010; Temporary structure under lease; No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Ground lease to small certified non-profit business
Phase of Development (acquisition, community process, predev, disposition, construction)	Disposition
Development Concept(s)	Permanent location for VOZ Workers Right Day Labor Site
Action Plan / Framework(s)	N/A
URA / Community Goals	Enhance the Central Eastside as a near-in job center featuring a diverse industrial base
Major Milestone(s) & Deadline(s)	Negotiation of a lease and option to purchase agreement
Major Consultant Contracts	N/A
Project Budget	See Fund 355 Budget
Project Manager	Damien Crowder
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Mayra Arreola
Developer	VOZ
Major External Stakeholder(s)	Central Eastside Industrial Council
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	February 14, 2018: Authorizing a Reinstated Lease and Option to Purchase Agreement with VOZ (Report No. 18-03)
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\CES\Projects\VOZ - Day Labor Center

910 Building - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	January 15, 2005 from Barry Menashe <ul style="list-style-type: none"> Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 6285-August 3, 2005)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	350-A00306
Property Name(s)	910 NE MLK
Project Name(s)	910 Building; Action Sports Building
Property Description	Vacant commercial building
Address	910 NE MLK Jr Blvd
RNumber(s) / Portland Maps Link	R182136
Tax Lot Description(s)	HOLLADAYS ADD, BLOCK 43, LOT 3-6 EXC PT IN ST
Lot Size	.41 acres (1800 sq ft)
Building SF	14,800 sq ft
Neighborhood	
URA	Oregon Convention Center
Neighborhood	Lloyd District Community Association
NMTC Census Tract	Census Tract 23.03
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	12:1 / 250'
Financial Baseline	
Book Value (2017)	\$1,920,000
Real Market Value (2017)	\$5,772,900
Appraised Value	July 2, 2015; \$2,750,000; Integra
Financial Sustainability Plan Cash Flow	(\$28,866) FY 19/20 \$742,245 Ten-year outlook including FY 19/20

Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: March 2006; ESA Phase II: March 2006; Hazardous Building: April 2006; Monitoring well removed FY 12/13; No know RECs; Vacant building, hazardous materials to be remediated during redevelopment or demolition (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Commence community engagement on development in FY 19/20; redevelop site after FY 26/27
Project Budget	See Fund 350 Budget
Project Manager	Shelly Haack
Project Team Member(s)	Amy Nagy (Community Liaison), Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\OCC\Projects\Closed Projects\910 MLK Bldg

92H - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>July 26, 2000 from the Boys & Girls Club</p> <ul style="list-style-type: none"> Acquired to redevelop vacant and underutilized property that is essential to achieving public and community revitalization objectives (Resolution 5407-February 17, 2000)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: Deliver on community priorities and ongoing stabilization of long time businesses and residents through 92H project and affordable commercial space; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; ensure communities of color and immigrant and refugee communities are considered in ways to partner and benefit. (Social Equity Policy 4.4)</p>
Property Information	
Property Characteristics	
Property Code ¹	360-A00325
Property Name(s)	Lents Field
Project Name(s)	92H
Property Description	Vacant fenced field and parking lot
Address	9330 WI/ SE Harold Street
RNumber(s) / Portland Maps Link	R335748 ; R115524 ; R135391
Tax Lot Description(s)	SECTION 16 IS 2E, TL 8100; BERNHARDT PK, BLOCK 1, LOT 1-4 TL 7800; CLEMSON ADD, BLOCK 2, LOT 4-12 TL 7900
Lot Size	.59 acres (25,740 sq ft); 2.11 acres; .77 acres (33,545 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.01

Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$1,252,000
Real Market Value (2017)	\$6,044,440
Appraised Value	April 24, 2019; \$7,570,000; BBG, Inc
Financial Sustainability Plan Cash Flow	\$475,197 FY 19/20 \$3,794,220 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: August 2010; ESA Phase II: October 2010; VCP ICP #5594; RI/FS February 2013; ROD: April 2015; Closure Report: July 2012; UST Certification: April 2012; Residual soil contamination to be remediated during site development (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events.
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process
Development Concept(s)	Approximately 250 housing units
Action Plan / Framework(s)	Lents Town Center 5-Year Action Plan
URA / Community Goal(s)	Lents Town Center Phase 2
Major Consultant Contracts	JLA-Public Outreach Consultant
Major Milestone(s) & Deadline(s)	Closing/DDA execution September 2019; Lease Payment Start Summer 2021; Construction Start West Phase Summer 2021; Construction Complete West Phase 2022; Construction Start East Phase 2023; Construction Complete East Phase 2024 Budget investment of \$100,000 for environmental remediation in FY 19/20 Block F – Prosper will maintain until PHB put out for NOFA in

	Spring 2020; Construction Start 2022; Construction Complete 2023
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Manager); Wayne Shammel (Legal); Laura Alsenas (Lending)
Project Sponsor	Amy Edwards
Developer	Palindrome Communities
Major External Stakeholder(s)	None
Major Bureau Partner(s)	PHB
Agency Approvals & Recommendations	
FIC Approval(s)	May 2019 - Development Agreement
Board/Council Approval(s) & Recommendation(s)	June 2019 - Board meeting
Agreements	
LOI/MOU/DDA/PSA	MOU with Palindrome Communities expired May 31, 2019
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Lents\Projects\Lents Town Center Phase II

AIP Building - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	December 18, 2008 from Oleg Kovalenko <ul style="list-style-type: none"> Acquired to further facilitate implementation of the Lents Town Center revitalization strategy by redeveloping, or causing redevelopment of, blighted and/or underutilized land and buildings to help create jobs, business and housing opportunities while capitalizing on the addition of the new MAX Green Line station (Resolution 6654-December 12, 2008)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	360-A00330
Property Name(s)	AIP Building
Project Name(s)	AIP Building
Property Description	Vacant warehouse building, with side yard and parking lot
Address	9231 SE Foster Road
RNumber(s)	R115527 ; R115528
Tax Lot Description(s)	BERNHARDT PK, BLOCK 1, LOT 12 EXC PT IN ST; BERNHARDT PK, BLOCK 1, LOT 13 EXC SWLY 4'
Lot Size	.36 acres (15, 604 sq ft); .40 acres (17,467 sq ft)
Building SF	6,000 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.01
Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street
Base FAR & Height	None
Financial Baseline	

Book Value (2017)	\$630,000
Real Market Value (2017)	\$1,479,880
Appraised Value	February 24, 2016; \$625,000; Jarvis
Financial Sustainability Plan Cash Flow	(\$17,996) FY 19/20 \$290,792 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Restricted access through Foster Road curb cut due to proximity to freeway off ramp and TriMet bus stop.
Environmental Documents/Notes	ESA Phase I: October 2008; ESA Phase II: October 2008; Hazardous Building: October 2008; UST Certification: February 2006; No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like storage or community events.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of FY 20/21 with closing by the end of FY 21/22 Permit for storage with Bucks Stove Palace expires February 28, 2020
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	

FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Lents\Projects\AIP Building

Block R - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 10, 1977 from Pacific Trailways <ul style="list-style-type: none">Acquired to facilitate the development of a bus terminal facility and transportation center at an adjacent parcel (Resolution 2454-October 11, 2077)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets) Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth) Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth) Objective 4: Form 21 st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4)
Property Information	
Property Characteristics	
Property Code ¹	330-A00291
Property Name(s)	Block R
Project Name(s)	Block R
Property Description	Vacant fenced lot
Address	NWC/ 6th & NW Glisan Street
RNumber(s)	R141463
Tax Lot Description(s)	COUCHS ADD, BLOCK 4, LOT 1&4&5&8, LOT 2&3&6&7 EXC PT IN ST
Lot Size	.87 acres (38,000 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Old Town Community Association

NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	6:1 / 250'
Financial Baseline	
Book Value (2017)	\$72,000
Real Market Value (2017)	\$6,840,000
Appraised Value	October 8, 2001; \$2,090,000; Integra
Financial Sustainability Plan Cash Flow	\$7,008 FY 19/20 \$2,075,260 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: Jul 1999; ESA Phase II: April 2000; VCP ICP ECSI # 3103; RI/FS: March 2001; Likely residual PCS soil contamination (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events and film uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	Broadway Corridor Framework Plan
URA / Community Goal(s)	River District URA Plan
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of FY 22/23; Close by end of FY 23/24
Project Budget	See Fund 330 Budget
Project Manager	Sarah Harpole
Project Team Member(s)	Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A

Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Cascade Station Parcel D - Property Plan

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Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	July 13, 2006 / Master Leased from Port of Portland <ul style="list-style-type: none">Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	Objective 2: Access to High Quality Employment for Portland Residents
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objectives(s)	Interim: Increase equitable contracting of certified firms Development: Compliance with Business & Workforce Equity Policy requirements for any new development. Prioritize community engagement and accountability; ensure communities of color are considered in ways to partner and benefit. (Social Equity Policy 4.4). Ensure access to affordable industrial space and parking for workers in the district. (Social Equity Policy 4.1 and 4.2)
Property Information	
Property Characteristics	
Property Code ¹	385-A00547
Property Name(s)	Cascade Station Parcel D
Project Name(s)	Cascade Station Parcel D
Property Description	Vacant land at Cascade Station
Address	6698 NE MT St Helens
RNumber(s)	R593631
Tax Lot Description(s)	Parkrose & RPLT, Block 111&117&118 TL 2700
Lot Size	5.91 Acres (257,439 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Airport Way
Neighborhood	Portland PDX Airport Area
NMTC Census Tract	Census Tract 73
Opportunity Zone	Yes-Severe Distress
Zoning	EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one
Base FAR & Height	N/A

Financial Baseline	
Book Value (2017)	\$2,316,000
Real Market Value (2017)	\$5,203,870
Appraised Value	September 21, 2010; \$2,310,000, PGP Valuation
Financial Sustainability Plan Cash Flow	\$249,472 FY 19/20 \$1,998,249 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Max Red Line borders the property to the North
Environmental Documents/Notes	ESA Phase I: August 2004; Lots leased from Port (GASB 49 17/18); Draft NEPA report
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.
Phase of Development (acquisition, community process, predev, disposition, construction)	Disposition
Development Concept(s)	Job focused redevelopment
Action Plan / Framework(s)	Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)
URA / Community Goals	Create a significant number of jobs, or provide an economic development advantage to the area
Major Consultant Contracts	IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement
Major Milestone(s) & Deadline(s)	Negotiation of a binding Option Agreement and Assignment of Lease to Trammel Crow by end of July 2019; ground lease payments start 7 months after execution; official transfer of property after FAA approval by December 2020
Project Budget	See Fund 385 Budget
Project Manager	Joana Filgueiras
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	Trammel Crow

Major External Stakeholder(s)	Port of Portland, Columbia Corridor Association
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	February 9, 2017; May 31, 2018
Board/Council Approval(s) & Recommendation(s)	June 27, 2018, authorizing an option to sublease 13.7 acres of leased property
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\Other\AW\Projects\Parcel D & E

Cascade Station Parcel E - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	July 13, 2006 / Master Leased from Port of Portland <ul style="list-style-type: none">Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	Objective 2: Access to High Quality Employment for Portland Residents
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: Compliance with Business & Workforce Equity Policy requirements for any new development. Prioritize community engagement and accountability; ensure communities of color are considered in ways to partner and benefit. (Social Equity Policy 4.4). Ensure access to affordable industrial space and parking for workers in the district. (Social Equity Policy 4.1 and 4.2)
Property Information	
Property Characteristics	
Property Code ¹	385-A00545
Property Name(s)	Cascade Station Parcel E
Project Name(s)	Cascade Station Parcel E
Property Description	Vacant land at Cascade Station
Address	SWC NE Cascade Station Parkway/NE Mt St Helens Avenue
RNumber(s)	R593642
Tax Lot Description(s)	Parkrose & RPLT, Block 118119 TL 2600
Lot Size	7.80 Acres (339,768 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Airport Way
Neighborhood	Portland PDX Airport Area
NMTC Census Tract	Census Tract 73
Opportunity Zone	Yes-Severe Distress
Zoning	EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one
Base FAR & Height	N/A

Financial Baseline	
Book Value (2017)	\$3,057,000
Real Market Value (2017)	\$6,626,950
Appraised Value	September 21, 2010; \$3,050,000, PGP Valuation
Financial Sustainability Plan Cash Flow	\$317,077 FY 19/20 \$2,673,048 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Max Red Line borders the property to the East
Environmental Documents/Notes	ESA Phase I: August 2004; Lots leased from Port (GASB 49 17/18); Draft NEPA report
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.
Phase of Development (acquisition, community process, predev, disposition, construction)	Disposition
Development Concept(s)	Job focused redevelopment
Action Plan / Framework(s)	Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)
URA / Community Goals	Create a significant number of jobs, or provide an economic development advantage to the area
Major Consultant Contracts	IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement
Major Milestone(s) & Deadline(s)	Negotiation of a binding Option Agreement and Assignment of Lease to Trammel Crow by end of July 2019; ground lease payments start 7 months after execution; official transfer of property after FAA approval by December 2020
Project Budget	See Fund 385 Budget
Project Manager	Joana Filgueiras
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	Trammel Crow

Major External Stakeholder(s)	Port of Portland, Columbia Corridor Association
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	February 9, 2017; May 31, 2018
Board/Council Approval(s) & Recommendation(s)	June 27, 2018, authorizing an option to sublease 13.7 acres of leased property
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\Other\AW\Projects\Parcel D & E

Centennial Mills - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>June 19, 2000 from ADM Milling, Co.</p> <ul style="list-style-type: none"> Acquired as part of the River District Strategic Investment Plan (City of Portland Resolution 35350) for redevelopment and public uses (Resolution 5397-February 17, 2000)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: Leverage onsite affordable housing; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00288
Property Name(s)	Centennial Mills
Project Name(s)	Centennial Mills
Property Description	Former Flour Mill and Mounted Patrol Unit building and riding area
Address	1362 NW Naito Parkway
RNumber(s)	R141440
Tax Lot Description(s)	COUCHS ADD, BLOCK 318, INC RIP RTS OUT TO HARBOR LN LOT 25-37, SELY 15.79' OF LOT 38
Lot Size	4.4 acres (193,406 sq ft)
Building SF	77,225 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	EX-Central Employment; d-Design Zone; g-River General
Base FAR & Height	2:1 / 100'

Financial Baseline	
Book Value (2017)	\$2,650,000
Real Market Value (2017)	\$13,476,360
Appraised Value	November 29, 2010; \$2,650,000; Integra Realty
Financial Sustainability Plan Cash Flow	(\$56,435) FY 19/20 \$469,616 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	Yes / Yes
Title Report	February 4, 2010
Title Easements	Sewer Easement-Tanner Creek-Recorded 8/24/1916; Walkway Easement-Waterfront Pearl Condos-Recorded 10/2/2009 # 2009-139372
Site Constraints	Significant amount of the property lies within the flood plain
Environmental Documents/Notes	ESA Phase 1: February 1999; ESA Phase 2: October 2008; Pockets of contaminated or non-clean fill soil remain-developer incremental costs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, on grounds only, like community events, film uses, and construction staging.
Phase of Development (acquisition, community process, predev, disposition, construction)	Predevelopment
Development Concept(s)	Mixed use development with 80 affordable housing units and greenway trail
Action Plan / Framework(s)	Centennial Mills Framework Plan
URA / Community Goal(s)	River District URA Plan
Major Consultant Contracts	None
Major Milestone(s) & Deadline(s)	Letters of Intent to be received by June 30, 2019; select development partner and enter into MOU by September 30, 2019 for a 6-9 month period; Board to approve DDA by June 2020; property sale in FY 21/22 Budget Investment of \$1M for Tanner Creek Remediation in FY 19/20
Project Budget	See Fund 330 Budget
Project Manager	Eric Jacobson
Project Team Member(s)	Ember Breckenridge (Property Manager), Colin Polk (Environmental)

Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	Pearl District Neighborhood Association; Restore Oregon
Major Bureau Partner(s)	None
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\Centennial Mills

Inn @ Convention Center - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>June 11, 2002 from Ferryman</p> <ul style="list-style-type: none"> Acquired to achieve the objectives of the OCC URA and to facilitate development of the site and surrounding properties, in particular, development that would be compatible with or support the Oregon Convention Center and related tourism industry and a Headquarters Hotel (Resolution 5855-May 8, 2002)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Optimize business and workforce equity goals during renovation</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	350-A00309
Property Name(s)	Inn at the Convention Center
Project Name(s)	Inn at the Convention Center
Property Description	5-story, 97 room hotel
Address	420 NE Holladay Street
RNumber(s)	R182135
Tax Lot Description(s)	HOLLADAYS ADD, BLOCK 43, LOT 1&2&7&8 EXC PT IN ST
Lot Size	.41 acres (18,000 sq ft)
Building SF	43,379 sq ft
Neighborhood	
URA	Oregon Convention Center
Neighborhood	Lloyd District Community Association
NMTC Census Tract	Census Tract 23.03
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	12:1 / 250'
Financial Baseline	
Book Value (2017)	\$3,900,000
Real Market Value (2017)	\$10,776,440

Appraised Value	July 2, 2015; \$9,100,000; Integra
Financial Sustainability Plan Cash Flow	\$351,343 FY 19/20 \$3,764,763 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: November 2002; ESA Phase II: February 2006; Hazardous Building: October 2003; No knowns REC's (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as hotel
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	Hotel Management Contract; Brett Schultz Design Contract
Major Milestone(s) & Deadline(s)	Concept Design complete by end of July 2019; Design Costing complete by end of August 2019; Schematic/Final Design by September/October 2019; Permitting thru October/November 2019; RFP for CMGC thru October/November 2019; Construction to begin by January 2020 with completion ending December 2020 Commence community engagement on development in FY 19/20; redevelop site after FY 26/27 Hotel Management Contract with Trek Ventures expires December 31, 2021 with the option of extending up to four additional years Budget investment of \$2M in 19/20 includes original concept design
Project Budget	See Fund 350 Budget
Project Manager	Shelly Haack
Project Team Member(s)	Ember Breckenridge (Property Manager), Amy Nagy (Community Liaison)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A

Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\OCC\Projects\Inn at the Convention Center

Metro Plaza - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	January 18, 2001 from Haley & Rosewater Brewing Company <ul style="list-style-type: none"> Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 5583-December 13, 2000)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Free and fair access to all Portlanders as part of Convention Center Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	350-A00308
Property Name(s)	Sizzler Lot
Project Name(s)	Metro Plaza
Property Description	Outdoor pavilion park
Address	834 NE MLK Jr Blvd
RNumber(s)	R182134
Tax Lot Description(s)	HOLLADAYS ADD, BLOCK 26, LOT 1&8 EXC PT IN STS, LOT 2,3,6& 7 EXC PT IN ST, LOT 4&5 EXC PT IN STS
Lot Size	.76 acres (33,276 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Oregon Convention Center
Neighborhood	Lloyd District Community Association
NMTC Census Tract	Census Tract 23.03
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	12:1 / 250'
Financial Baseline	
Book Value (2017)	\$2,784,000
Real Market Value (2017)	\$7,704,130

Appraised Value	July 2, 2015; \$6,000,000; Integra
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$2,160,000 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/a
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: September 2011; ESA Phase II: March 2006; UST Certification: December 2011; HOT decommissioned June 2011; No RECs remain (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as event pavilion
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Commence community engagement on development in FY 19/20; redevelop site after FY 23/24
Project Budget	See Fund 350 Budget
Project Manager	Shelly Haack
Project Team Member(s)	Amy Nagy (Community Liaison), Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	Metro
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

ODOT Blocks A - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>June 20, 2017 from ODOT</p> <ul style="list-style-type: none"> Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City's supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p>
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.</p> <p>Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color</p>
Property Information	
Property Characteristics	
Property Code ¹	355-A00313
Property Name(s)	ODOT Blocks
Project Name(s)	ODOT Blocks
Property Description	Unimproved public parking lot
Address	NWC/ Water & SE Salmon St
RNumber(s)	R673527
Tax Lot Description(s)	PARTITION PLAT 2016-9, LOT 1 TL 1705
Lot Size	.80 acres (34,809 sq ft)

Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Buckman Community Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	IG1-General Industrial 1
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	\$2,845,000 (shared with Block B & C)
Real Market Value (2017)	\$2,662,900
Appraised Value	February 28, 2015; \$1,039,167; Richard Herman (all Blocks appraised together at \$2,845,000)
Financial Sustainability Plan Cash Flow	\$4,026FY 19/20 \$1,093,469 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	Alta - See Construction Services
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Address district parking needs by operating the lot as a public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process, Predevelopment
Development Concept(s)	Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade.
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial

	base.
Major Consultant Contracts	Predev contracts held by Beam under the MOU. Direct contract with Hacker to design potential temporary uses on adjacent ODOT leasable lots.
Major Milestone(s) & Deadline(s)	<p>MOU terminates November 1, 2019; Conceptual Design on 3 blocks through December 2019; Schematic Design and Design Development on Block A through Spring 2019; Land lease term sheet by September 2019; DA Agreement Negotiation by December 2019; Lease execution by 1st quarter of 2020 with financing closing and lease payments starting December 2020;</p> <p>Parking Ordinance 187410 expires June 2020; City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years</p> <p>Budget Investment of \$810K for environmental remediation on Block A in FY 19/20</p>
Project Budget	See Fund 355 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	Beam Development
Major External Stakeholder(s)	Central Eastside Industrial Council; business/workforce equity partners
Major Bureau Partner(s)	Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design)
Agency Approvals & Recommendations	
FIC Approval(s)	November 22, 2017; May 13, 2018; October 25, 2018
Board/Council Approval(s) & Recommendation(s)	May 9, 2018 Board Briefing – RFP selection
Agreements	
LOI/MOU/DDA/PSA	MOU
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\CES\Projects\ODOT Blocks

ODOT Blocks B - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>June 20, 2017 from ODOT</p> <ul style="list-style-type: none"> Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City's supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p>
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Public parking open to all Portlanders; equitable \$contracting opportunities with City Center Parking's subcontractors.</p> <p>Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color</p>
Property Information	
Property Characteristics	
Property Code ¹	355-A00313
Property Name(s)	ODOT Blocks
Project Name(s)	ODOT Blocks
Property Description	Unimproved public parking lot
Address	NWC/Main & SE Water Ave
RNumber(s)	R673490
Tax Lot Description(s)	PARTITION PLAT 2016-7, LOT 1 TL 3602
Lot Size	.80 acres (34,862 sq ft)

Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Buckman Community Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	IG1-General Industrial 1
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	\$2,845,000 (shared with Block A & C)
Real Market Value (2017)	\$2,845,000
Appraised Value	February 28, 2015; \$1,039,167; Richard Herman (all Blocks appraised together at \$2,845,000)
Financial Sustainability Plan Cash Flow	\$49,026 FY 19/20 \$1,094,493 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Address district parking needs by operating the lot as a public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process, Predevelopment
Development Concept(s)	Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade.
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial

	base.
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Phase 3: Disposition by December 2023 City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 355 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	Central Eastside Industrial Council; business/workforce equity partners
Major Bureau Partner(s)	Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design)
Agency Approvals & Recommendations	
FIC Approval(s)	November 22, 2017; May 13, 2018; October 25, 2018
Board/Council Approval(s) & Recommendation(s)	May 9, 2018 Board Briefing – RFP selection
Agreements	
LOI/MOU/DDA/PSA	MOU
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\CES\Projects\ODOT Blocks

ODOT Blocks C - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>June 20, 2017 from ODOT</p> <ul style="list-style-type: none"> Acquired to redevelop through a public/private development partnership and achieve public goals, including increasing job density within the Central Eastside; adding to the City's supply of industrial and commercial space; providing an opportunity for affordable space; and providing structured parking to support additional growth in an area that has experienced significant employment growth and has a constrained parking supply (Resolution 7216-November 9, 2016)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p>
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.</p> <p>Development: Expand middle-income job growth and connections with diverse employees and entrepreneurs in industrial areas; Pursue employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color</p>
Property Information	
Property Characteristics	
Property Code ¹	355-A00313
Property Name(s)	ODOT Blocks
Project Name(s)	ODOT Blocks
Property Description	Unimproved public parking lot
Address	SWC/ Main & SE Water Ave
RNumber(s)	R673495
Tax Lot Description(s)	PARTITION PLAT 2016-8, LOT 1 TL 4305
Lot Size	.59 acres (25,601 sq ft)

Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Buckman Community Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	IG1-General Industrial 1
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	\$2,845,000 (shared with Block A & C)
Real Market Value (2017)	\$2,845,000
Appraised Value	February 28, 2015; \$766,666; Richard Herman (all Blocks appraised together at \$2,845,000)
Financial Sustainability Plan Cash Flow	\$49,026 FY 19/20 \$915,526 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: August 2013; ESA Phase II: August 2014; VCP ICP ECSI #5936; Use for parking, additional environmental costs for soils may apply during redevelopment (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Address district parking needs by operating the lot as a public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process, Predevelopment
Development Concept(s)	Ground-floor industrial space, with a preference for an affordability component to that space; ground-floor retail space as allowed by code; and industrial or industrial office space on upper floors to maximize employment. Maximize the development density subject to market conditions. Provide parking at the amount needed to support new development and provide some amount of district parking. Full consideration of how the project and adjacent rights of way relate to adjacent properties and connects to the Vera Katz Eastbank Esplanade.
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	Improve the level, distribution and stability of jobs and income for resident industry, business and people. Enhance the Central Eastside as a near-in job center featuring a diverse industrial

	base.
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Phase 2: Disposition by end of FY 21/22 City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 355 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Colin Polk (Environmental), John Wasserman (Legal), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	Central Eastside Industrial Council; business/workforce equity partners
Major Bureau Partner(s)	Oregon Department of Transportation, Bureau of Planning & Sustainability, Bureau of Transportation (right of way design)
Agency Approvals & Recommendations	
FIC Approval(s)	November 22, 2017; May 13, 2018; October 25, 2018
Board/Council Approval(s) & Recommendation(s)	May 9, 2018 Board Briefing – RFP selection
Agreements	
LOI/MOU/DDA/PSA	MOU
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\CES\Projects\ODOT Blocks

Post Office - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	September 8, 2016 from United States Postal Service <ul style="list-style-type: none"> Acquired for redevelopment (Resolution 7171-February 10, 2016)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p> <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)</p> <p>Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)</p>
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: Pursue anchor employers that deliver significant employment opportunities with quality-jobs focused approach; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4). Implement Community Benefit Agreement to be agreed upon with development. (Social Equity Policy 4.1 and 4.2)</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00276
Property Name(s)	Post Office
Project Name(s)	Post Office
Property Description	US Postal Office Building
Address	715 NW Hoyt Street
RNumber(s)	R140726 ; R140728
Tax Lot Description(s)	COUCHS ADD, BLOCK 113&114&129-132&147&148&192&193

	&T&Z TL 100; COUCHS ADD, BLOCK 114&129&132&147 TL 200
Lot Size	8.96 acres; 4.41 acres
Building SF	402,936 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	EX-Central Employment; d-Design
Base FAR & Height	7:1 / 75'
Financial Baseline	
Book Value (2017)	\$74,404,000
Real Market Value (2017)	\$84,575,240
Appraised Value	September 16, 2015; \$63,420,000; Integra
Financial Sustainability Plan Cash Flow	(\$28,910) FY 19/20 \$5,151,870 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	ALTA-KPFF July 10, 2016
Title Report	N/A
Title Easements	N/A
Site Constraints	Broadway Bridge ramp approach to the east and north
Environmental Documents/Notes	EAS Phase I: August 2016; ESA Phase II: April 2006; VCP ICP ECSI #2183; RI/FS: June 2008; ROD: July 2010; EES: October 2011; Monitoring: Yes; NFA Letter: September 2012; Site will join VCP and undergo RI/FS in FY 18-19 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, are limited to the NW corner of the property, and are limited to uses that are in alignment with the Broadway Corridor objectives.
Phase of Development (acquisition, community process, predev, disposition, construction)	Predevelopment
Development Concept(s)	4M sq ft of mixed use development
Action Plan / Framework(s)	Broadway Corridor Framework Plan; Master Plan Strategy
URA / Community Goal(s)	River District URA Plan

Major Consultant Contracts	ZGF
Major Milestone(s) & Deadline(s)	<p>Complete USPS Master Plan / Broadway Corridor Development Plan – ongoing through December 2019; Hot spots abatement, VMF demolition, tank removal – Summer 2019 through Summer 2021 (tentative); USPS Retail Relocation – ongoing through December 2020 (tentative); Main Building Demolition – Summer 2019? through December 2022</p> <p>Post Office lease expires when a permanent suitable location, approved by the USPS, is developed and the USPS is relocated.</p> <p>Budget Investment of \$6,285,000 in FY 19/20</p>
Project Budget	See Fund 330 Budget
Project Manager	Sarah Harpole
Project Team Member(s)	John Wasserman (Legal), Ember Breckenridge (Property Management), Colin Polk (Environmental), Wendy Wilcox (Demolition/Compliance)
Project Sponsor	Amy Edwards
Developer	Continuum
Major External Stakeholder(s)	Steering Committee; Broad Outreach of General Public
Major Bureau Partner(s)	PBOT, Parks, BDS, BES, PHB
Agency Approvals & Recommendations	
FIC Approval(s)	MOU - Spring 2019
Board/Council Approval(s) & Recommendation(s)	City Investment Master Plan - Fall 2019
Agreements	
LOI/MOU/DDA/PSA	MOU
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\USPS

Tate Lot - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	December 17, 2009 from Tamela Tate-Hall and John and Terry Tate <ul style="list-style-type: none"> Acquired as a strategic site for the enhancement of the streetscape, public safety, and future redevelopment of the Lents Town Center (Resolution 6756-December 9, 2009)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Mission Related Investment - 6%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	360-A00557
Property Name(s)	Tate Lot
Project Name(s)	Tate Lot
Property Description	Vacant fenced lot
Address	9320 SE Ramona Street
RNumber(s)	R135382
Tax Lot Description(s)	CLEMSON ADD, BLOCK 1, LOT 8-10 TL 6500
Lot Size	.18 acres (7,775 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.01
Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street
Base FAR & Height	None
Financial Baseline	
Book Value (2017)	\$121,000
Real Market Value (2017)	\$133,000
Appraised Value	September 11, 2012; \$152,000; Romanaggi

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$89,724 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Located at the end of a cul-de-sac with a round-about
Environmental Documents/Notes	ESA Phase I: November 2009; Hazardous Building: November 2009; No known RECs. (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of FY 20/21 with closing by the end of FY 21/22
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Program Related Investment Properties

Wednesday, July 24, 2019 5:00 PM

Program Related Investments (PRI): Seeks a 2.5% percent rate of return on these activities.

<i>Program Related Investment Properties</i>
10th & Yamhill
Halsey 106
3620 NE MLK Parking Lot
4th & Burnside
Alberta Commons
B&K Lot
Bakery Block
Block 25
Block Y
Broadway Bridge (1 WF N&S)
Cascade Station Parcel G
Convention Center Garage
Dagel Triangle
Eastbank Festival Lots
Gateway Parking Lot
Lents Commons
Nelson Building
Old Fire Station
Old Town Lofts Commercial
Old Town Lofts Parking
PNCA
Portland Mercado Building
Riverplace Garage
Spar-Tek
Station Place Garage
TriMet Parking Garage
Union Station

10th & Yamhill - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>Not owned - Master Leased from PBOT</p> <ul style="list-style-type: none"> Master Leased Commercial Space. To maintain the success of Portland's downtown retail core in the face of suburban retail mall competition; provide ground floor retail (resolution 7240-June 14, 2017)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland</p> <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)</p> <p>Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Pursue Business and Workforce Equity Policies for Tenant Improvements. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on long time businesses and businesses owned by communities of color. (Social Equity Policy 4.1 and 4.2)</p> <p>Development: Create a downtown retail hub with high quality and affordable spaces for local Portland brands with emphasis on business that align with Prosper Portland Strategic Plan</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00280
Property Name(s)	10th & Yamhill
Project Name(s)	10Y; 10th & Yamhill
Property Description	Ground floor commercial/retail space
Address	730 SW 10th Avenue
RNumber(s)	R246463
Tax Lot Description(s)	PORTLAND, BLOCK 218, LOT 1-8
Lot Size	.92 acres (40,000 sq ft)
Building SF	294,248 sq ft
Neighborhood	
URA	River District

Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 106
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	9:1 / 460'
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	N/A
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	Not listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Operate as ground floor market and affordable commercial/retail space
Phase of Development (acquisition, community process, predev, disposition, construction)	Construction
Development Concept(s)	Local retail
Action Plan / Framework(s)	Downtown Retail Strategy
URA / Community Goal(s)	River District URA Plan, Active ground level retail
Major Consultant Contracts	Civilis - Retail Strategy; HSM - Broker
Major Milestone(s) & Deadline(s)	Substantial completion of retail space with warm shell by October 2019; tenant occupancy by December 2019 Master lease expires September 2029 with an additional 10-year option
Project Budget	See Fund 330 Budget
Project Manager	Amy Nagy
Project Team Member(s)	Wayne Shammel (Legal), Ember Breckenridge (Property Management), Elise Hendrickson (Construction)
Project Sponsor	Amy Edwards
Developer	PBOT
Major External Stakeholder(s)	10Y Tenant Advisory Committee
Major Bureau Partner(s)	PBOT

Agency Approvals & Recommendations	
FIC Approval(s)	Subleases - January 2019
Board/Council Approval(s) & Recommendation(s)	Master Lease with PBOT - June 2017
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\10th & Yamhill

Halsey 106 - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	December 24, 2008 from the Estate of Brad, Karen & Scott Fischel and Peggy Spott <ul style="list-style-type: none">Acquired in conjunction with Portland Parks to develop a neighborhood park (Resolution 6641-December 12, 2008)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Neighborhoods (Outcome 3.2: Business Growth) Outcome 4: Form 21 st Century Civic Networks, Institutions and Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objectives(s)	Interim: Increase equitable contracting of certified firms Development: Contributes to the Halsey/Weidler business district and brings 11,000 square feet of new commercial space to the area as part of the affordable commercial tenants pilot program; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on businesses owned by communities of color and/or immigrant and refugee community. (Social Equity Policy 4.1 and 4.2)
Property Information	
Property Characteristics	
Property Code ¹	380-A00344
Property Name(s)	JJ North
Project Name(s)	Halsey 106; 106th & Halsey
Property Description	Vacant fenced lot
Address	NE Halsey Street
RNumber(s)	R680891
Tax Lot Description(s)	SECTION 34 1N 2E, TL 701 0.84 ACRES
Lot Size	.75 acres (32,567 sq ft)

Building SF	0 sq ft
Neighborhood	
URA	Gateway
Neighborhood	Hazelwood
NMTC Census Tract	Census Tract 81
Opportunity Zone	Yes, Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	3:1 / 100'
Financial Baseline	
Book Value (2017)	\$2,068,000
Real Market Value (2017)	\$1,302,680
Appraised Value	January 31, 2019; \$1,590,000; Romanaggi Valuation
Financial Sustainability Plan Cash Flow	(\$16,646) FY 19/20 (\$175,196) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: July 2008; ESA Phase II: September 2008; No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events, film uses, construction staging, and event parking.
Phase of Development (acquisition, community process, predev, disposition, construction)	Disposition, Community Process
Development Concept(s)	High-quality, mixed-use building with ground floor active commercial uses and mixed-income housing, a project that supports the park, activates NE Halsey and sets the stage for future growth and private investment along Halsey and Weidler.
Action Plan / Framework(s)	Gateway Action Plan
URA / Community Goal(s)	Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the need, preferences, and financial capabilities of current and future households.

Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Ground and Air Rights lease to be executed at closing by August 31, 2019; Ground floor commercial spaces to be owned by Prosper Portland; Construction to start September 1, 2019 with completion by February 1, 2021
Project Budget	See Fund 380 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	John Wasserman (Legal), Laura Alsenas (Lending), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	Human Solutions / Gerding Edlen
Major External Stakeholder(s)	Halsey/Weidler Business Association, Hazelwood NA, Parkrose NA, EPAP
Major Bureau Partner(s)	Portland Housing Bureau, Parks
Agency Approvals & Recommendations	
FIC Approval(s)	December 13, 2018 - Disposition
Board/Council Approval(s) & Recommendation(s)	January 16, 2019 - Funding and Disposition
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Gateway\Projects\Halsey & 106

3620 NE MLK Parking Lot - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 13, 2007 from City of Portland as part of an Ordinance <ul style="list-style-type: none"> Acquired to provide off-street parking facilities for customers of businesses which were adversely affected by the loss of the on-street parking (Original: City Ordinance 152995 - March 24, 1982 ; Transfer: Resolution 6705-May 27, 2009)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	370-A00338
Property Name(s)	MLK Parking Lot
Project Name(s)	MLK Parking Lot
Property Description	Improved public parking lot
Address	3620 NE MLK Jr Blvd
RNumber(s)	R207198 ; R207199 ; R207200
Tax Lot Description(s)	LINCOLN PK, BLOCK 22, N 25' OF LOT 2 EXC PT IN ST; LINCOLN PK, BLOCK 22, S 25' OF LOT 2 EXC PT IN ST; LINCOLN PK, BLOCK 22, LOT 3 EXC PT IN ST
Lot Size	.05 acres (2,250 sq ft); .05 acres (2,250 sq ft); .10 acres (4,500 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Interstate
Neighborhood	King
NMTC Census Tract	Census Tract 33.02
Opportunity Zone	Yes
Zoning	CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$62,000

Real Market Value (2017)	\$389,370
Appraised Value	November 26, 2018; \$1,120,000; Capital Commercial Group
Financial Sustainability Plan Cash Flow	(\$17,429) FY 19/20 (\$149,591) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: October 2007; ESA Phase II: January 2008; UST Letter: December 2010; UIC Letter: May 2010 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of 1st quarter FY 20/21; Sale complete by end of FY 20/21; Community benefit required for N/NE; - OR - List with a broker (dependent on N/NE CDI input)
Project Budget	See Fund 370 Budget
Project Manager	Kim Moreland
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A

Additional Notes	
Project File Document Location	

4th & Burnside - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 21, 2017 from the Estate of Wright and Cossette <ul style="list-style-type: none"> Acquired for strategic future development in the River District URA (Resolution 7059-June 25, 2014)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: Focus on Old Town Chinatown culturally responsive priorities, with focus on Japanese American and Chinese American communities. Prioritize community engagement and accountability; pursue culturally-diverse engagement approach reflective of Old Town/Chinatown cultural communities. (Social Equity Policy 4.4)
Property Information	
Property Characteristics	
Property Code ¹	330-A00278
Property Name(s)	4th & Burnside
Project Name(s)	4th & Burnside; Former R2D2 Site
Property Description	Vacant fenced lot
Address	NW 4th Ave & W Burnside Street
RNumber(s)	R140412 ; R140413
Tax Lot Description(s)	COUCHS ADD, BLOCK 29, LOT 2 EXC PT IN ST; COUCHS ADD, BLOCK 29, S 28' OF LOT 3, W 95' OF N 22' OF LOT 3
Lot Size	.07 acres (2,872 sq ft); .11 acres (4,890 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Old Town Community Association
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	6:1 / 100'
Financial Baseline	

Book Value (2017)	\$1,202,000
Real Market Value (2017)	\$1,397,160
Appraised Value	September 1, 2013; \$1,200,000; Romanaggi
Financial Sustainability Plan Cash Flow	\$11,561 FY 19/20 \$99,227 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: December 2014; HOT located in ROW; Decommission tank and Phase II in FY 18/19 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, like community events.
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process
Development Concept(s)	None
Action Plan / Framework(s)	Old Town Chinatown Action Plan
URA / Community Goal(s)	Honor past history of the neighborhood, culturally appropriate development, market rate housing, and round floor commercial
Major Consultant Contracts	JLA-Public Outreach Consultant
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of March 2019; Proposals due June 2019; Developer chosen by end of August 2019 Budget investment of \$530K in FY 19/20 for archeological and site preparation
Project Budget	See Fund 330 Budget
Project Manager	Bernie Kerosky
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	None
Major External Stakeholder(s)	Old Town Chinatown Neighborhood Association
Major Bureau Partner(s)	None
Agency Approvals & Recommendations	
FIC Approval(s)	February 2019 - RFP; May 2019 - Developer Selection

Board/Council Approval(s) & Recommendation(s)	Board - August 2019
Agreements	
LOI/MOU/DDA/PSA	None
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\4th and Burnside

Alberta Commons - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>Not owned - Master Leased from Majestic Development Company</p> <ul style="list-style-type: none"> Master Leased Commercial Space, and implement a multi-block, mixed-use development pursuant to the Albina Community Plan and the PDC-developed King Neighborhood Commercial Development Strategy with the intent of catalyzing significant retail and commercial development along this section of NE Martin Luther King, Jr. Boulevard (Resolution 7140-August 19, 2015)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)</p> <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Neighborhoods (Outcome 3.2 Business Growth)</p> <p>Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2 Affordability & Neighborhood Solutions)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Internal: Create wealth creation opportunities for African American business and property owners along with other communities of color within the INT URA using TIF</p> <p>Development: Implement Community Benefit Agreement agreed upon with development. (Social Equity Policy 4.1 and 4.2)</p>
Property Information	
Property Characteristics	
Property Code ¹	370-A00333
Property Name(s)	Alberta Commons
Project Name(s)	Alberta Commons
Property Description	Commercial Affordable Space
Address	5015 NE MLK Jr Blvd (S); 5175 NE MLK Jr Blvd (N)
RNumber(s)	R298123 (S); R298126 (N)
Tax Lot Description(s)	WALNUT PK, BLOCK 25, LOT 10-14 TL 10800 (S); WALNUT PK, BLOCK 25, LOT 14-18 TL 10500 (N)
Lot Size	N/A

Building SF	5,125 sq ft
Neighborhood	
URA	Interstate
Neighborhood	King
NMTC Census Tract	Census Tract 34.01
Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; h-Aircraft Landing; m-Centers Main Street
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	N/A
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	(\$182,398) FY 19/20 (\$1,565,514) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Commercial space controlled by Majestic Development
Environmental Documents/Notes	Not listed-Master Lease (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate commercial spaces as affordable
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	An urban retail shopping center consisting of approximately 25,000 SF of gross leasable area in two separate buildings: one building contains approximately 16,800 SF including a 15,000 SF anchor grocery store; the second building contains approximately 8,450 SF of commercial/retail space for lease.
Action Plan / Framework(s)	N/NE Community Development Initiative
URA / Community Goal(s)	Stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized land.
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Master lease signed October 2019 commenced on April 1, 2019, expires ; TI's complete and grand openings by June/July 2019 Cason's Fine Meats LLC subtenant lease expires March 31, 2029; Champions Barbershop subtenant lease expires March 31, 2029; GreenHAUS subtenant lease expires March 31, 2029

Project Budget	See Fund 370 Budget
Project Manager	Eric Jacobson
Project Team Member(s)	Kimberly Moreland (Project Manager/Community Liaison), Sue Lewis (Tenant Liaison), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	Majestic Realty
Major External Stakeholder(s)	Community Benefits Agreement Project Working Group; Retail Tenancing Advisory Committee; N/NE Community Development Initiative Oversight Committee; Implementation, Monitoring, and Accountability Committee (IMAC)
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	October 23, 2013; April 23, 2015; July 30, 2015; July 16, 2018
Board/Council Approval(s) & Recommendation(s)	November 13, 2013; May 13, 2015; August 19, 2015; November 8, 2017; November 14, 2018
Agreements	
LOI/MOU/DDA/PSA	Master Lease Agreement with Majestic Realty for approximately 5,125 square feet. Subleases with 3 tenants. Community Benefit Agreement.
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Interstate\Projects\MLK South Vanport III

B&K Lot - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>July 12, 2002 from B&K Properties III, LLC</p> <ul style="list-style-type: none"> Acquired to develop low income rental housing in the OCC URA as well as the construction of homeownership units for moderate income households. This site was identified by the housing department and community partners as an appropriate location for mixed-use, mixed income housing. (Resolution 5682-May 9, 2001)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	350-A00307
Property Name(s)	B&K Lot
Project Name(s)	B&K Lot; Bee Car Rental
Property Description	Vacant paved lot
Address	84 NE Weidler Street
RNumber(s)	R156119
Tax Lot Description(s)	ELIZABETH IRVINGS ADD, BLOCK 7, LOT 1-4 TL 12000
Lot Size	.68 acres (29,450 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Oregon Convention Center
Neighborhood	Lloyd District Community Association
NMTC Census Tract	Census Tract 23.03
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	6:1 / 150'
Financial Baseline	
Book Value (2017)	\$876,000
Real Market Value (2017)	\$2,810,780
Appraised Value	September 13, 2016; \$3,900,000; Romanaggi

Financial Sustainability Plan Cash Flow	(\$16,810) FY 19/20 (\$144,278) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Driveway access is limited by the freeway off ramp lane
Environmental Documents/Notes	ESA Phase 1: June 2005; ESA Phase II: August 2000; UST Certification: December 2002; Clean up completed, no known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses require BDS approval, no parking allowed.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	ODOT I-5 Pedestrian Deck Construction Staging to start FY 22/23; Potential disposition/sale by end of FY 25/26
Project Budget	See Fund 350 Budget
Project Manager	Amy Nagy
Project Team Member(s)	Ember Breckenridge (Property Manager)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\OCC\Projects\Bee Car Rental

Bakery Block - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 30, 2009 from Lents Town Center LLC <ul style="list-style-type: none"> Acquired for future redevelopment of the Lents Town Center (Resolution 6736-September 9, 2009)
Property Plan Objective	Operating Asset / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Supports the Lents Town Center 5-Year Action Plan for continued business vitality and opportunities for employment of middle-wage jobs</p> <p>Development: Deliver on community priorities and ongoing stabilization of long time businesses and residents through 92H project and affordable commercial space; Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color. Prioritize community engagement and accountability; ensure communities of color and immigrant and refugee communities are considered in ways to partner and benefit. (Social Equity Policy 4.4)</p>
Property Information	
Property Characteristics	
Property Code ¹	360-A00326
Property Name(s)	Bakery Block
Project Name(s)	Bakery Block
Property Description	Multi-tenant commercial/retail building
Address	5716 SE 92nd Ave
RNumber(s)	R135395 ; R115525
Tax Lot Description(s)	CLEMSON ADD, BLOCK 2 TL 7300; BERNHARDT PK, BLOCK 1, LOT 5 EXC PT IN ST
Lot Size	.90 acres (39,000 sq ft); .42 acres (18,346 sq ft)
Building SF	33,133 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.01

Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; m-Centers Main Street
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$2,151,000
Real Market Value (2017)	\$3,321,620
Appraised Value	April 24, 2019; \$2,953,880; BBG, Inc.
Financial Sustainability Plan Cash Flow	\$116,175 FY 19/20 \$997,128 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: July 2009; ESA Phase II: August 2009; Hazardous Building: July 2009; UST Certification: June 2014; No UST south of building; two HOTs decommissioned in parking lot north of building (GASB 48 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Operate as market rate commercial/retail space
Phase of Development (acquisition, community process, predev, disposition, construction)	Predevelopment
Development Concept(s)	Renovated commercial space and public plaza
Action Plan / Framework(s)	Lents Town Center 5-Year Action Plan
URA / Community Goal(s)	Lents Town Center Phase 2
Major Consultant Contracts	JLA-Public Outreach Consultant
Major Milestone(s) & Deadline(s)	Closing Sale to Palindrome September 2019; Construction Start estimated December 2019; Construction Completion estimated Summer 2020 Bluestone & Hockley Property management Contract expires November 1, 2019; Zhaus Lease expires February 28, 2025; American Town lease expires May 31, 2027; Verizon Wireless lease expires September 30, 2021; Top Line Painting lease is month-to-month; The Floor Store lease is month-to-month
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Management), Wayne Shammel (Legal), Laura Alsenas (Lending)
Project Sponsor	Amy Edwards
Developer	Palindrome Communities

Major External Stakeholder(s)	None
Major Bureau Partner(s)	PHB
Agency Approvals & Recommendations	
FIC Approval(s)	May 2019 - Development Agreement
Board/Council Approval(s) & Recommendation(s)	June 2019 - Board Meeting
Agreements	
LOI/MOU/DDA/PSA	MOU with Palindrome Communities expires May 31, 2019
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Lents\Projects\Lents Town Center Phase II

Block 25 - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 28, 2018 from PBOT <ul style="list-style-type: none"> Acquired for redevelopment in accordance with the Old Town Chinatown Action Plan (Resolution 7269-April 11, 2018)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Public parking open to all Portlanders on week day evenings and weekends; equitable contracting opportunities for City Center Parking's subcontractors.</p> <p>Development: Focus on Old Town Chinatown culturally responsive priorities, with focus on Japanese American and Chinese American communities. Prioritize community engagement and accountability; pursue culturally-diverse engagement approach reflective of Old Town/Chinatown cultural communities. (Social Equity Policy 4.4)</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00567
Property Name(s)	Block 25
Project Name(s)	Block 25; NW Natural Lot
Property Description	116 space paved public parking lot
Address	NEC/ 4th & NW Flanders Street
RNumber(s)	R140392 ; R140391 ; R140388 ; R140387
Tax Lot Description(s)	COUCHS ADD, BLOCK 25, LOT 6, E 1/2 OF LOT 7; COUCHS ADD, BLOCK 25, W 99 1/3' OF LOT 2, E 2/3' OF N 28' OF LOT 3, W 99 1/3' OF LOT 3; COUCHS ADD, BLOCK 25, N 28' OF LOT 4; COUCHS ADD, BLOCK 25, LOT 1, E 2/3' OF LOT 2, E 2/3' OF S 22' OF LOT 3, S 22' OF LOT 4
Lot Size	.17 acres (7,500 sq ft); .23 acres (9,933 sq ft); .06 acres (2,660 sq ft); .16 acres (6,887 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Old Town Community Association

NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	4:1 / 75'
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	\$5,921,800
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$10,404 FY 19/20 \$89,297 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: April 2008; ESA Phase II: August 2008; Site will join VCP and undergo RI/FS in FY 18/19 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Operate as a public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	Community Process
Development Concept(s)	None
Action Plan / Framework(s)	Old Town Chinatown Action Plan
URA / Community Goal(s)	Honor past history of the neighborhood, culturally appropriate development, market rate housing, and ground floor commercial
Major Consultant Contracts	JLA-Public Outreach Consultant
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end of March 2019; Proposals due June 2019; Developer chosen by end of August 2019 City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 330 Budget
Project Manager	Eric Jacobson
Project Team Member(s)	Ember Breckenridge (Property Management), Colin Polk (Environmental), Bernie Kerosky (Project Manager/Community Liaison)
Project Sponsor	Amy Edwards
Developer	None

Major External Stakeholder(s)	Old Town Chinatown Neighborhood Association
Major Bureau Partner(s)	None
Agency Approvals & Recommendations	
FIC Approval(s)	February 2019 - RFP; May 2019 - Developer Selection
Board/Council Approval(s) & Recommendation(s)	End of June 2019
Agreements	
LOI/MOU/DDA/PSA	None
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\Block 25 NWNG Parking

Block Y - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Operating Site / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p> <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)</p> <p>Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors.</p> <p>Development: Prioritize community engagement and accountability; pursue racial equity focused engagement approach as part of Broadway Corridor project. (Social Equity Policy 4.4)</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00285
Property Name(s)	Block Y
Project Name(s)	Block Y / Union Station Forecourt
Property Description	Small public parking lot across from Union Station
Address	800 W/NW 6th Avenue
RNumber(s)	R141480
Tax Lot Description(s)	Couches Add, Block Y, Lot 1-7 TL 2300
Lot Size	.58 acres (25,208 sq ft)
Building SF	0 sq ft
Neighborhood	

URA	River District
Neighborhood	Old Town Community Association
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design Zone
Base FAR & Height	4:1 / 75'
Financial Baseline	
Book Value (2017)	\$487,000
Real Market Value (2017)	\$2,523,460
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$206,990 FY 19/20 \$1,776,586 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: July 1999; No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	Broadway Corridor Framework Plan
URA / Community Goal(s)	River District URA Plan
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 330 Budget
Project Manager	Sarah Harpole
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) &	N/A

Recommendation(s)	
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Broadway Bridge Site North - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>October 22, 1987 from Portland Terminal Railroad Company</p> <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Operating / Hold
2015-2020 Strategic Plan Objective(s)	Goal 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00292
Property Name(s)	One Waterfront North
Project Name(s)	Broadway Bridge Site
Property Description	Vacant fenced land
Address	NW Naito Parkway
RNumber(s)	R508395
Tax Lot Description(s)	PARTITION PLAT 2001-69, LOT 1 LYING NWLY OF NWLY R/W OF BROADWAY BRIDGE
Lot Size	1.17 acres (50,965 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	North: EX-Central Employment, d-Design Zone; South: EX-Central Employment, d-Design Zone & CX-Central Commercial, d-Design Zone
Base FAR & Height	5:1 / 100'
Financial Baseline	
Book Value (2017)	\$123,000

Real Market Value (2017)	\$12,428,760
Appraised Value	April 21, 2016; 8,770,000; Integra
Financial Sustainability Plan Cash Flow	(\$10,612) FY 19/20 (\$91,083) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	Alta: 2008
Title Report	June 2, 2015 / Chicago Title
Title Easements	N/A
Site Constraints	No direct vehicle access from NW Naito Parkway onto property; requires accessing over northern property owners property.
Environmental Documents/Notes	ESA Phase 1: February 1991; ESA Phase II: August 1995; VCP ICP ECSI #1962; RI/FS: February 1998; ROD: June 1998; PTRR to reimburse 100% of hard and 75% of soft cost; Contaminated Media Management Plan (Hart Crowser, January 2011); Shallow soil contamination is present due to historical railroad use. Prosper Portland has conducted numerous studies to characterize the contamination and the site is currently enrolled in the Oregon Department of Environmental Quality's (DEQ's) Voluntary Cleanup Program. The DEQ Record of Decision (ROD) and Contaminated Media Management Plan (CMMP) outline the actions required to remediate the contamination. The ROD and selected environmental remedy for the site require the installation of a protective environmental cap. At a minimum, the cap must consist of demarcation fabric overlain by two (2) feet of clean fill or hardscape features associated with redevelopment. An estimated protective cap construction cost for the One Waterfront Lots is approximately \$170,000. (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Five-year lease to Oregon Harbor of Hope Navigation Center
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	N/A
Project Budget	See Fund 330 Budget
Project Manager	Eric Jacobson

Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\Broadway Bridge Site

Broadway Bridge Site South - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>October 22, 1987 from Portland Terminal Railroad Company</p> <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelopment 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Development Site / Inactive
2015-2020 Strategic Plan Objective(s)	Goal 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	320-A00263
Property Name(s)	One Waterfront South
Project Name(s)	Broadway Bridge Site
Property Description	Vacant fenced land
Address	NW Naito Parkway
RNumber(s)	R508394
Tax Lot Description(s)	PARTITION PLAT 2001-69, LOT 1 LYING SELY OF NWLY R/W OF BROADWAY BRIDGE
Lot Size	.08 acres (35,050 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Downtown Waterfront
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	North: EX-Central Employment, d-Design Zone; South: EX-Central Employment, d-Design Zone & CX-Central Commercial, d-Design Zone
Base FAR & Height	4:1 / 75'
Financial Baseline	
Book Value (2017)	\$74,000

Real Market Value (2017)	\$4,141,310
Appraised Value	April 21, 2016; 8,770,000; Integra
Financial Sustainability Plan Cash Flow	(\$8,323) FY 19/20 (\$71,438) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	Alta: 2008
Title Report	June 2, 2015 / Chicago Title
Title Easements	N/A
Site Constraints	No direct vehicle access from NW Naito Parkway onto property; requires accessing over northern property owners property.
Environmental Documents/Notes	ESA Phase 1: February 1991; ESA Phase II: August 1995; VCP ICP ECSI #1962; RI/FS: February 1998; ROD: June 1998; PTRR to reimburse 100% of hard and 75% of soft cost; Contaminated Media Management Plan (Hart Crowser, January 2011); Shallow soil contamination is present due to historical railroad use. Prosper Portland has conducted numerous studies to characterize the contamination and the site is currently enrolled in the Oregon Department of Environmental Quality's (DEQ's) Voluntary Cleanup Program. The DEQ Record of Decision (ROD) and Contaminated Media Management Plan (CMMP) outline the actions required to remediate the contamination. The ROD and selected environmental remedy for the site require the installation of a protective environmental cap. At a minimum, the cap must consist of demarcation fabric overlain by two (2) feet of clean fill or hardscape features associated with redevelopment. An estimated protective cap construction cost for the One Waterfront Lots is approximately \$170,000. (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Five-year lease to Oregon Harbor of Hope Navigation Center
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	N/A
Project Budget	See Fund 320 Budget
Project Manager	Eric Jacobson

Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\Broadway Bridge Site

Cascade Station Parcel G - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>July 13, 2006 / Master Leased from Port of Portland</p> <ul style="list-style-type: none"> Acquired to extend the light rail, establish infrastructure, and development of 120 acres of land at Cascade Station. Of the 120 acres, 36 acres were transferred to Prosper Portland (Resolution 6263-June 22, 2005)
Property Plan Objective	Development Site / Hold
2015-2020 Strategic Plan Goal(s)	Objective 2: Access to High Quality Employment for Portland Residents
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Increase equitable contracting of certified firms</p> <p>Development: Compliance with Business & Workforce Equity Policy requirements for any new development.</p>
Property Information	
Property Characteristics	
Property Code ¹	385-A00350
Property Name(s)	Cascade Station Parcel G
Project Name(s)	Cascade Station Parcel G
Property Description	Vacant land at Cascade Station
Address	9298 NE Cascades Parkway
RNumber(s)	R593637
Tax Lot Description(s)	Portland Int'l Center, Lot 8 TL 101
Lot Size	9.27 Acres (403,801 sq ft)
Building SF	2 sq ft
Neighborhood	
URA	Airport Way
Neighborhood	Portland PDX Airport Area
NMTC Census Tract	Census Tract 73
Opportunity Zone	Yes-Severe Distress
Zoning	EG2-General Employment 2; c-Environmental Conservation; h-Aircraft Landing Zone; x-PDX Noise Impact one
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$3,639,000
Real Market Value (2017)	\$6,706,300
Appraised Value	November 21, 2010; \$3,630,000; PGP Valuation

Financial Sustainability Plan Cash Flow	(\$29,515) FY 19/20 (\$253,327) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Max Red Line borders the property to the South
Environmental Documents/Notes	ESA Phase I: August 2004; Lots leased from Port (GASB 49 17/18); Draft NEPA report
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses would include short-term/one-time permits only, that are consistent with the Cascade Station Plan.
Phase of Development (acquisition, community process, predev, disposition, construction)	Predevelopment
Development Concept(s)	Job focused redevelopment
Action Plan / Framework(s)	Cascade Station/Portland International Center Plan District-established land use and development entitlements and restrictions for the development of Cascade Station (1999)
URA / Community Goal(s)	Create a significant number of jobs, or provide an economic development advantage to the area
Major Consultant Contracts	IGA 2017-141 with Port of Portland for an updated Cascade Station District Environmental Assessment pursuant to FAA requirement
Major Milestone(s) & Deadline(s)	Discussion with Port about returning property to their ownership by end of FY 18/19; FAA approval by December 2020; NEPA requirements of additional stormwater pipes for basin
Project Budget	See Fund 385 Budget
Project Manager	Joana Filgueiras
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	Port of Portland, Columbia Corridor Association
Major Bureau Partner(s)	Bureau of Environmental Services
Agency Approvals & Recommendations	
FIC Approval(s)	March 31, 2017; April 6, 2017; May 11, 2017; May 23, 2017

Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\Other\AW\Projects\Parcel G

Convention Center Garage - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	December 23, 1991 from Pacific Development Property, Inc <ul style="list-style-type: none"> Acquired to facilitate redevelopment of gateway improvements with uses supportive of the adjacent Oregon Convention Center and a Headquarters Hotel (Resolution 4178-November 13, 1991)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets) <p>Objective 5: Operate an Equitable, Innovative & Financially Sustainable Agency (Outcome 5.3: Financial Sustainability & Stewardship)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Operate as a parking facility for the Oregon Convention Center Garage <p>Development: Promote opportunity objectives for the Business Equity Program and the Workforce Equity Program by promoting contracting and employment opportunities to MWESB business and communities of color</p>
Property Information	
Property Characteristics	
Property Code ¹	350-A00310 (Management) 350-A00437 (Development)
Property Name(s)	Block 49
Project Name(s)	Convention Center Garage
Property Description	4-story public parking and hotel garage
Address	1075 NE 2nd Avenue
RNumber(s)	R182157
Tax Lot Description(s)	HOLLADAYS ADD, BLOCK 49, LOT 1&4&5&8 EXC PT IN ST, LOT 2 &3&6&7
Lot Size	.88 acres (38,241 sq ft)
Building SF	Under Construction
Neighborhood	
URA	Oregon Convention Center
Neighborhood	Lloyd District Community Association
NMTC Census Tract	Census Tract 23.03
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design

Base FAR & Height	12:1 / 250'
Financial Baseline	
Book Value (2017)	\$1,354,000
Real Market Value (2017)	\$8,386,590
Appraised Value	April 16, 2016; \$4,780,000; Romanaggi
Financial Sustainability Plan Cash Flow	\$23,673 FY 19/20 \$203,187 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: November 2006; ESA Phase II: June 2005; Contaminated soil/burn debris cleaned up during CC Garage construction (GASB 49 17/18)
Development Goal & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as a parking garage
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	442 space parking garage with 15,000 sq ft transit police precinct
Action Plan / Framework(s)	None
URA / Community Goal(s)	Oregon Convention Center URA Plan
Major Consultant Contracts	Garage Development by Mortenson substantial completion by July 2019; Garage operations to commence January 2020 when hotel is complete; Hotel is guaranteed 375 parking space, with 47 additional spaces being designated for public parking; TriMet to own lower level office space and parking Interim use by Mortenson in July/August 2019; City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Major Milestone(s) & Deadline(s)	Garage Completion - August 2019
Project Budget	See Fund 350 Budget
Project Manager	Eric Jacobson
Project Team Member(s)	Ember Breckenridge (Property Management), Elise Hendrickson (Construction), Wendy Wilcox (Construction Compliance/ParkSmart), Amy Nagy (Community Liaison)
Project Sponsor	Amy Edwards
Developer	Mortenson

Major External Stakeholder(s)	Mortenson, City Center Parking, Go Lloyd
Major Bureau Partner(s)	TriMet, Metro
Agency Approvals & Recommendations	
FIC Approval(s)	December 2016 - Disposition
Board/Council Approval(s) & Recommendation(s)	December 2016 - Disposition and Development Agreement with Mortenson
Agreements	
LOI/MOU/DDA/PSA	Development Agreement; Condominium Agreement; TriMet Purchase & Sale Agreement
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\OCC\Projects\Block 49

Dagel Triangle - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	September 2, 1998 from Dagel <ul style="list-style-type: none">Acquired for the redevelopment of vacant and underutilized property, essential to achieving public and community revitalization objectives (Resolution 5142-July 15, 1998)
Property Plan Objective	Development Site
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms - General Maintenance (Certified-Minority Owned/Minority Site Workers), Landscape Maintenance (Certified-Minority Owned/Minority Site Workers), Security Services (Not Certified-Woman Owned) Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	360-A00554
Property Name(s)	Dagel Triangle
Project Name(s)	Dagel Triangle
Property Description	Vacant grassed lot
Address	8930 SE 90th Avenue
RNumber(s)	R221712
Tax Lot Description(s)	MT SCOTT PK, BLOCK 3, LOT 1 EXC PT IN STS, LOT 2 EXC PT IN ST
Lot Size	.14 acres (6,259 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.02
Opportunity Zone	Yes
Zoning	CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street
Base FAR & Height	N/A
Financial Baseline	

Book Value (2017)	\$100,000
Real Market Value (2017)	\$154,190
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	(\$34,902) FY 19/20 (\$299,565) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	There are no curb cuts on the property and it is on the curve of the Foster/Woodstock Couplet
Environmental Documents/Notes	No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Issue RFP for disposition by end FY 20/21 with closing by end of FY 21/22
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A

Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Lents\Projects\Dagle Triangle

Eastbank Festival Lots - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	May 2, 2002 from ODOT <ul style="list-style-type: none"> Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors. Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	355-A00319
Property Name(s)	Eastbank Festival Lots
Project Name(s)	Eastbank Festival Parking Lots
Property Description	3 improved public parking lots
Address	SE Salmon (N); 1225 W/ SE Water Ave (C); SE Main St (S)
RNumber(s)	R149849 (N); R149852 (C); R499172 & R149854 (S)
Tax Lot Description(s)	EAST PORTLAND, BLOCK 8 TL 1600 (N); EAST PORTLAND, BLOCK 9 TL 3700 (C); EAST PORTLAND, W 101' OF E 555' OF BLOCK 10 and EAST PORTLAND, BLOCK 10 TL 4300 (S)
Lot Size	.37 acres (16,166 sq ft) (N); .57 acres (24,700 sq ft) (C); unknown & .27 acres (11,800 sq ft) (S)
Building SF	0 sq ft (N, C, S)
Neighborhood	
URA	Central Eastside
Neighborhood	Buckman Community Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	IG1 - General Industrial 1
Base FAR & Height	Base Zone
Financial Baseline	

Book Value (2017)	N/A
Real Market Value (2017)	\$1,179,320
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$63,335 FY 19/20 \$543,606 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	N/A
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Lease with ODOT expires October 31, 2019; City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 355 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management), Wayne Shammel (Legal)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Gateway Parking Lot - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>July 9, 2004 from TriMet</p> <ul style="list-style-type: none"> Acquired as part of a DDA with TriMet, the Oregon Clinic and Prosper Portland to develop the Oregon Clinic Building and the TriMet Parking Garage. (Resolution 6212-December 9, 2004)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)</p> <p>Objective 2: Access to High Quality Employment for Portland Residents (Outcome 2.3: Access to Career-Path Employment)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Parking Lot under long term lease to Oregon Clinic with obligation to replace parking within specific radius of clinic if redeveloped. Parking is free for all Portlanders seeking medical services at that location</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	380-A00555
Property Name(s)	Gateway Parking Lot
Project Name(s)	Gateway Parking Lot
Property Description	Oregon Clinic Parking Lot
Address	1111 S/ NE 99th Avenue
RNumber(s)	R319495 ; R622693 ; R541219
Tax Lot Description(s)	SECTION 33 1N 2E, TL 1300; SECTION 33 1N 2E, TL 1500; SECTION 33 1N 2E, TL 1400
Lot Size	2.04 acres; .10 acres (4,155 sq ft); .13 (5,765 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Gateway
Neighborhood	Hazelwood
NMTC Census Tract	Census Tract 81
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design

Base FAR & Height	8:1 / 150'
Financial	
Book Value (2017)	\$898,000
Real Market Value (2017)	\$2,595,190
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: June 205 & July 2017; Developed by TriMet-Due Diligence by Trimet; No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as Oregon Clinic parking lot
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Metro Grant use strategy work thru December 2020 Parking lease (50-year) with The Oregon Clinic for 250-space surface parking expires September 15, 2056; Relocation requirement of parking spaces within 350 ft if development occurs in the parking lot; Air Right lease (99-year) above adjacent Oregon Clinic Medical Building
Project Budget	See Fund 380 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) &	N/A

Recommendation(s)	
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Gateway\Projects\Gateway Transit Center

Lents Commons - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 21, 2016 from Prosper Portland as part of an LLC acquisition <ul style="list-style-type: none">Acquire to develop the property into a mixed-use, mixed-income apartment project as part of the implementation of the Lents Five-Year Action Plan (Resolution 7209-September 14, 2016)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth) Objective 4: Form 21 st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Help stabilize community business at risk of displacement and/or businesses owned by communities of color through tenancing and business support. Ensure lease rates of commercial space are affordable and accessible to businesses within the district, with particular focus on long time businesses and businesses owned by communities of color and/or immigrant and refugee community. (Social Equity Policy 4.1 and 4.2) Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	290-A02900
Property Name(s)	Lents Commons; 9101 Foster
Project Name(s)	Lents Commons
Property Description	Mixed-Use; Residential; Commercial
Address	5859 SE 92nd Avenue
RNumber(s)	R127589
Tax Lot Description(s)	CARLYLE ADD, LOT G&F TL 9200
Lot Size	.63 acres (27,652 sq ft)
Building SF	66,000 sq ft

Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 6.01
Opportunity Zone	Yes
Zoning	CM3-Commercial Mixed Use 3; d-Design; m-Center Main Street
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$14,917,000
Real Market Value (2017)	\$1,454,520
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: September 2015; ESA Phase II: September 2015; VCP ICP ECSI #6111; Closure Report: March 2017; PCS Remediation NFA September 2017 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as mixed use, residential/commercial, with low income residential and commercial affordable
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Second Growth lease execution by August 2019. Income Property Management Contract expires June 30, 2020 with a 1-year option to extend; Comcast revenue share contract expires January 15, 2027; Century Link revenue share contract expires June 25, 2027
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Management)

Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	S:\Projects\Neighborhood-URAs\Lents\Projects\Lents Commons Leasing

Madison Street Triangle - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	May 2, 2002 from ODOT <ul style="list-style-type: none"> Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	355-A00319
Property Name(s)	Madison Street Triangle
Project Name(s)	Madison Street Triangle
Property Description	Vacant Lot
Address	SE Madison Street
RNumber(s)	R149860
Tax Lot Description(s)	EAST PORTLAND, BLOCK 11 TL 7100
Lot Size	13,650 sq ft (.31 acres)
Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Buckman Community Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	IG1 - General Industrial 1
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	\$443,850
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$63,335 FY 19/20

	\$543,606 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	Leased from ODOT (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public parking lots
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Month-to-month permit with the City of Portland Office of Management of Finance for hold over police office
Project Budget	See Fund 355 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management), Wayne Shammel (Legal)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Nelson Building - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 30, 2011 from Nelson Investment Company <ul style="list-style-type: none"> Acquired to help realize community goals of a vibrant business district by leveraging the substantial size and location (Resolution 6872-May 11, 2011)
Property Plan Objective	Operating Asset / Sale
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Supports business vitality and opportunities for employment of middle-wage jobs Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	370-A00335
Property Name(s)	Nelson Building
Project Name(s)	Nelson Building
Property Description	Multi-Tenant Industrial Warehouse
Address	8411 N Denver Avenue
RNumber(s)	R196219
Tax Lot Description(s)	KENTON, BLOCK 6, LOT 7-15, LOT 16 EXC PT IN STS, LOT 17 EXC PT IN ST, LOT 18-27, LAND & IMPS SEE R653078
Lot Size	1.22 acres
Building SF	29,100 sq ft
Neighborhood	
URA	Interstate
Neighborhood	Kenton
NMTC Census Tract	Census Tract 38.01
Opportunity Zone	Yes
Zoning	CM2-Commercial Mixed Use 2; d-Design; m-Centers Main Street
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	\$1,575,000
Real Market Value (2017)	\$3,038,600
Appraised Value	April 18, 2011; \$2,120,000; Integra

Financial Sustainability Plan Cash Flow	\$83,022 FY 19/20 \$712,574 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: January 2011; ESA Phase II: March 2011; Hazardous Building: February 2011; Residual pockets of PCS on Willis and Argyle; Cleanup part of 2013 & 2018 Tenant Improvements (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as industrial warehouse
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/NE Community Development Initiative
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Figure Plant lease expiration March 31, 2026 with Option of First Right to Offer and Option to Extend; Salvage Works lease expiration is March 31, 2026 with Option to Extend
Project Budget	See Fund 370 Budget
Project Manager	Joana Filgueiras
Project Team Member(s)	Ember Breckenridge (Property Manager), Kim Moreland (Project Manager/Community Liaison)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Old Fire Station - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Development Site / Active
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: Renovate local historic landmark in support of OTCT Action Plan
Property Information	
Property Characteristics	
Property Code ¹	330-A00293
Property Name(s)	Old Fire Station
Project Name(s)	Old Fire Station; Block A&N
Property Description	Original firehouse
Address	510 NW 3rd Avenue
RNumber(s)	R141452
Tax Lot Description(s)	COUCHS ADD; BLOCK A&N TL 600
Lot Size	.77 acres (33,580 sq ft)
Building SF	6,692 sq ft
Neighborhood	
URA	River District
Neighborhood	Old Town Community Association
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	4:1 / 225'
Financial Baseline	
Book Value (2017)	\$431,000
Real Market Value (2017)	\$4,481,710
Appraised Value	September 4, 2013; \$1,050,000; Integra

Financial Sustainability Plan Cash Flow	(\$233,235) FY 19/20 (\$2,001,847) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Property is bounded by TriMet tracks to the west, the Steel Bridge approach ramp to the south, and freight and passenger train tracks to the west and north
Environmental Documents/Notes	ESA Phase I: June 2006; ESA Phase II: February 2010; Hazardous Building: February 2010; VCP ICP ECSI #5830; RI/FS: November 2014; ROD: April 2015; UST Certification: December 2013; PTRR to reimburse 100% of hard and 75% of soft cost (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. Interim uses are for land only and would include short-term/one-time permits only, like community events, construction staging, and film uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	Predevelopment
Development Concept(s)	6,700 sq ft creative office space or TriMet layover facility
Action Plan / Framework(s)	Old Town Chinatown Action Plan
URA / Community Goal(s)	River District URA Plan
Major Consultant Contracts	Abassi Design Works - Arch; Swinerton - CMGC; Heritage Consulting - Historic Preservation; Novogradac - Historic Tax Credits
Major Milestone(s) & Deadline(s)	Consult with neighborhood and Historic Preservation around or pursue an alternative path by September 30, 2019; based on conversation either continue with development proceed down another path Rebuilding Center Permit is month-to-month
Project Budget	See Fund 330 Budget
Project Manager	Eric Jacobson
Project Team Member(s)	Ember Breckenridge (Property Management), Colin Polk (Environmental)
Project Sponsor	Amy Edwards
Developer	Lift Development
Major External Stakeholder(s)	OTCT Community Association; Restore Oregon

Major Bureau Partner(s)	Mayor's Office; PBOT
Agency Approvals & Recommendations	
FIC Approval(s)	October 2019
Board/Council Approval(s) & Recommendation(s)	December 2019
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\RD\Projects\Block A&N (Old Fire Station)

Old Town Lofts Commercial - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>October 26, 2010 from Old Town Lofts, LLC as a Deed in Lieu of Foreclosure</p> <ul style="list-style-type: none"> Acquired to exert control of its secured loans in excess of \$1.8M and take full control of the property to satisfy the outstanding loans
Property Plan Objective	Operating Asset / Sale
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: To transfer ownership to business of color that will maintain the cultural integrity of the neighborhood</p> <p>Development: Support permanent location for Nikkei Endowment within Old Town Chinatown</p>
Property Information	
Property Characteristics	
Property Code ¹	320-A00258
Property Name(s)	Old Town Lofts Commercial Space
Project Name(s)	Old Town Lofts Commercial
Property Description	Ground floor commercial space
Address	411 NW Flanders St, Ste 100
RNumber(s)	R517697
Tax Lot Description(s)	OLD TOWN LOFTS CONDOMINIUMS, LOT 100
Lot Size	N/A
Building SF	4,130 sq ft
Neighborhood	
URA	Downtown Waterfront
Neighborhood	Old Town Community Association
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes, Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	9:1 / 200'
Financial Baseline	
Book Value (2017)	\$800,000
Real Market Value (2017)	\$1,331,510
Appraised Value	July 7, 2013; \$756,000; Romanaggi Valuation

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Space is under the restrictions of the HOA
Environmental Documents/Notes	Not listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Active
Interim Activity Strategy	Lease for small business incubator
Phase of Development (acquisition, community process, predev, disposition, construction)	Disposition
Development Concept(s)	Nikkei Japanese History Museum
Action Plan / Framework(s)	Old Town Chinatown Action Plan
URA / Community Goal(s)	Maintain historical and cultural institutions
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	PSA Approval by Board in August 2019 for land sale contract; Complete Summer 2020
Project Budget	See Fund 320 Budget
Project Manager	Bernie Kerosky
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management), John Wasserman (Legal)
Project Sponsor	Amy Edwards
Developer	Nikkei
Major External Stakeholder(s)	Old Town Chinatown Community Association
Major Bureau Partner(s)	None
Agency Approvals & Recommendations	
FIC Approval(s)	June 28, 2018; End of March 2019 Terms and Conditions
Board/Council Approval(s) & Recommendation(s)	End of June 2019
Agreements	
LOI/MOU/DDA/PSA	LOI
Additional Notes	
Project File Document Location	S:\Projects\CC-URAs\DTWF\Projects\4th & Flanders Office Condo

Old Town Lofts Parking - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 26, 2010 from Old Town Lofts, LLC as a Deed in Lieu of Foreclosure <ul style="list-style-type: none"> Acquired to exert control of its secured loans in excess of \$1.8M and take full control of the property to satisfy the outstanding loans
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Revenue supports Old Town Chinatown Action Plan Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	320-A00259
Property Name(s)	Old Town Lofts Parking Units
Project Name(s)	Old Town Lofts Parking
Property Description	5 single vehicle parking spaces in the Old Town Lofts Condominiums
Address	411 NW Flanders St
RNumber(s)	R517800 ; R517802 ; R517806 ; R517807 ; R517816
Tax Lot Description(s)	OLD TOWN LOFTS CONDOMINIUM, LOT PXX, PARKING UNIT
Lot Size	177 sq ft; 187 sq ft; 115 sq ft; 126 sq ft; 241 sq ft
Building SF	0 sq ft
Neighborhood	
URA	Downtown Waterfront
Neighborhood	Old Town Community Association
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes, Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	9:1 / 200'
Financial Baseline	
Book Value (2017)	\$140,000 (Combined)
Real Market Value (2017)	\$15,940 (per space)
Appraised Value	April 20, 2012; \$15,500; Romanaggi (per space)

Financial Sustainability Plan Cash Flow	\$5,388 FY 19/20 \$46,247 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Spaces are under the restrictions of the HOA
Environmental Documents/Notes	Not listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as residential parking units
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	N/A
Project Budget	See Fund 320 Budget
Project Manager	Ember Breckenridge
Project Team Member(s) & Responsibility	John Wasserman (Legal), Bernie Kerosky (Project Manager/Community Liaison)
Project Sponsor	N/A
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	October 31, 2012
Board/Council Approval(s) & Recommendation(s)	Authorizing the disposition of 20 parking units located at the Old Town Lofts Condominiums (Resolution 6986-December 12, 2012)
Agreements	
LOI/MOU/DDA/PSA	Purchase & Sale Agreements for individual sales
Additional Notes	
Project File Document Location	

PNCA - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	January 29, 2014 from GSA <ul style="list-style-type: none"> Acquired to facilitate the rehabilitation of a historic building and by providing long-term stability, credibility, and activity to the River District URA (Resolution 7032-
Property Plan Objective	Operating Site / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Private, non-profit art and design school with more than 50 scholarship opportunities for students and 100's of free public programs, lectures, performances and exhibitions each year. Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	330-A00282
Property Name(s)	PNCA
Project Name(s)	PNCA
Property Description	Pacific Northwest College of Arts Building
Address	511 NW Broadway
RNumber(s)	R141464
Tax Lot Description(s)	COUCHS ADD, BLOCK S TL 7800
Lot Size	.93 acres (40,400 sq ft)
Building SF	122,576 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	6:1 / 175'
Financial Baseline	
Book Value (2017)	\$5,800,000
Real Market Value (2017)	\$42,520,540
Appraised Value	December 10, 2013; \$5,800,000; Integra

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: January 2014; ESA Phase II: July 2012; Hazardous Building: May 2012; 25k-g HOT for PNCA building on Portland Parks prop to the west (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Lease for school use, operated and maintained by Pacific NW College of Arts
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan /Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Building lease with PNCA expires May 23, 2113
Project Budget	See Fund 330 Budget
Project Manager	Ember Breckenridge
Project Team Member(s)	Shelly Haack (Project Manager/FAR)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Portland Mercado Building - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	April 29, 2011 from Albina Bank as a Deed in Lieu of Foreclosure <ul style="list-style-type: none"> Acquired as a strategic site for future redevelopment of the Lents URA (Resolution 6864-April 13, 2011)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.1: Vibrant Communities & Corridors) (Outcome 1.3: Regional Assets) <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: An incubator model and economic development initiative of Portland non-profit Hacienda CDC, provides affordable retail space for businesses to launch and grow, and is a hub for Latino culture in Portland <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	360-A00329
Property Name(s)	Metro Auto East
Project Name(s)	Portland Mercado
Property Description	Food plaza
Address	7238 SE Foster Road
RNumber(s)	R106321
Tax Lot Description(s)	ANNA MARIE PK, INC PT VAC ALLEY LOT 7-10&29 EXC PT IN ST, LOT 6&30 EXC PT IN ST, INC PT VAC ALLEY LOT 31
Lot Size	.88 acres (38,347 sq ft)
Building SF	6,908 sq ft
Neighborhood	
URA	Lents Town Center
Neighborhood	Lents
NMTC Census Tract	Census Tract 5.02
Opportunity Zone	Yes
Zoning	CM2-Commercial Mixed Use 2
Base FAR & Height	N/A
Financial Baseline	

Book Value(2017)	\$1,247,000
Real Market Value (2017)	\$2,770,100
Appraised Value	February 14, 2013; \$750,000; Colliers
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: December 2010; ESA Phase II: March 2011; Hazardous Building: December 2012; Geophysical anomaly possible, covered UIC, hazardous building to be abated by redevelopment or demolition (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Lease to the Portland Mercado for small business food cart incubator
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Land lease with Portland Mercado expires June 9, 2024; Option to purchase allowed before 2023
Project Budget	See Fund 360 Budget
Project Manager	Alison Wicks
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	

Project File Document Location

Riverplace Garage - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 28, 2012 from RiverPlace Parking Association <ul style="list-style-type: none"> Acquired as part of a Collateral, Surrender, Settlement, and Release Agreement (June 29, 2012)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors. Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	325-A00273
Property Name(s)	Riverplace Garage
Project Name(s)	Riverplace Parking Garage
Property Description	100 space public parking garage
Address	1852 SW River Drive
RNumber(s)	R592497
Tax Lot Description(s)	STRAND CONDOMINIUMS, LOT B1, PARKING UNIT
Lot Size	N/A
Building SF	N/A
Neighborhood	
URA	North Macadam
Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 57
Opportunity Zone	N/A
Zoning	CX-Central Commercial; d-Design; e-River Environmental; g-River General
Base FAR & Height	4:1 / 125'
Financial Baseline	
Book Value (2017)	\$4,175,000
Real Market Value (2017)	\$6,615,360
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	\$282,728 FY 19/20 \$2,426,643 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	In the basement of the Stand Condominiums and under the restrictions of the HOA
Environmental Documents/Notes	ESA Phase 1: January 1995; ESA Phase II: January 1996; VCP ICP ECSI #4757; RI/FS: December 2004; ROD: August 1998; Closure Report: August 2006; EES: February 2007; Monitoring: Yes; NFA Letter: March 2007; No known RECs, CAP monitoring done by HOA (GASB 48 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public parking garage
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	Maintain as parking garage
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years
Project Budget	See Fund 325 Budget
Project Manager	N/A
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Spar-Tek Building - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 30, 2011 from Nelson Investment Company <ul style="list-style-type: none"> Acquired to help realize community goals of a vibrant business district by leveraging the substantial size and location (Resolution 6872-May 11, 2011)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Supports business vitality and opportunities for employment of middle-wage jobs Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	370-A00336
Property Name(s)	Spar-Tek Building
Project Name(s)	Spar-Tek Building
Property Description	Industrial Manufacturing Building
Address	2221 N Argyle Street
RNumber(s)	R224791
Tax Lot Description(s)	NATIONAL ADD, BLOCK 1&2 TL 900, LAND & IMPS SEE R653077
Lot Size	1.37 acres
Building SF	29,250 sq ft
Neighborhood	
URA	Interstate
Neighborhood	Kenton
NMTC Census Tract	Census Tract 38.01
Opportunity Zone	Yes
Zoning	R1-Residential 1,000; d-Design
Base FAR & Height	Base Zone
Financial Baseline	
Book Value (2017)	\$1,431,000
Real Market Value (2017)	\$2,060,130
Appraised Value	April 17, 2011; \$1,920,000; Integra
Financial Sustainability Plan Cash Flow	\$52,046 FY 19/20

	\$446,709 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: January 2011; ESA Phase II: March 2011; Hazardous Building: February 2011; Residual pockets of PCS; Cleanup part of future development (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Lease to industrial business
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/NE Community Development Initiative
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Lease with Spar-Tek expires November 30, 2023
Project Budget	See Fund 370 Budget
Project Manager	Kim Moreland
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management), John Cardenas (Community Liaison)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Station Place Garage - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland Terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Operating Site / Hold
2015-2020 Strategic Plan Objective(s)	Objective 5: Operate an Equitable, Innovative & Financially Sustainable Agency (Outcome 5.3: Financial Sustainability & Stewardship)
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	Interim: Public parking open to all Portlanders; equitable contracting opportunities with City Center Parking's subcontractors. Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	330-A00290
Property Name(s)	Station Place Garage
Project Name(s)	Station Place Garage
Property Description	5-story, 411 space public parking lot
Address	1020 NW 9th Avenue
RNumber(s)	R533585
Tax Lot Description(s)	STATION PLACE, LOT 3
Lot Size	.95 acres (41,450 sq ft)
Building SF	140,293 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	EX-Central Employment; d-Design
Base FAR & Height	5:1 / 100'
Financial Baseline	
Book Value (2017)	\$9,282,000
Real Market Value (2017)	\$16,331,030

Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$671,605 FY 19/20 \$5,764,367 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: April 1999; ESA Phase II: January 2000; VCO ICP ECSI #2407; RI/FS: April 2003; ROD: May 2003; Closure Report: August 2005; EES: February 2008; Monitoring: Yes; UST Certification: June 2005; NFA Letter: May 2008; Self perform cap inspection every 5 years, Not PTRR eligible (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as a public parking garage
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	City Center Parking Operations Agreement expires June 30, 2020 with an option of 3 additional years Budget investment of \$175,000 in FY 19/20 for updated parking equipment
Project Budget	See Fund 330 Budget
Project Manager	Ember Breckenridge
Project Team Member(s)	N/A
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	

Project File Document Location

TriMet Parking Garage - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>Not Owned - 99 Year Master parking Lease with TriMet</p> <ul style="list-style-type: none"> The garage was built as part of a DDA with TriMet, the Oregon Clinic and Prosper Portland to develop the Oregon Clinic Building and the TriMet Parking Garage, master lease the parking from TriMet and then Sublease it to the Oregon Clinic which was necessary to serve the new medical office building (Resolution 6212-December 9, 2004)
Property Plan Objective	Operating Asset / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.2: Connected Innovation and Jobs Centers)</p> <p>Objective 2: Access to High Quality Employment for Portland Residents (Outcome 2.3: Access to Career-Path Employment)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: TriMet serves all Portlanders with free transit parking; The Oregon Parking level serves as parking for their employees who serve all Portlanders</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	380-A00556
Property Name(s)	TriMet Parking Garage
Project Name(s)	TriMet Parking Garage
Property Description	4-story public parking garage, 155 spaces on the top floor master leased by Prosper Portland and subleased to Oregon Clinic
Address	1250 NE 99th Avenue
RNumber(s)	R239530
Tax Lot Description(s)	PARTITION PLAT 1997-44, LOT 1 EXC PT IN ST
Lot Size	2.32 acres
Building SF	159,253 sq ft
Neighborhood	
URA	Gateway
Neighborhood	Hazelwood

NMTC Census Tract	Census Tract 81
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; d-Design
Base FAR & Height	8:1 / 150'
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	N/A
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	None; Leased from TriMet (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as employee parking for Oregon Clinic
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Metro Grant use strategy work thru December 2020 Master lease (99-year) with TriMet for 155-space on the top floor of the garage expires September 15, 2105; Sublease (50-year) with The Oregon Clinic for the 155-spaces on the top floor of the garage, to be used by employees only expires September 15, 2056; Air Rights lease for development above top floor of garage expires December 31, 2055
Project Budget	See Fund 380 Budget
Project Manager	Thea Munchel
Project Team Member(s) & Responsibility	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A

Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Union Station - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland Terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Operating Site / Hold
2015-2020 Strategic Plan Objective(s)	<p>Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland (Outcome 1.3: Regional Assets)</p> <p>Objective 2: Access to High Quality Employment (Outcome: 2.1: Quality Job Growth)</p> <p>Objective 3: Foster Wealth Creation within Communities of Color and Low-Income Communities (Outcome 3.2 Business Growth)</p> <p>Objective 4: Form 21st Century Civic Networks, Institutions & Partnerships (Outcome 4.2: Affordability & Neighborhood Solutions)</p>
Financial Sustainability Plan Objective	Program Related Investment - 2.5%
Equity Objective(s)	<p>Interim: Tenant in alignment with broader inclusive business development and commercial affordability goals</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	330-A00286
Property Name(s)	Union Station
Project Name(s)	Union Station
Property Description	Train Station
Address	800 NW 6th Avenue
RNumber(s)	R141472 ; R533588 (North Tracks); R626121 (South Tracks)
Tax Lot Description(s)	COUCHS ADD, BLOCK 194&I&K&L&X TL 1200; STATION PLACE, LOT 6; COUCHS ADD, BLOCK M&W TL 1201
Lot Size	4.81 acres; 1.95 acres; .66 acres (28,605 sq ft)
Building SF	102,586 sq ft
Neighborhood	
URA	River District
Neighborhood	Old Town Community Association

NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	CX-Central Commercial; EX-Central Employment; d-Design
Base FAR & Height	4:1 / 75'
Financial Baseline	
Book Value (2017)	\$7,497,000
Real Market Value (2017)	\$46,550,010
Appraised Value	April 1, 1987; \$15,8000; David Lau & Associates
Financial Sustainability Plan Cash Flow	\$82,768 FY 19/20 \$710,395 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase I: February 2012; ESA Phase II: April 2015; Hazardous Building: April 2015; VCP ICP ECSI #5915 (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as a train station
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	Broadway Corridor Framework Plan
URA / Community Goal(s)	River District URA Plan
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Interim work: Evaluation of consultant recommendations to move forward with electrical and structural scope Grant work: Section 106 process, moving towards completing the document categorical exclusions
Project Budget	See Fund 330 Budget
Project Manager	Ember Breckenridge
Project Team Member(s)	Elise Hendrickson (Construction)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A

Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Remnant Properties

Wednesday, July 24, 2019 5:00 PM

Remnants are neither Mission Related nor Program Related Investments.

<i>Remnant Properties</i>
Albina Triangle
Holman Dock
Portland Center Park
RD Small Lots
Riverplace Marina
South Waterfront Lot 2
South Waterfront Lot 4
Springwater Trail
Station Place Lot 8

Albina Triangle - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 14, 1977 from Melbourne Hamilton <ul style="list-style-type: none"> Acquired by condemnation for street realignment and improvement (Resolution 2148-November 10, 1975; Judgement #423-375-June 14, 1977);
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	370-A00552
Property Name(s)	Albina Triangle
Project Name(s)	Albina Triangle
Property Description	Public park
Address	4500 N Albina
RNumber(s)	R135606
Tax Lot Description(s)	CLIFFORD ADD, BLOCK 8, E FRAC of LOT 8
Lot Size	.02 acres (816 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	Interstate
Neighborhood	Humboldt
NMTC Census Tract	Census Tract 34.01
Opportunity Zone	Yes
Zoning	CM2-Commercial Mixed Use 2; d-Design
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	\$6,000
Real Market Value (2017)	\$51,720
Appraised Value	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20

Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	No known RECs (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Dispose/Transfer to Parks/BES/PBOT by the end of FY 19/20
Project Budget	See Fund 370 Budget
Project Manager	Kim Moreland
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Holman Dock - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	Dock constructed in 2004 <ul style="list-style-type: none"> Built to activate uses along the waterfront and contribute to the vitality of the Eastbank Esplanade III development (Resolution 5988-March 12, 2003)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	355-A00236
Property Name(s)	Holman Dock / Light Watercraft Dock
Project Name(s)	Holman Dock
Property Description	Light Watercraft Dock south of the Hawthorne Bridge along the Eastbank Esplanade
RNumber(s)	Personal Property
Tax Lot Description(s)	N/A
Lot Size	0 sq ft
Building SF	0 sq ft
Address	SE Clay
Neighborhood	
URA	Central Eastside
Neighborhood	Hosford-Abernethy Neighborhood District Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	N/A
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Located in the Willamette River
Environmental Documents/Notes	Not listed-Personal property (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Maintain as public dock
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Frameworks(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Disposition/Transition to Parks at the end of the 2019 summer season, or sell dock as personal property; termination of DSL License after transfer Department of State Lands License for waterway use expires August 30, 2034; Portland Boathouse Lease for dock use expires August 31, 2019;
Project Budget	See Fund 355 Budget
Project Manager	Ember Breckenridge
Project Team Member(s) & Responsibility	Amy Nagy (Project Manager/Community Liaison), Wayne Shammel (Legal)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	Human Access Project; Portland Boathouse
Major Bureau Partner(s)	Parks
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Portland Center Park - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>August 26, 1955 from the City of Portland</p> <ul style="list-style-type: none"> Acquired as part of the amended South Auditorium Urban Renewal Plan on October 18, 1961, to become the Second Avenue Park, connecting the pedestrian mall with SW 2nd Avenue (City Ordinance #115050-April 13, 1962)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	<p>Interim: Free and fair access to all Portlanders as part of the 2nd Avenue Pedestrian Mall</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	No Code
Property Name(s)	Portland Center Park
Project Name(s)	Portland Center Park; American Plaza Towers
Property Description	Small park on the grounds of the American Plaza Towers
Address	No Address
RNumber(s)	R272220 ; R272223
Tax Lot Description(s)	SOUTH AUDITORIUM ADD, BLOCK C, LOT 1 TL 700; SOUTH AUDITORIUM ADD, BLOCK C, LOT 1 TL 600
Lot Size	.16 acres (7,170 sq ft); .18 acres (7,805 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	North Macadam
Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 57
Opportunity Zone	N/A
Zoning	OS-Open Space; d-Design
Base FAR & Height	6:1 / 225'
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	\$822,120
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Located within the American Plaza Towers property
Environmental Documents/Notes	None listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public park, operated and maintained by American Plaza Towers
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Dispose/Transfer to American Plaza Towers by end of FY 19/20
Project Budget	See Fund 325 Budget
Project Manager	N/A
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

RD Small Lots - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland Terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	330-A00558
Property Name(s)	RD Small Lots
Project Name(s)	RD Small Lots
Property Description	Railroad parcels
Address	NW COR/ 9th & NW Naito Parkway
RNumber(s)	R141023 ; R141444 ; R140959
Tax Lot Description(s)	COUCHS ADD, BLOCK 223 TL 700; COUCHS ADD, BLOCK 223 TL 800; COUCHS ADD, BLOCK 223 TL 1100
Lot Size	.08 acres (3,556 sq ft); .02 acres (1,012 sq ft); .03 acres (1,102 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	EX-Central Employment; d-Design
Base FAR & Height	5:1 / 100'
Financial Baseline	
Book Value (2017)	\$38,000
Real Market Value (2017)	\$178,790
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Part of north railroad tracks
Environmental Documents/Notes	ESA Phase I: June 2005; PTRR Eligible (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Disposition/Transfer to private party by end of FY 19/20
Project Budget	See Fund 330 Budget
Project Manager	Ember Breckenridge
Project Team Member(s)	N/A
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Riverplace Marina - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	September 1, 1982 from OR Division of State Lands <ul style="list-style-type: none"> Built as part of the Phase I park improvements for the South Downtown Waterfront Redevelopment Project (Ordinance No. 150368)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Free and fair waterway access to all Portlanders Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	320-A00260
Property Name(s)	SWF Marina
Project Name(s)	Riverplace Marina
Property Description	DSL License for the water in which Marina sits, as well as a floating restaurant
Address	1500 E/ SW Harbor Way
RNumber(s)	R326756 (W); R326757 (E)
Tax Lot Description(s)	SECTION 03 1S 1E, TL 101 2.74 ACRES, SPLIT LEVY R326757 (W); SECTION 03 1S 1E, TL 100 2.95 ACRES, SPLIT LEVY R326756 (E)
Lot Size	2.74 acres (W); 2.95 acres (E)
Building SF	0 sq ft (W & E)
Neighborhood	
URA	Downtown Waterfront
Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 57
Opportunity Zone	None Listed
Zoning	OS-Open Space; d-Design; e-River Environmental; g-River General
Base FAR & Height	N/A
Financial Baseline	
Book Value (2017)	N/A
Real Market Value (2017)	\$218,720
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	(\$17,687) FY 19/20 (\$151,805) Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	Not listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as public marina
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Disposition/Transfer of DSL Lease to private party by end of FY 19/20 DSL License expires August 31, 2031
Project Budget	See Fund 320 Budget
Project Manager	N/A
Project Team Member(s) & Responsibility	Wayne Shammel (Legal), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

South Waterfront Lot 2 - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	<p>The majority of the park parcel is made up of three land parcels acquired from Pacific Power & Light (PP&L) (former Lincoln Steam Plant) from 1981 to 1985. A small piece was acquired from GIC, the developer of the 2100 SW River Parkway building (David Evans & Associates) in accordance with the terms of a DDA. The lot as it exists today is the result of a re-plat in 1999.</p> <ul style="list-style-type: none"> Acquired as part of the Tom McCall Waterfront Park extension, called the South Waterfront Esplanade (Resolution 5140-July 15, 1998)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	<p>Interim: Free and fair access to all Portlanders as part of the Tom McCall Waterfront Park and Riverplace</p> <p>Development: N/A</p>
Property Information	
Property Characteristics	
Property Code ¹	320-A00563
Property Name(s)	South Waterfront Lot 2
Project Name(s)	South Waterfront Lot 2
Property Description	Upper riverbank parkland from SWF Marina and retail kiosk
Address	1500 SW Harbor Way
RNumber(s)	R487357
Tax Lot Description(s)	SECTION 03 1S 1E, TL 200 2.35 ACRES
Lot Size	2.35 acres
Building SF	0 sq ft
Neighborhood	
URA	Downtown Waterfront
Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 57
Opportunity Zone	None Listed
Zoning	CX-Central Commercial; OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource
Base FAR & Height	4:1 / 35'
Financial	

Book Value (2017)	\$96,000
Real Market Value (2017)	\$1,566,660
Alta/As-Built	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Appraised Value	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	ESA Phase 1: June 2005; ESA Phase II: June 2005; VCP ICP #4422; RI/FS : October 1996; ROD: August 1998; Closure Report: May 2001; EES: December 2006; NFA Letter: April 2007; Self perform CAP inspection every 3 years (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as riverbank frontage
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Disposition/transfer to Parks by end of FY 19/20
Project Budget	See Fund 320 Budget
Project Manager	N/A
Project Team Member(s) & Responsibility	Wayne Shammel (Legal), Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	Parks
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	

Project File Document Location

South Waterfront Lot 4 - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	June 17, 1985 from Pacific Power & Light as part of a land exchange <ul style="list-style-type: none"> Acquired as part of a land donation from Pacific Power & Light Company to relocate a power substation in exchange for developable land (Resolution 3355-June 7, 1985)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	325-A00560
Property Name(s)	South Waterfront Lot 4
Project Name(s)	South Waterfront Lot 4
Property Description	Power substation and landscaped area
Address	2477 SW Moody Avenue
RNumber(s)	R273075 ; R273074
Tax Lot Description(s)	SOUTH WATERFRONT EXTN, LOT 4 TL 901; SOUTH WATERFRONT EXTN, LOT 4 TL 900
Lot Size	1.44 acres; .31 acres (13,366 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	North Macadam
Neighborhood	Portland Downtown
NMTC Census Tract	Census Tract 57
Opportunity Zone	N/A
Zoning	CX-Central Commercial; d-Design; g-River General
Base FAR & Height	4:1 / 150'
Financial	
Book Value (2017)	\$1,893,000
Real Market Value (2017)	\$10,007,380
Appraised Value	N/A

Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	Most of property has power substation on it, relocation would be required
Environmental Documents/Notes	ESA Phase 1: June 2005; extent of liability hard to determine due to substation (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Manage & maintain the property in a way that minimizes risks and holding costs, while maintaining it in a clean and respectable manner. Work in coordination and consultation with project management staff responsible for implementation of related development plans. No interim uses.
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Transfer to PP&L by end of FY 20/21 Perpetual and exclusive easement with PP&L for the operation of an electrical utility facility; Non-exclusive easement with PP&L for underground utilities; Non-exclusive easement with PP&L for driveway access; Easement with PBOT for underground utilities and driveway access for the Portland Streetcar
Project Budget	See Fund 325 Budget
Project Manager	N/A
Project Team Member(s)	Ember Breckenridge (Property Management)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	

LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Springwater Trail - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	May 2, 2002 from ODOT/PBOT <ul style="list-style-type: none"> Acquired to meet the objectives of Eastbank Esplanade III development and CES URA (Ordinance No. 176403-April 17, 2002)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Goal(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: Increase equitable contracting of certified firms Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	355-A00561
Property Name(s)	Springwater Trail
Project Name(s)	Holman Dock Upper Riverbank
Property Description	2 parcels of Riverbank land along the Springwater Trail, south of the Hawthorne Bridge
Address	SE Clay
RNumber(s)	R275763 (South); R275761 (North)
Tax Lot Description(s)	STEPHENS ADD, BLOCK 2, LOT 1-8 TL 1600 (South); STEPHENS ADD, BLOCK 1 TL 1500 (North)
Lot Size	.39 acres (17,088 sq ft) (South); .86 acres (37,328 sq ft) (North)
Building SF	0 sq ft
Neighborhood	
URA	Central Eastside
Neighborhood	Hosford-Abernethy Neighborhood District Association
NMTC Census Tract	Census Tract 11.01
Opportunity Zone	Yes, Severe Distress
Zoning	OS-Open Space; d-Design; e-River Environmental; g-River General; s-Scenic Resource (North and South)
Base FAR & Height	Base Zone
Financial	
Book Value (2017)	N/A
Real Market Value (2017)	\$819,940
Appraised Value	N/A

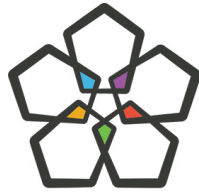
Financial Sustainability Plan Cash Flow	\$0 FY 19/20 \$0 Ten-year outlook including FY 19/20
Due Diligence	
Alta/As-Built	N/A
Title Report	N/A
Title Easements	N/A
Site Constraints	None
Environmental Documents/Notes	Not listed (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Maintain as public walkway and riverbank
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Dispose/Transfer to Parks/BES/OMSI by the end of FY 19/20 Exclusive and perpetual easement from ODOT over the Eastbank Esplanade to access the Holman Dock
Project Budget	See Fund 355 Budget
Project Manager	Ember Breckenridge
Project Team Member(s) & Responsibility	Amy Nagy (Project Manager/Community Liaison), Wayne Shammel (Legal)
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	ODOT
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	

Station Place Lot 8 - Property Plan

Tuesday, July 23, 2019 5:00 PM

Property Strategic Considerations	
Goals & Objectives	
Acquisition Date & Purpose	October 31, 1987 from Portland Terminal Railroad Company <ul style="list-style-type: none"> Acquired as part of the 12th Amendment of the Downtown Waterfront URA Plan, for redevelop 31-acres in the River District and DTW URAs (Resolution 3543-April 8, 1987)
Property Plan Objective	Remnant / Dispose
2015-2020 Strategic Plan Objective(s)	Objective 1: Create Healthy, Complete Neighborhoods Throughout Portland
Financial Sustainability Plan Objective	No Mission or Program Related Investment
Equity Objective(s)	Interim: N/A Development: N/A
Property Information	
Property Characteristics	
Property Code ¹	330-A00562
Property Name(s)	Station Place Lot 8
Project Name(s)	Station Place Lot 8
Property Description	Ground under the western Lovejoy Ramp approach
Address	NW Lovejoy Street
RNumber(s)	R533590
Tax Lot Description(s)	STATION PLACE, LOT 8
Lot Size	.39 acres (17,199 sq ft)
Building SF	0 sq ft
Neighborhood	
URA	River District
Neighborhood	Pearl District
NMTC Census Tract	Census Tract 51
Opportunity Zone	Yes-Severe Distress
Zoning	EX-Central Employment; d-Design
Base FAR & Height	5:1 / 100'
Financial	
Book Value (2017)	N/A
Real Market Value (2017)	\$340
Alta/As-Built	N/A
Financial Sustainability Plan Cash Flow	\$0 FY 19/20

	\$0 Ten-year outlook including FY 19/20
Due Diligence	
Title Report	N/A
Title Easements	N/A
Site Constraints	Ground under the Lovejoy Bridge approach ramp
Environmental Documents/Notes	ESA Phase I: April 1999; ESA Phase II: January 2000; VCO ICP ECSI #2407; RI/FS: April 2003; ROD: May 2003; Closure Report: August 2005; Monitoring: No longer required; (GASB 49 17/18)
Development Goals & Objectives	
Re-Development/Re-Use	
Active/Inactive	Inactive
Interim Activity Strategy	Operate as the ground under the Lovejoy Bridge
Phase of Development (acquisition, community process, predev, disposition, construction)	N/A
Development Concept(s)	N/A
Action Plan / Framework(s)	N/A
URA / Community Goal(s)	N/A
Communication Theme	N/A
Major Consultant Contracts	N/A
Major Milestone(s) & Deadline(s)	Disposition/Transfer to PBOT by end of FY 19/20
Project Budget	See Fund 330 Budget
Project Manager	Ember Breckenridge
Project Team Member(s)	N/A
Project Sponsor	Amy Edwards
Developer	N/A
Major External Stakeholder(s)	N/A
Major Bureau Partner(s)	N/A
Agency Approvals & Recommendations	
FIC Approval(s)	N/A
Board/Council Approval(s) & Recommendation(s)	N/A
Agreements	
LOI/MOU/DDA/PSA	N/A
Additional Notes	
Project File Document Location	



PROSPER PORTLAND

Building an Equitable Economy

RESOLUTION NO. 7337

RESOLUTION TITLE:

ADOPTING PROSPER PORTLAND REAL ESTATE PROPERTY PLANS


Adopted by the Prosper Portland Commission on September 11, 2019

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capua MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Francesca Gambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner William Myers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: September 13, 2019
Pam Feigenbutz, Recording Secretary	