

Program #78235 - Walnut Park Redevelopment Planning

FY 2026 Proposed

Department: County Assets**Program Contact:** Greg Hockert**Program Offer Type:** Capital**Program Offer Stage:** Proposed**Related Programs:****Program Characteristics:** One-Time-Only Request**Program Description**

The Walnut Park property requires a sizeable investment to create a modern facility for County programs. Additionally, the large size of the site provides opportunity for non-County development that meets the needs of the Northeast Portland community and the community around the property.

In recent years, the County completed three development studies of the property. The first study, completed in 2022, included community outreach and ideas for how the site could be fully developed in collaboration with a development partner. The second study, completed in 2023, showed how the County could develop a quarter or a half of the property for County programs while the remainder of the property could be developed by another organization. The third study completed in 2024 showed options to renovate the existing building.

In FY 2026, the County will solicit a request for proposals from investment firms or similar organizations to explore partnership-based development options for the property, prioritizing solutions that align with both County objectives and local community needs. This program offer provides funding for consulting services to assess options presented by the partner organization and other development partnership options, as well as the associated project management costs by County Facilities and Property Management staff.

Performance Measures

Measure Type	Performance Measure	FY24 Actual	FY25 Budgeted	FY25 Estimate	FY26 Target
Output	Complete assessment of the redevelopment of the current structure	N/A	80%	95%	100%
Output	Contract with an organization to engage with the County to explore community-driven redevelopment	N/A	N/A	N/A	100%

Performance Measures Descriptions

PM-1 - Complete assessment of the redevelopment of the current structure.

PM-2 - Develop and post a request for proposal and execute a contract.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2025	2025	2026	2026
Contractual Services	\$0	\$0	\$0	\$150,000
Total GF/non-GF	\$0	\$0	\$0	\$150,000
Program Total:	\$0		\$150,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Financing Sources	\$0	\$0	\$0	\$150,000
Total Revenue	\$0	\$0	\$0	\$150,000

Explanation of Revenues

\$150,000 one-time-only transfer from County General Fund

Significant Program Changes

Last Year this program was: FY 2025: 78235 Walnut Park Redevelopment Planning

This program has an additional \$150,000 in one-time-only general funds for FY 2026.