

**Division:** Facilities & Property Management

**Program Characteristics:** One-Time-Only Request

**Program Description**

In recent years, the County completed three development studies of the Walnut Park property, located on Martin Luther King Blvd in Northeast Portland. 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 solicited 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 (FPM) staff.

**Equity Statement**

This program offer is committed to advancing equity by transforming the Walnut Park property into one or more modern facilities that aligns with County priorities while honoring its historic significance and meeting the specific needs of the Northeast Portland community.

**Revenue/Expense Detail**

	2026 General Fund	2026 Other Funds	2027 General Fund	2027 Other Funds
Contractual Services	\$0	\$150,000	\$0	\$326,068
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$326,068</b>
<b>Total Expenses:</b>	<b>\$150,000</b>		<b>\$326,068</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00
<b>Program Revenues</b>				
Financing Sources	\$0	\$150,000	\$0	\$250,000
Beginning Working Capital	\$0	\$0	\$0	\$76,068
<b>Total Revenue</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$326,068</b>

**Performance Measures**

Performance Measure	FY25 Actual	FY26 Estimate	FY27 Target
Create development plan with the development contractor.	N/A	10%	100%
Implement an engagement strategy with the community.	N/A	10%	80%