

Program #78252 - Downtown Real Estate Options Analysis
FY 2026 Proposed
Department: County Assets

Program Contact: Greg Hockert

Program Offer Type: Capital

Program Offer Stage: Proposed

Related Programs:
Program Characteristics: New Request, One-Time-Only Request

Program Description

The County recently completed a Downtown Real Estate Study which presented an attractive option involving the sale of the Mead Building, exiting the Five Oak lease, and relocating programs to the Gladys McCoy Building and a new downtown facility.

This program offer will include further analysis, including examining lease options. These options will serve as a comparative cost evaluation against the Study's proposed option of acquisition and renovation in downtown Portland. The goal of the project would to provide options for physical space downtown that provide accessible, welcoming and high-quality spaces that allow for excellent public services that create stability, enhance opportunities, and reduce disparities.

A lease or acquisition would provide accommodations for Department of Community Justice (DCJ) and Department of County Human Services (DCHS) programs currently situated in Mead and Five Oak, and would be considered for the needs of the District Attorney's office with total space required estimated to be between 50,000 and 100,000 square feet. This project will encompass space programming and conceptual design for a prospective owned or leased facility, a cost analysis comparing owned versus leased options, and an examination of space optimization scenarios at the Gladys McCoy building.

Performance Measures

Measure Type	Performance Measure	FY24 Actual	FY25 Budgeted	FY25 Estimate	FY26 Target
Output	Execute a contract with a consultant and refine scope of work	N/A	N/A	N/A	100%
Outcome	Complete lease options analysis, cost comparison evaluation, programming and conceptual design	N/A	N/A	N/A	100%

Performance Measures Descriptions

PM-1: Execute a contract with a consultant and refine scope of work

PM-2: Complete lease options analysis, cost comparison evaluation, programming and conceptual design

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	\$200,000
Total GF/non-GF	\$0	\$0	\$0	\$200,000
Program Total:	\$0		\$200,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Financing Sources	\$0	\$0	\$0	\$200,000
Total Revenue	\$0	\$0	\$0	\$200,000

Explanation of Revenues

\$200,000 one-time-only transfer from County General Fund

Significant Program Changes

Last Year this program was: