

Facilities & Property Management

To: Tracey Massey

From: Dan Zalkow

Cc: Greg Hockert and John Paananen

Date: December 3, 2025

Subject: Response to "Report Out for Preschool for All Sites" Budget Note

Summary

In response to [FY 2026 Budget Note #3](#) (Commissioner Moyer), FPM staff completed an assessment of 20 vacant County-owned and leased spaces to determine if any could be suitable to be a daycare or preschool. Among the sites, Cook Plaza is the only location identified that could be used as a daycare or preschool. However, the site may not be well suited as a daycare or preschool due to the renovations required for this purpose and the uncertainty about whether the County will retain the asset given recent Board action. Although not part of the Budget Note, occupied sites were also assessed to determine if any had the potential to be converted to a daycare or preschool use if vacated.

Background

Budget Note 3 in Fiscal Year 2026, "Report Out for Preschool for All Sites", requires an evaluation of vacant County spaces to determine if any would be suited to be used as a daycare or preschool. The specific details of the Budget Note are "It is the policy of the Board that all vacant spaces owned or leased by the County for suitability to build out for infant/toddler childcare and/or preschool use be evaluated, and a report provided to the Board by end of year 2025 with a list of all available and feasible spaces, including whether zoning changes are needed and next steps advised by the city planning department."

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Evaluation Criteria

The criteria utilized to evaluate potential child care use referenced Oregon Administrative Rules (OAR) Chapter 414, Rules for Certified Child Care Centers, Division 305 and General Rules for Child Care Facilities, Division 075, and the 2022 Oregon Structural Specialty Code with 2023 amendments.

Sites with identified vacant space were initially assessed and screened for first floor locations. First-floor vacant spaces were subsequently evaluated based on the number of exits, the current building occupancy, the building's construction type and current condition, zoning regulations, and the availability or potential for an outdoor play area. Buildings containing both vacant and occupied spaces were also cross-referenced with current building program uses to identify any incompatibilities.

Occupied sites with a potential for daycare or preschool use were then identified based on their current function, the potential for the existing program to be relocated to another county facility, and/or the site's current occupancy and zoning that would facilitate transition to child care use.

Vacant Spaces

Below is a list of County buildings with vacant space that have been determined to not be feasible options, and reasons the space is not feasible for use as a daycare or preschool:

Facility	Reason(s) Unsuitable	Commission District Location
East County Office Building	Building is in poor condition and will require full renovations; limited outdoor enclosed area	D4
Gateway Children's Center - MDT Building	No first floor vacant space	D3
Gateway Children's Center - Service Building	Southern portion of building (non-Head Start) would trigger seismic upgrade with change in occupancy	D3

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Facility	Reason(s) Unsuitable	Commission District Location
Hansen Building	Unsafe and hazardous building conditions	D3
John B Yeon Facility	No first floor vacant space; incompatible site functions	D4
John B Yeon Annex	No first floor vacant space; incompatible site functions	D4
Juvenile Justice Complex - Pod D	Incompatible with JII (Justice Involved Individuals)	D3
Mead Building Retail Space	Incompatible with JII, single exit, seismic upgrade trigger	D1
Multnomah Building	No first floor vacant space	D1
Northwest Library (NW Thurman)	No suitable space or park proximity for outdoor play area	D1
Northwest Library (NW Pettygrove)	No park proximity for outdoor play area. As of 10/28/25, City of Portland does not have a design or construction timeline for the vacant space across the street that is planned for a park.	D1
Walnut Park	Vacant space is too small, single exit	D2

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Potential Sites

The following properties have been identified as having the potential to host a preschool or childcare facility. One site, Cook Plaza, is currently vacant. The other properties currently host County programs.

Potential Preschool or Childcare Facility:

Cook Plaza (vacant) 19421 SE Stark St., Gresham, OR 97233



District 4. Cook Plaza has vacant space where a daycare or preschool may be feasible. The building was built in 1990 and is zoned Corridor Multi-Family (CMF). In a CMF zone, daycare/preschool use requires special use approval by the City of Gresham. The building construction type is V-B (fully sprinklered) with B (Business) occupancy and is a total of 14,000 square feet. Due to the age and condition of the building, a daycare or preschool likely would require a major renovation to adapt to daycare/preschool use.

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Occupied Buildings with Potential for Daycare/Preschool

FPM assessed occupied County buildings to determine if any might be suitable to be a daycare or preschool if they were to become vacant. The following three buildings were identified that have the potential to become a daycare or preschool in the future.

Potential Preschool or Childcare Facility:

Gresham Probation 495 NE Beech Ave., Gresham, OR 97030



District 4. The building was built in 1964. It is zoned Downtown Transit Mid-Rise (DTM) and daycare/preschool use is allowed. The building construction type is V-N (Wood Framed and non-rated fire resistance) with a B (Business) office occupancy and is 4,360 square feet. Currently, it is occupied by the Department of Community Justice.

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Potential Preschool or Childcare Facility:

Gateway Children's Center Service Building 10317 E Burnside St., Portland, OR 97216



District 3. The Service Building was built in 1978. It is zoned Central Commercial with design overlay (CX-d) and daycare/preschool use is allowed. The building construction type is V-N (Wood Framed and non-rated fire resistance) with an E3 (Educational Occupancy) and B (Business) office occupancy and is a total 14,255 square feet. The 4,074 square foot warehouse portion of the north side of the building was renovated in 2003 with seismic upgrades and converted for use as daycare or preschool classrooms and office. This portion of the building contains the E3 occupancy space along with B office occupancy space and is currently leased by the Head Start program as a preschool. If Head Start were to vacate their space, it could be utilized as a Preschool for All space. We recognize this isn't an additive preschool space in the community, but have included this building in the inventory for awareness.

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Potential Preschool or Childcare Facility:

Gateway Children's Center Residential Building 10305 E Burnside St., Portland, OR 97216



District 3. The Residential Building was built in 2003. It is zoned Central Commercial with design overlay (CX-d) and daycare/preschool use is allowed. The building construction type is V-B (Light wood or metal framed with non-rated fire resistance) but the space is fully sprinklered with A, B and E (Larger groups of people, Education, and Business) occupancy and is a total of 11,000 square feet.

The building was originally used as short term children's foster care with an SR-3.1 and B (Business) occupancy. SR-3.1 is for "special residences" where occupants may require "assisted self-preservation" and are licensed by the Oregon Department of Human Services. SR-3.1 is for large facilities licensed to provide care for 17 or more residents.

In 2011, it was converted to office use for Domestic Violence One Stop Shop service providers operating during daytime business hours.