

# Welcome to the Site Selection Open House

Open House for Multnomah County New Central Courthouse



The Multnomah County Courthouse has a long and illustrious history. It is a source of community pride, a place where the conflicts of life can be resolved in a nonviolent manner and where everyone has equal access to unbiased judgment and the rule of law.

The Multnomah County Courthouse is at a crossroad. Your input is important to help write the story of its future.

**That is what this day  
is all about.**



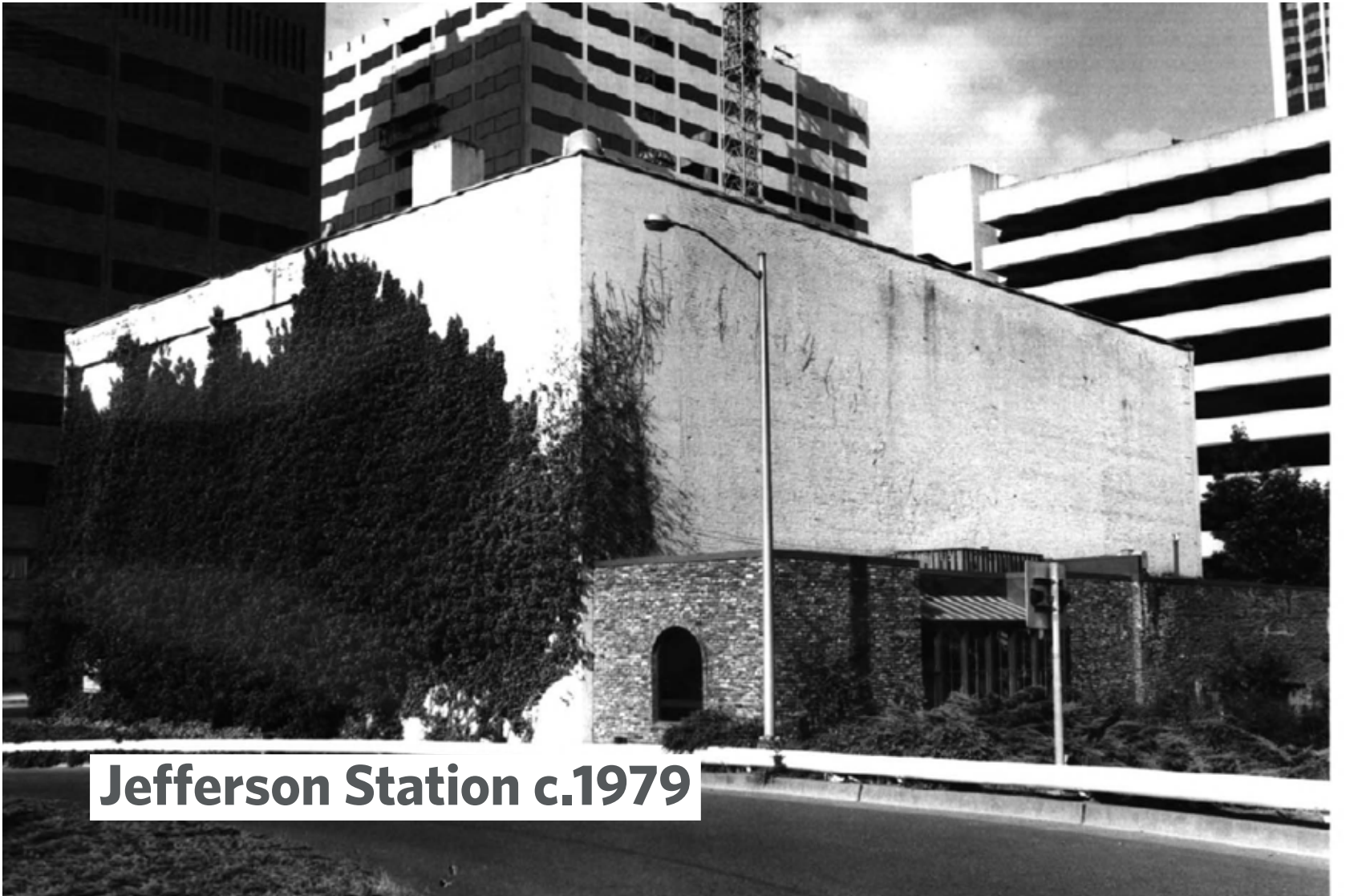
# Change is the only constant: History of the **Two Sites**

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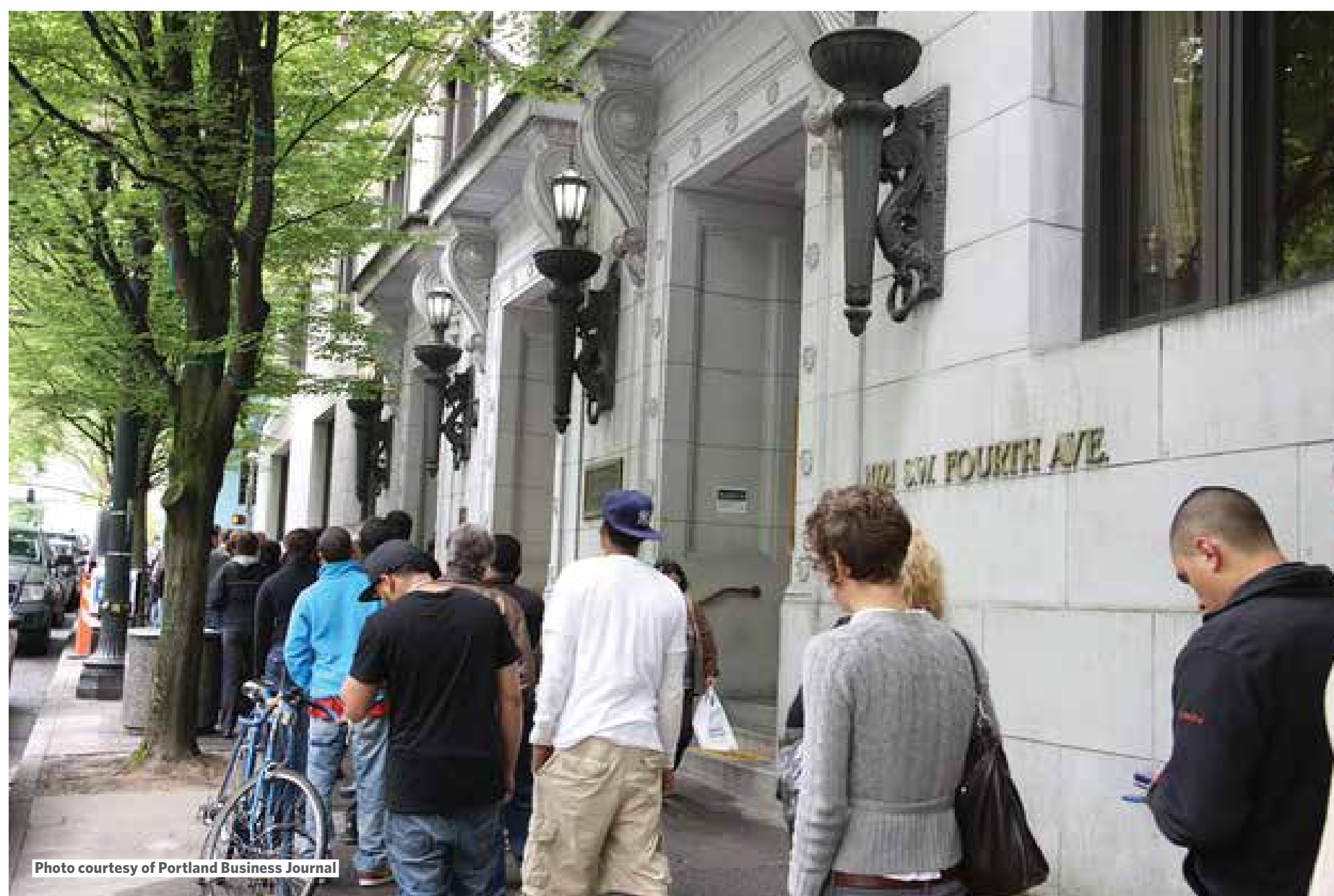


# Change is the only constant: History of the Preferred Site

Open House for Multnomah County New Central Courthouse



# Why a New Courthouse?



## Current Courthouse Deficiencies:

### Safety

- Seismic codes are not currently met
- Security practices are compromised

### Service

- Workload far exceeds what the current building can accommodate

### Efficiency

- Maintaining outdated systems gets more expensive each year

# Benefits of a New Courthouse

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A modern courthouse will accommodate best practices that cannot be met in the existing building, including:

## Improved Safety

- Compliance with seismic codes
- Separate circulation paths for public, defendants in custody and staff

## Adequate Space

- For timely entry, counter transactions, jury duty, victim/witness waiting and more

## Cost Effective Operations

- Improved use of technology
- More efficient building systems
- Environmental sustainability



# Rigorous Site Evaluation Process

Considerations	Criteria
<b>COURTHOUSE FUNCTIONALITY</b>	Site addresses stakeholder and employee concerns
	Site is adequate for sheriff transport & supporting facilities for security
	Site has the capacity to satisfy the functional needs of project scope
<b>SURROUNDING CONTEXT</b>	Amenities adjacent to site
	Compatibility - appropriate site for major civic building
<b>SITE ACCESS/ INFRASTRUCTURE</b>	Infrastructure - Utility capacity
	Infrastructure- Traffic & vehicular access and parking
	Regional Transit access - for staff and public
<b>CONTROL OF RISK</b>	Site satisfies Regulatory requirements
	Public and Governmental Support
	Site readiness for development (low potential for delay)
<b>DESIGN POTENTIAL</b>	Flexibility of massing and phasing options
	Design and Construction Issues
	Potential to meet Sustainability goals
<b>COST DIFFERENTIALS</b>	Land purchase cost and availability
	Potential financing, funding and revenue opportunities
	Construction cost savings



## Site Considerations

- Site is accessible by all means of transportation including pedestrian, bicycle, auto, bus and MAX.
- Site has available parking and close proximity to restaurants, shopping and open spaces.
- The site is an entrance to downtown and would enhance the existing building skyline.
- With views from the Hawthorne Bridge, Naito Parkway and the Esplanade, the new courthouse would be a visible enhancement as a Multnomah County and State Judicial Center.
- Provide a safe and secure building to serve the public for decades to come

# Pros & Cons of the Preferred Site

## Pros

- County owned—responsible use of public funds
- Prominent downtown location
- Proximity to the Justice Center
- Improved in-custody transport
- Traffic pattern remains the same
- Minimal demolition required
- Existing garage for public parking and possible secure judge parking

## Cons

- Historic buildings on 1/4 of block
- Heavy traffic on Naito Parkway and on Madison



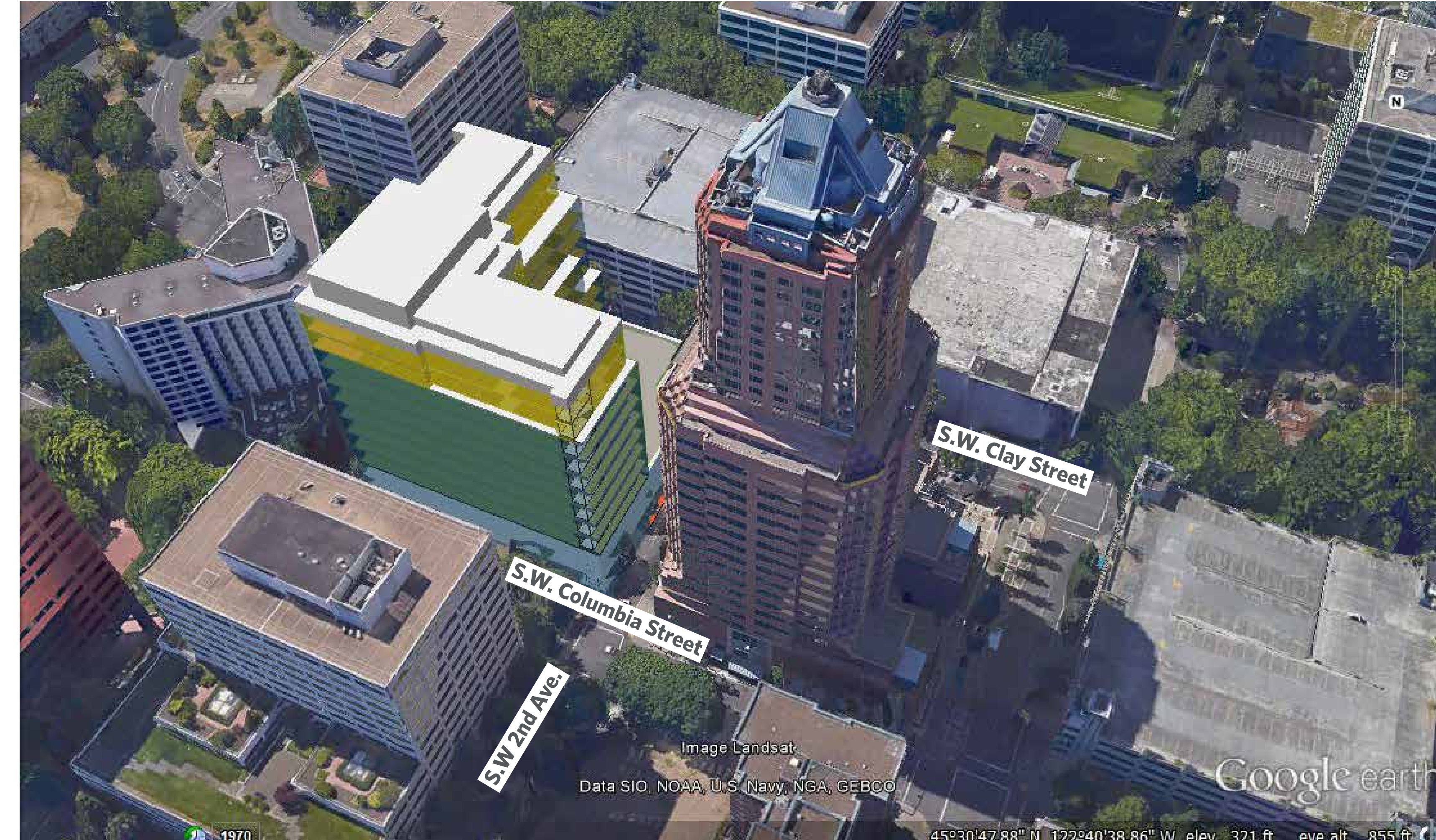
# Pros & Cons of the Alternate Site

## Pros

- Downtown location
- Minimal demolition required
- Existing garage for public parking and possible secure judge parking

## Cons

- Not County owned, adding land acquisition cost
- Entrance to existing parking garage takes up 1/3 of block
- Security concerns with adjacent underground garage entrance
- Adjacent property development
- Must maintain public access to underground garage
- No staging area in proximity





# A New Courthouse can fit the Preferred Site

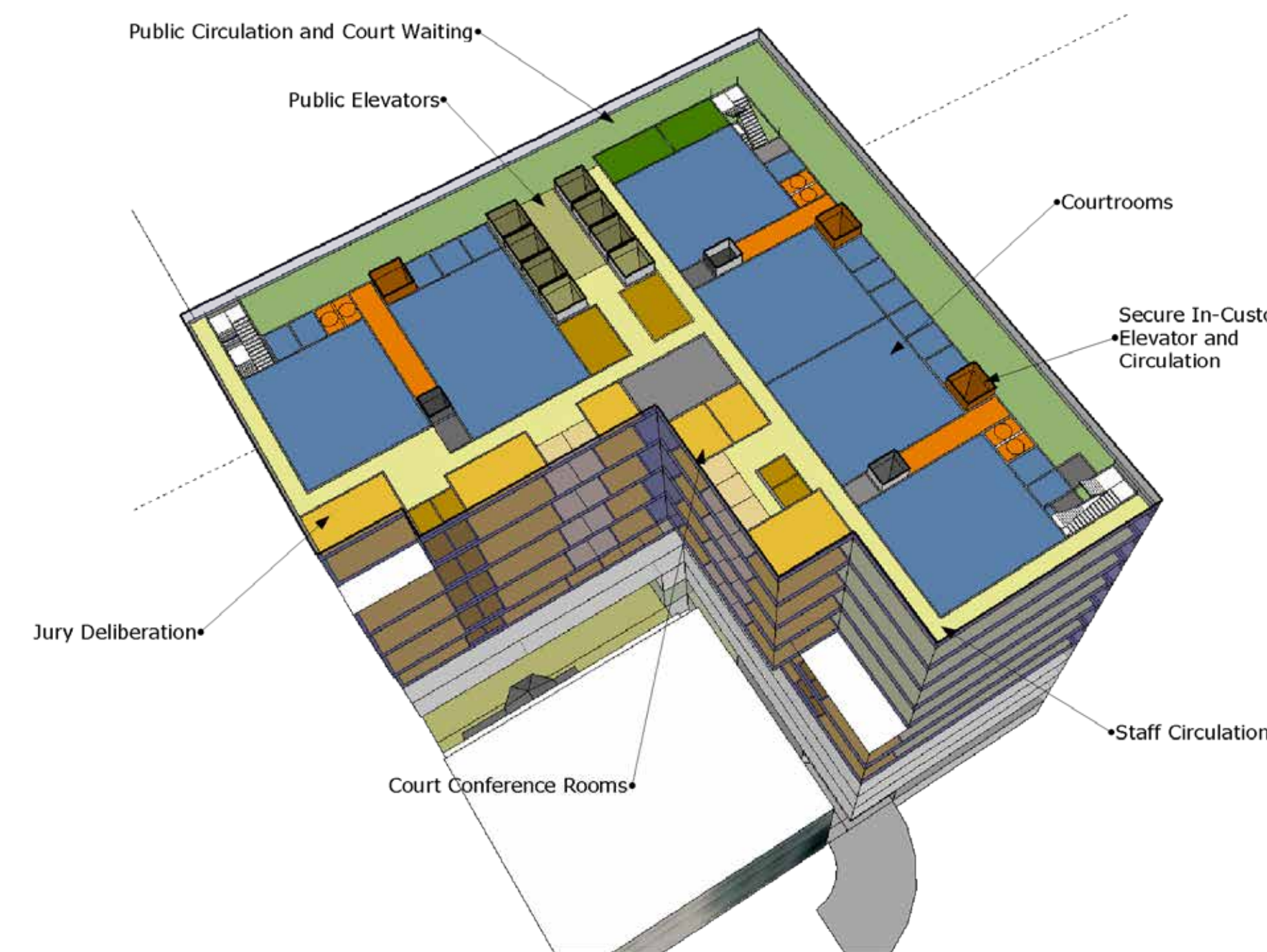
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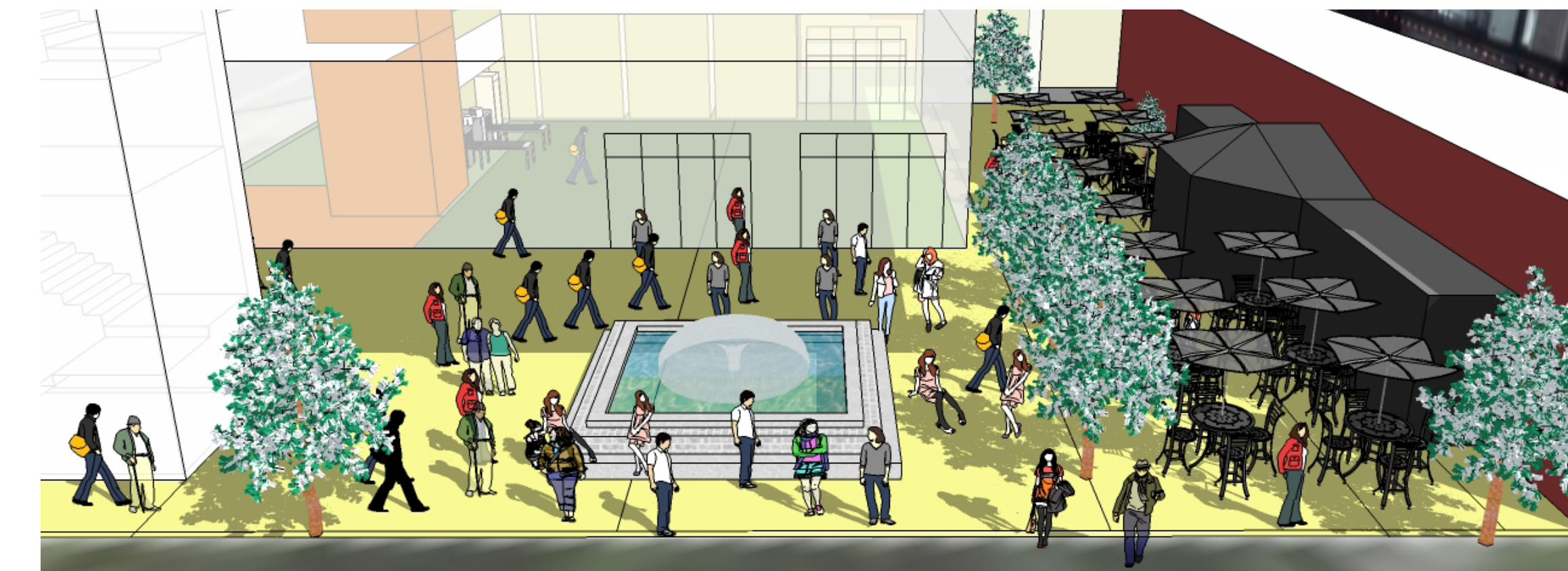
Concept views of new courthouse in context of the preferred site



Ground Floor Concept Layout



Conceptual Program Blocking/Stacking Diagram



Entry Plaza Ideas

Colors indicate types of courthouse program area



# A New Courthouse can fit the Alternate Site

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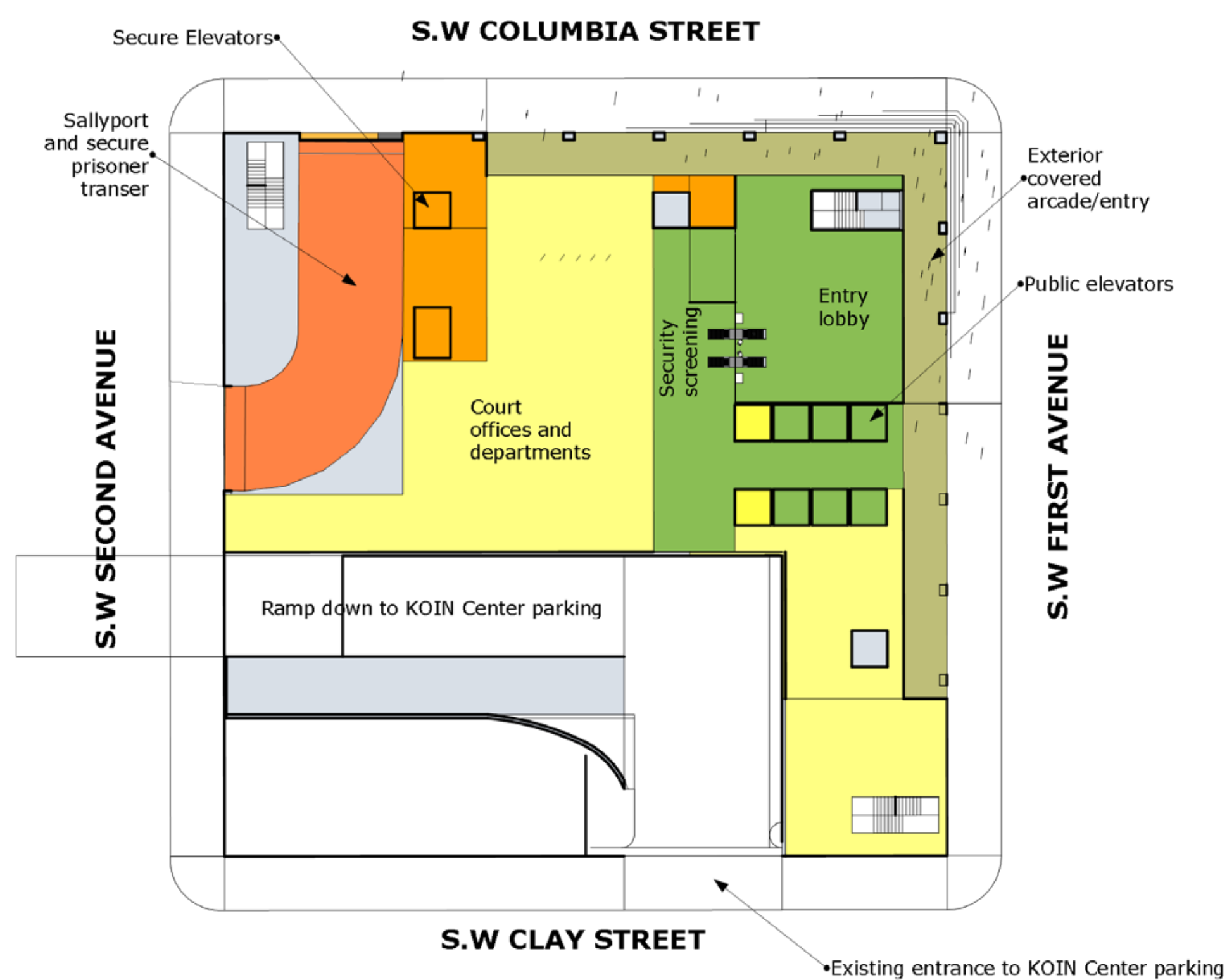
Concept views of new courthouse in context of the alternate site



Image Landsat

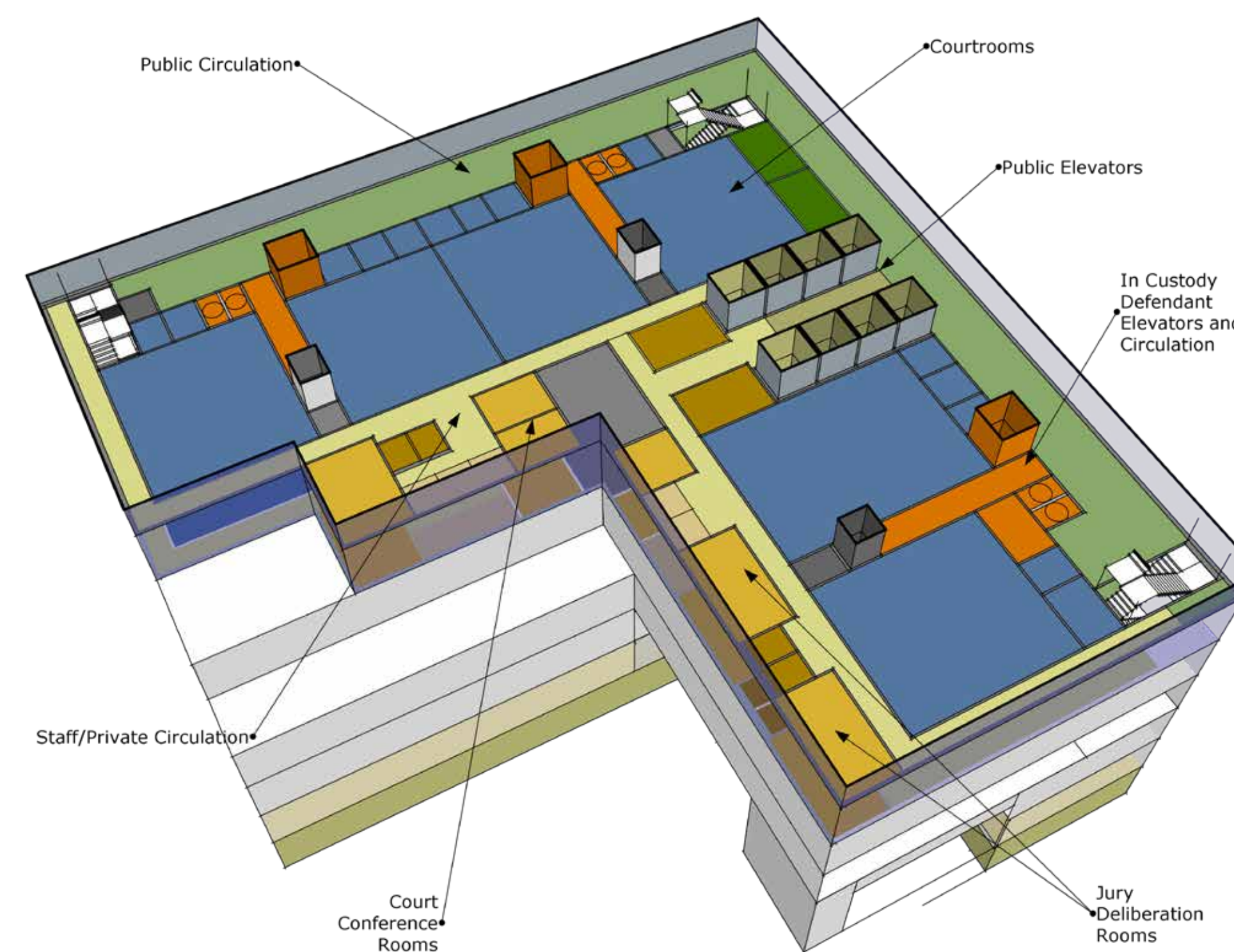


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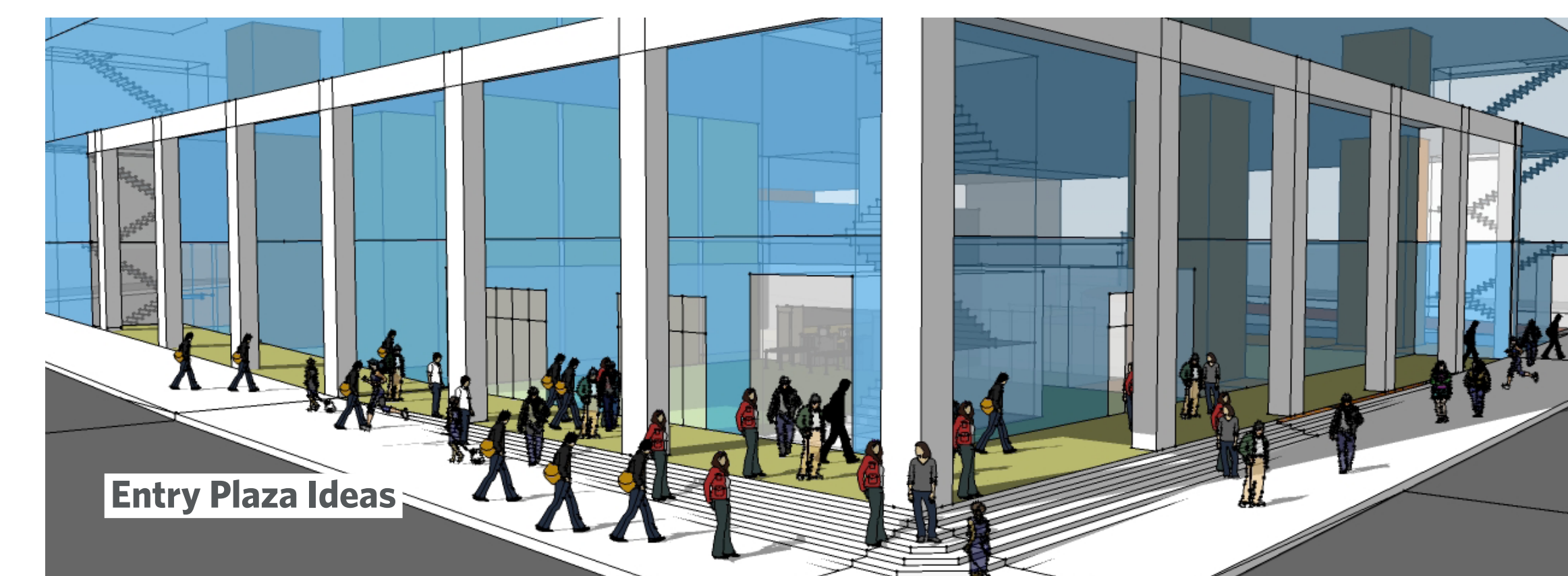


Ground Floor Concept Layout

Colors indicate types of courthouse program area



Conceptual Program Blocking/Stacking Diagram

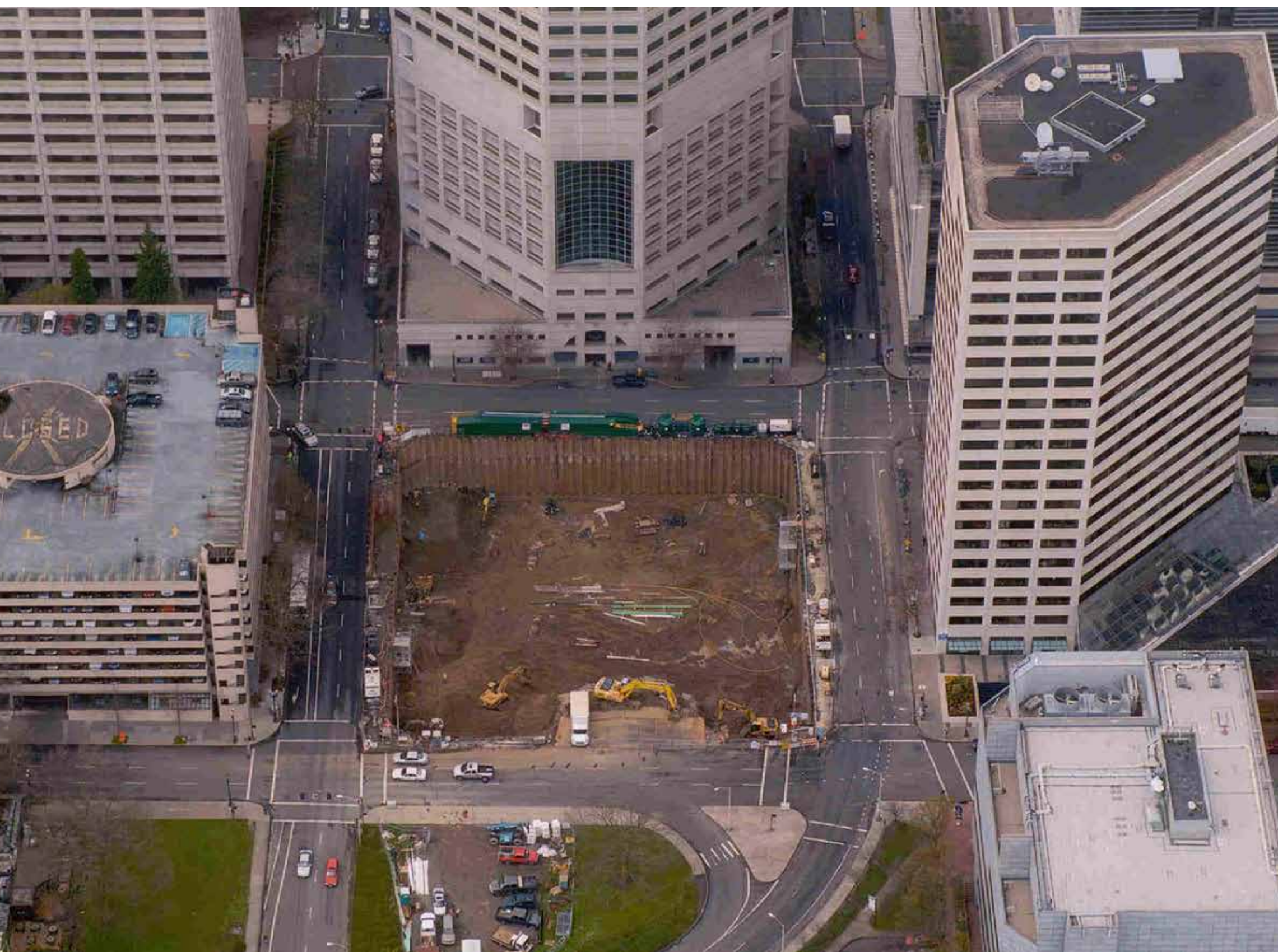


Entry Plaza Ideas



# Thorough Site Due Diligence Process

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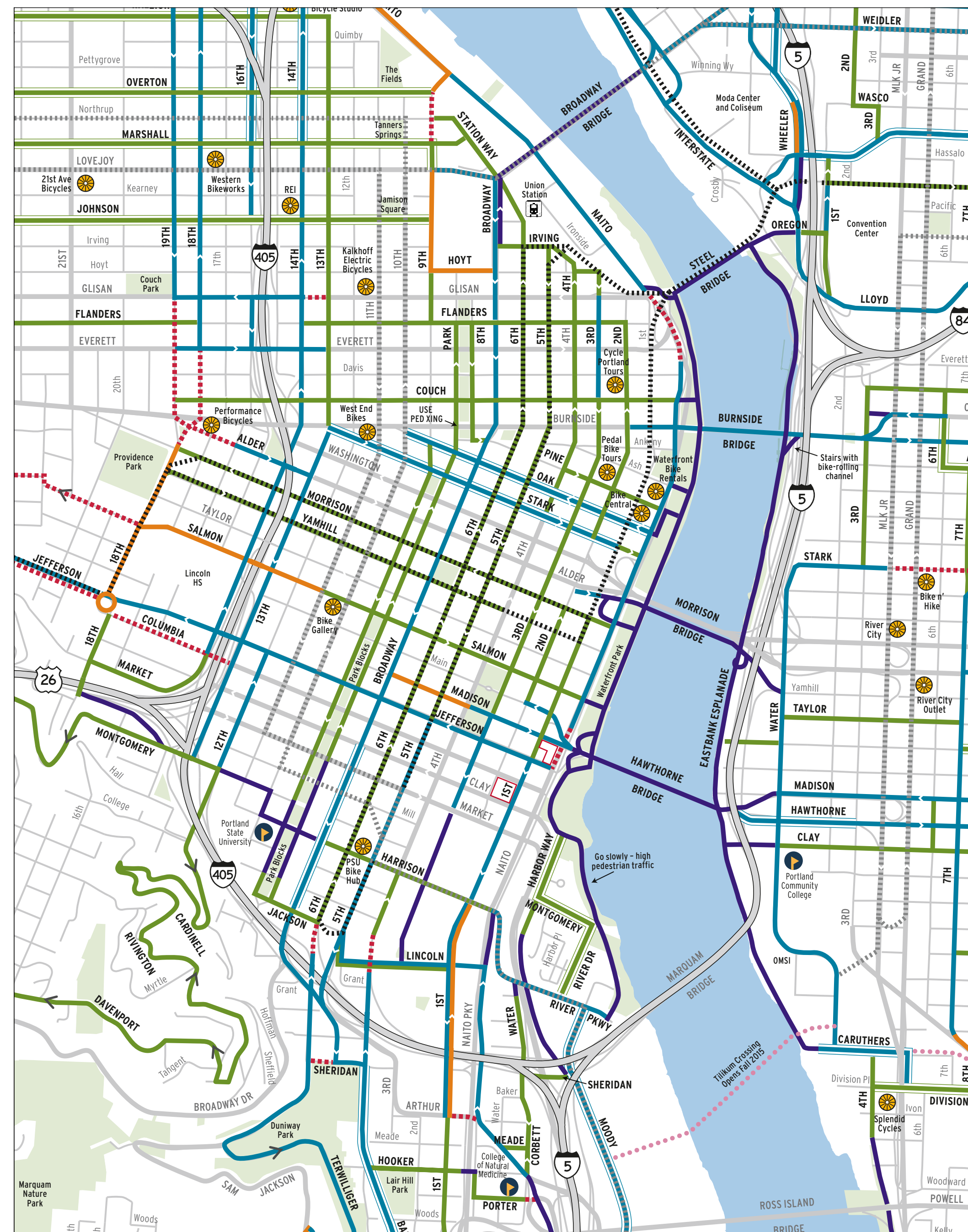


- Open Houses
- Surveys
- Stakeholder Engagement
- Geotechnical
- Seismic
- Public Safety
- Security
- Environmental
- Traffic, Transit and Parking
- Flood Plain
- Utilities
- Zoning
- Offsite Improvements
- Construction Logistics and Staging Plan

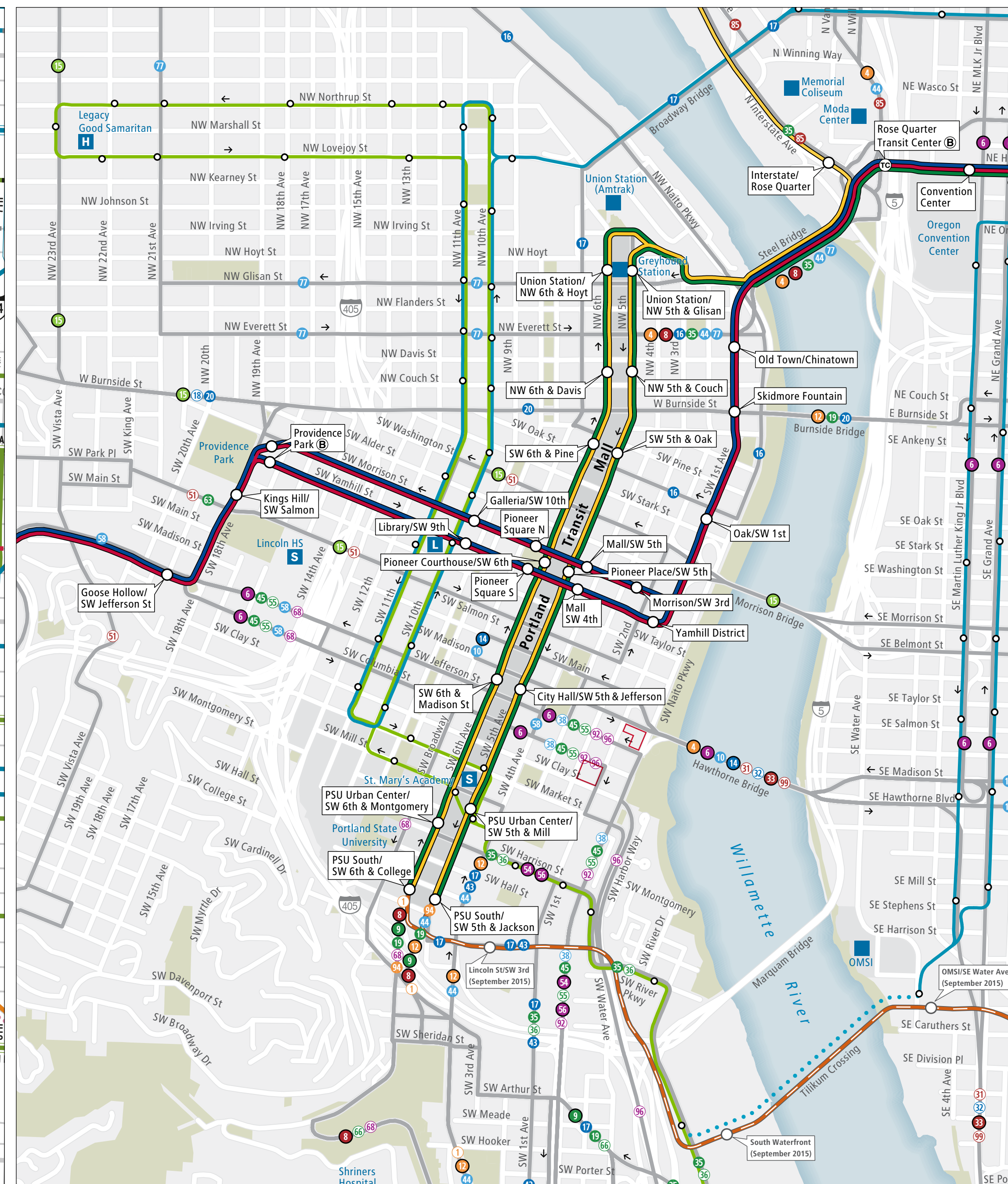
# Getting to the New Courthouse

## Bike, Transit & Parking

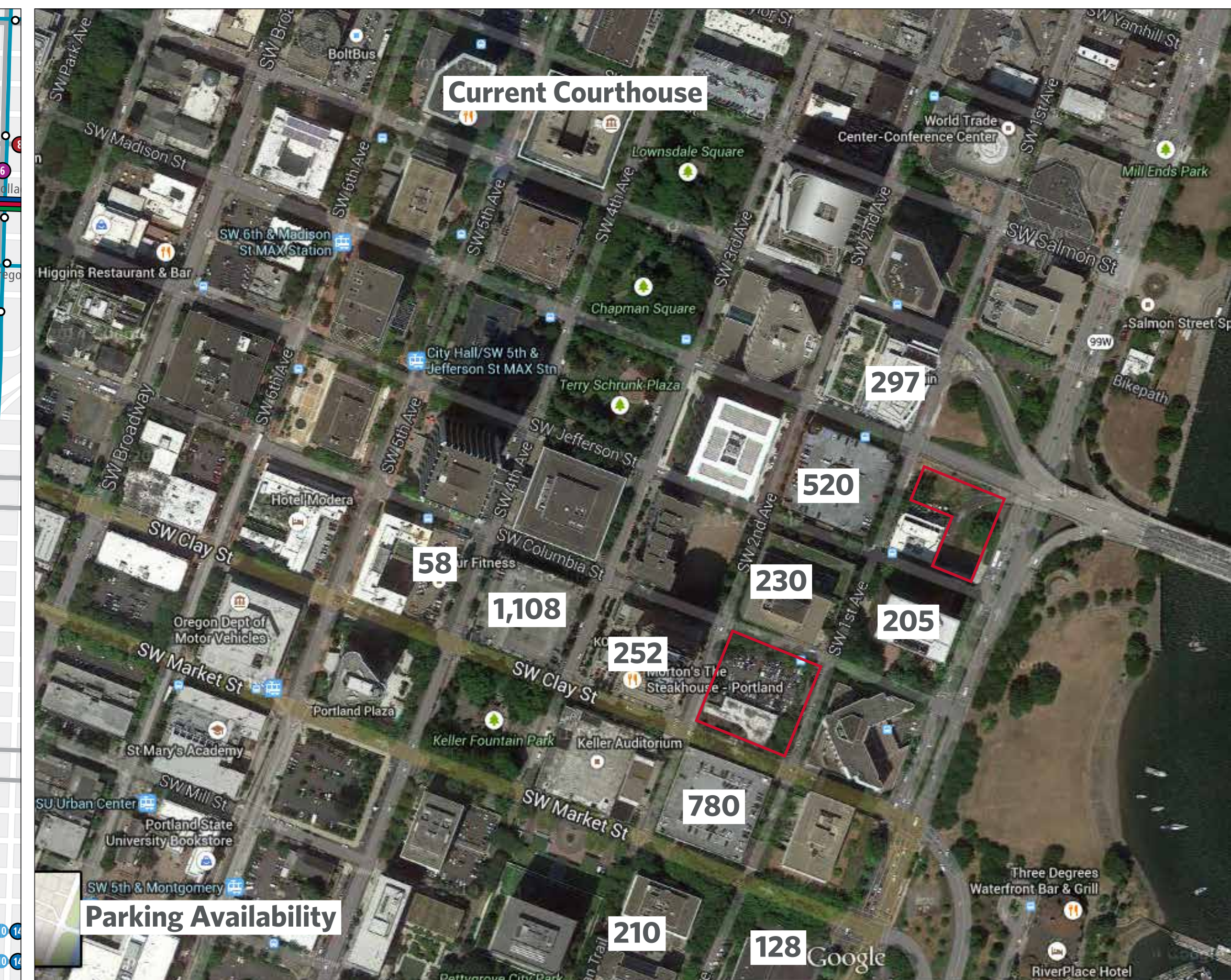
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BICYCLE MAP

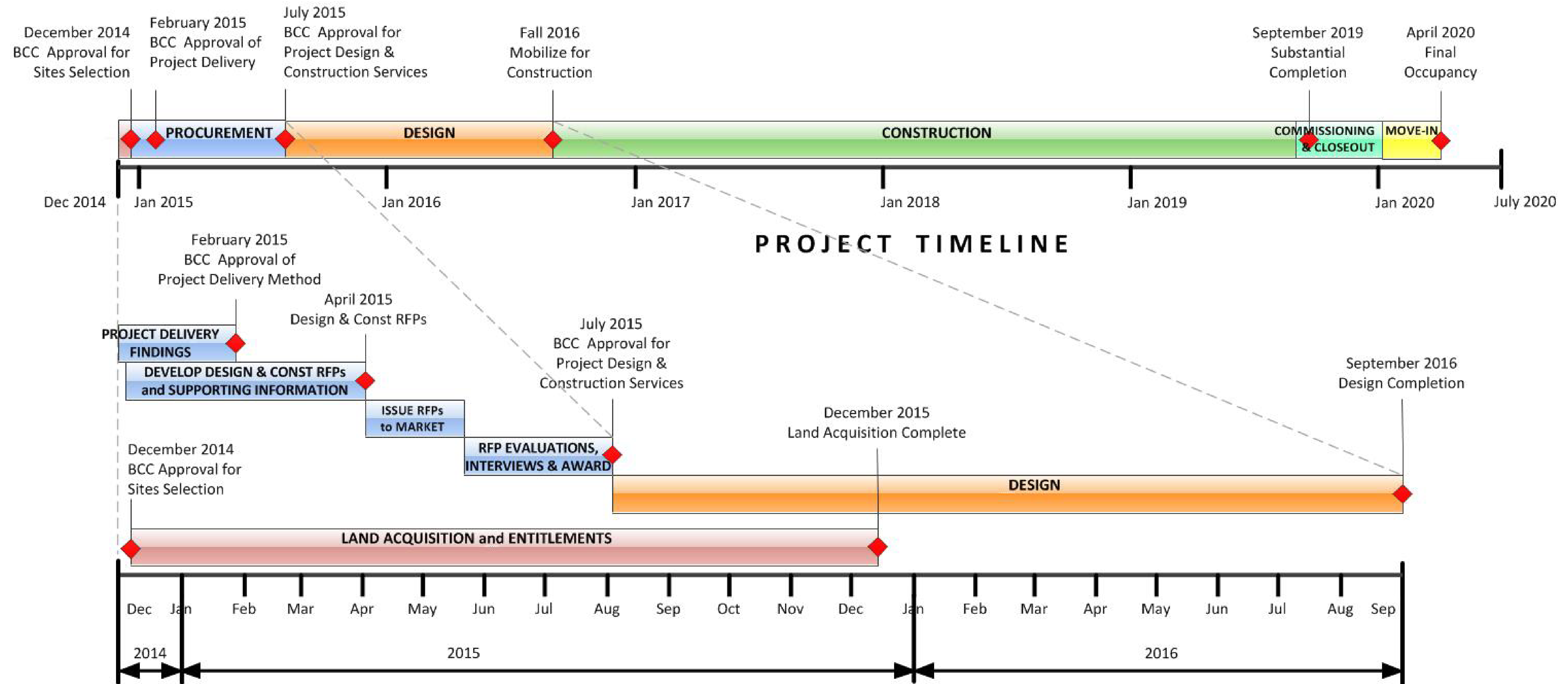


TRIMET



Both sites have access to the same number of parking spots

# Proposed Timeline



Board makes final site selection decision  
 Issue request for proposal for architect and contractor  
 Receive and evaluate proposals  
 Select architect and contractor  
 Start final design  
 Early site preparation  
 Start construction  
 Construction completion/occupancy

Late March/Early April  
 April 2015  
 May-June 2015  
 July 2015  
 August 2015  
 Fall 2016  
 Spring 2017  
 April 2020

# Funding Plan in Place, Ready to go!

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## Project Budget Estimate

- \$250M-\$260M

## Current Financing

- 50%-50% shared funding with State per SB 5506
- State has approved \$15M in 2013-2015 Biennium
- The Chief Justice of the Oregon Supreme Court has included a request for \$17.4M in the 2015-2017 Biennium
- \$10.43M allocated from sale of Morrison Bridgehead to Project

# Thank you!

## Please leave us your comments

Open House for Multnomah County New Central Courthouse



We would like to hear from you. Please write down your comments on the form provided at the welcome desk and leave it in the drop box before you leave.

Thank you again for coming and sharing your thoughts about the future of the Multnomah County Courthouse.

You can also visit us online at

***<https://multco.us/central-courthouse>***

Tonight's information is available for online comment beginning February 5th.