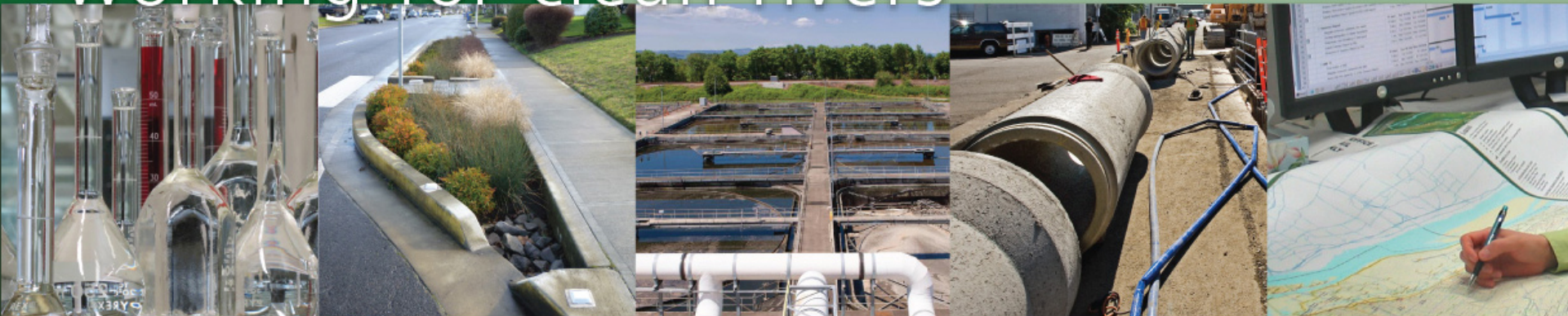


working for clean rivers



Surplus Property Process

SCOTT TURPEN

Bureau of Environmental Services

AUGUST 13, 2014



ENVIRONMENTAL SERVICES
CITY OF PORTLAND

NICK FISH, COMMISSIONER | DEAN MARRIOTT, DIRECTOR

CSO Control Program

- The city purchased the two properties Council is considering declaring as surplus today for construction activities related to Portland's combined sewer overflow control program.
- The city successfully finished the CSO program in 2011 by completing construction of the East Side Big Pipe.
- The 20-year program reduced CSOs to the Willamette River from an average of 50 per year to no more than 3 or 4 per winter and one every 3rd summer.



Nicolai tunnel shaft construction for the West Side Big Pipe at Terminal 1



Internal Bureau Review

- Does the bureau need the property for ongoing or future operations?
- If not, conduct limited property due diligence regarding title and deed restrictions, planning and zoning, and value.

City and Public Agency Review

- Does another City Bureau need the property for current operations or future needs?
- If not, notify the following public agencies: Metro, Multnomah, Washington or Clackamas County, State of Oregon

Neighborhood and Public Review

- Notify affected Neighborhood Coalition and Association
- Identify property on City's website (see next slide)
- Post a sign on the property (see next slide)
- Publish a notice in Oregonian and DJC



Environmental Services

working for clean rivers

PHONE: 503-823-7740

FAX: 503-823-6995

1120 SW 5th Avenue, Room 1000, Portland, OR 97204



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Terminal 1 (2400 NW Front Avenue)

2439 NW 22nd Avenue (and lot to the north)

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Terminal 1 (2400 NW Front Avenue)

The City of Portland, Bureau of Environmental Services (BES) owns the property located at 2400 NW Front Avenue, commonly referred to as Terminal 1 North. BES has determined that it no longer needs the Terminal 1 property for on-going operations and that the property is excess to BES needs, except for maintenance access to on-site sewer facilities.

BES has provided a 45-day notice to City of Portland bureaus, Metro, Multnomah County, the State of Oregon, Neighbors West/Northwest, the Northwest Industrial Neighborhood Association and the Northwest District Association.

If these bureaus and agencies do not express an interest in purchasing the Terminal 1 property, BES may ask the Portland City Council to declare the property surplus and authorize BES to list the property for sale on the open market for the best terms, price and conditions available.

For more information, please contact the BES Property Manager at 503-823-7740 or visit www.PortlandOregon.gov/bes/SurplusProperty.

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45-DAY PUBLIC NOTICE

**The City is considering declaring
this site as surplus property and
potentially disposing of it.**

**2400 NW Front Avenue
is owned by the
City of Portland Bureau
of Environmental Services.**

FOR MORE INFORMATION

**Environmental Services Property Manager
503-823-7740**

www.portlandoregon.gov/bes/SurplusProperty

Once the public sale process begins, the property
will be reposted "For Sale" and offers will be received.



**ENVIRONMENTAL SERVICES
CITY OF PORTLAND**

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Surplus Property Process

- After 45 days, if no City or Public Agency determines a need or use for the property, staff shall prepare an ordinance for City Council consideration declaring the property surplus and authorize the Bureau to proceed with a public sale for the best price, terms and conditions available in the open market.
- After effective date of the Ordinance, staff shall proceed with a public sale process, with or without a real estate agent, for an asking price determined to be reasonable by the Bureau's Property Manager, taking into account, among other things, any appraisal, market conditions, and the condition of the property.
- The City's web page will be updated with sale information.
- A For Sale sign will be posted on the property and no offers will be accepted by the Bureau until at least 30 days after said posting.



Terminal 1 North

- The first property before you today is commonly referred to as Terminal 1 North, located at 2400 NW Front Avenue.
- This 15.8 acre property is zoned IH, Heavy Industrial, with River frontage in Portland's Northwest Industrial District. The site contains a 96,000 square foot warehouse.



2400 NW Front Avenue

Portland, Oregon

Property Highlights

- An approximately 96,000 SF building located on approximately 350,000 SF of land
- 22' clear height
- 8 dock-high doors, 20' x 14'
- 3 grade doors, 20' x 20'
- Great exposure to NW Front Avenue
- Heavy Industrial (IH) zoning
- Dry sprinkler system
- Building: \$0.30 per SF, NNN



Scott MacLean

503 273 0321

smaclean@nai-nbs.com

Licensed Oregon Real Estate Broker

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

Pope Property

- The second property before you today is located at NW Nicolai and 22nd Avenue and 22nd Place.
- This gravel lot is zoned IG1, General Industrial, and contains almost 32,000 square feet.



2439 NW 22nd Avenue

Portland, Oregon

Property Highlights

- Approximately 32,000 SF industrial land.
- Located at the corner of NW 22nd and NW Nicolai.
- Great access to I-5, I-405, Pearl District and Downtown Portland.
- Zoned IG1.
- Lot size large enough to accomodate new construction.
- Property consists of a gravel lot with two gates.

Lease Rate: \$0.08 per SF, NNN



Scott MacLean

503 273 0321

smaclean@nai-nbs.com

Licensed Oregon Real Estate Broker

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Terminal 1 North and Pope Properties

- These properties are no longer needed for BES purposes, except to retain easements for access and maintenance of above-ground and below-ground sewer facilities. No other City bureau or public agency expressed an interest in either property.
- Notification to the public included a notice of this pending action to Neighbors West/Northwest Coalition, Northwest Industrial Neighborhood Association, and the Northwest District Association. Additionally, a sign was posted at both sites, a web page was created for each site, and a notice was printed in the Oregonian and DJC.
- The Bureau is requesting that City Council declare these properties as surplus, and authorize the Bureau to offer them for sale on the open market for the best terms, price and conditions available. As noted earlier, the proceeds from the sale will be returned to the Sewer System Construction Fund.

