

# Property Transactions Associated with the Old Town Skate Park at the West End of the Steel Bridge



*Surplus Property and Land Exchange*

*March 5, 2025 - Agenda Item 2025-066*



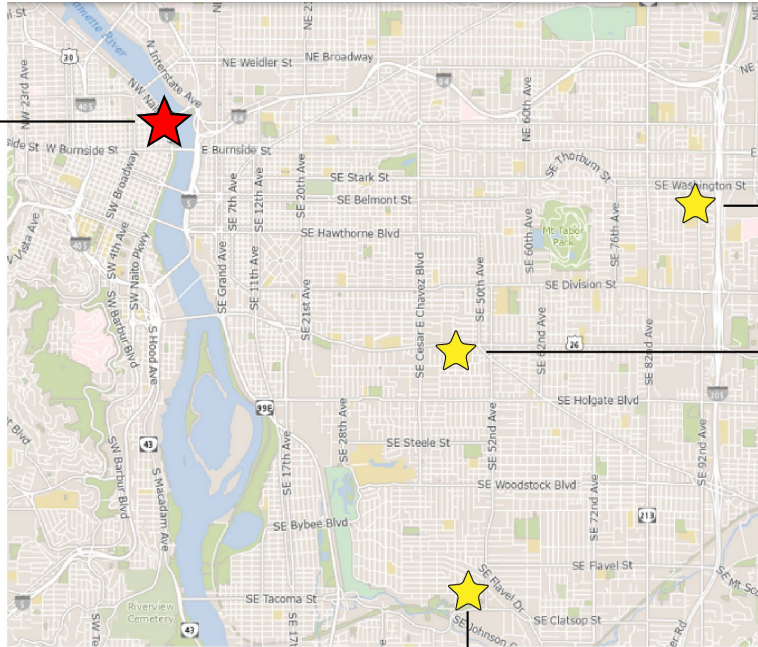
**PBOT**  
PORTLAND BUREAU OF TRANSPORTATION

*Staff presenting: Kevin Balak, Supervisor, PBOT Real Property Services  
Travis Ruybal, Capital Program Manager III, PP&R*



# Old Town Skate Park at Steel Bridge Project

Steel Bridge Skatepark in Old Town (Future Site)



Errol Heights Skatedot

Berrydale Skatepark (In Construction)

Creston Park Skatepark (Future Site)

## Project History

- Over twenty years ago, Portland Parks & Recreation began working with an appointed advisory committee known as the “Skatepark Leadership Advisory Team” or “SPLAT” to develop a citywide skatepark plan. This plan identified Steel Bridge Skate Park as the largest regional skate park destination.
- Council approval of this land swap agreement will mark a major milestone on realizing the vision set forth long ago by so many advocates of the project (including SPLAT and many others).
- In FY 23/24 – then Parks commissioner Dan Ryan allocated \$15 mil. in SDC dollars and was joined by Prosper Portland with an additional \$364K in project funding.





## Skatepark System Plan 2008

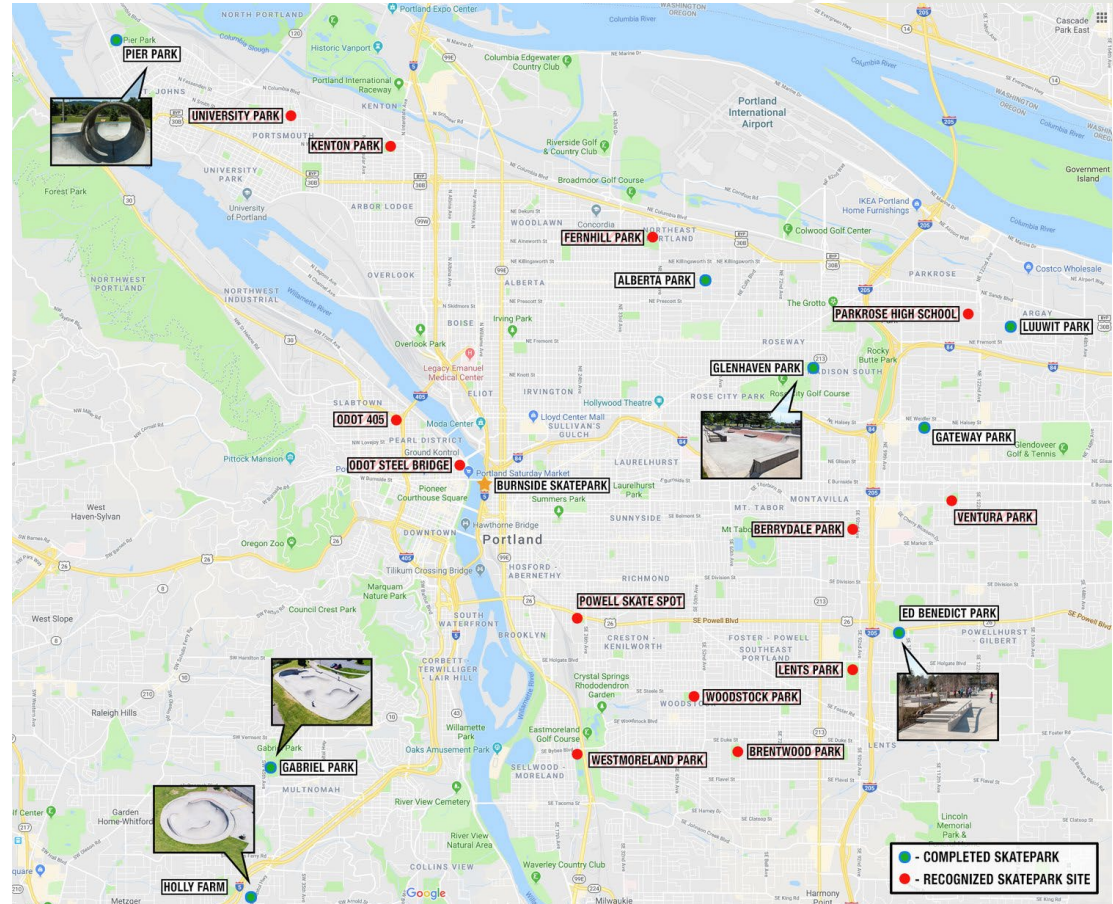
(approved by council in 2008)

### Included:

- Over 35 public meetings
- Over 350 sites were analyzed
- Focus on equity for all-wheel riders

### The plan identified:

- 13 Skatespots
- 5 District Skateparks
- 1 Regional Skatepark – The Steel Bridge Skate Park in Old Town (30,000 to 35,000 sf)





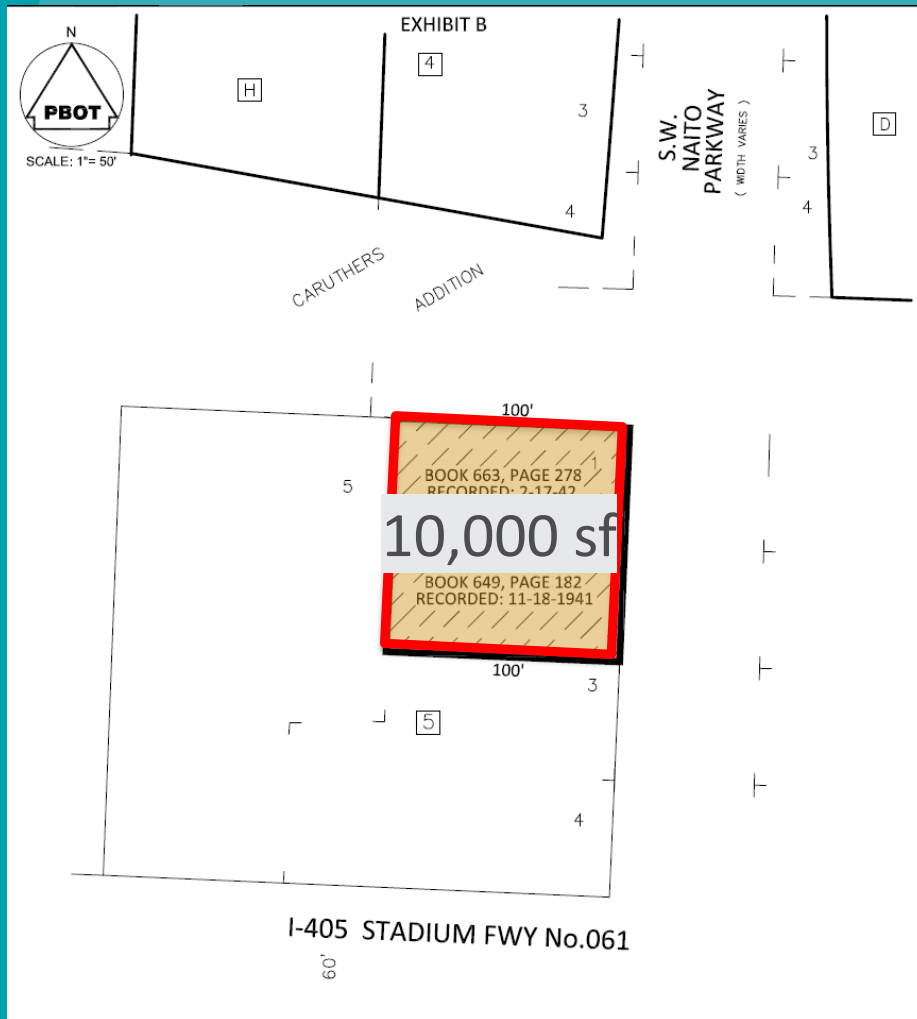
## UPON COUNCIL APPROVAL OF THIS LAND SWAP AGREEMENT TODAY:

- We will continue our community engagement plan with our current 18-member project advisory team (PAC).
- Site investigation work will move forward with survey, geo-technical and environmental.
- Design concepts will begin in earnest.

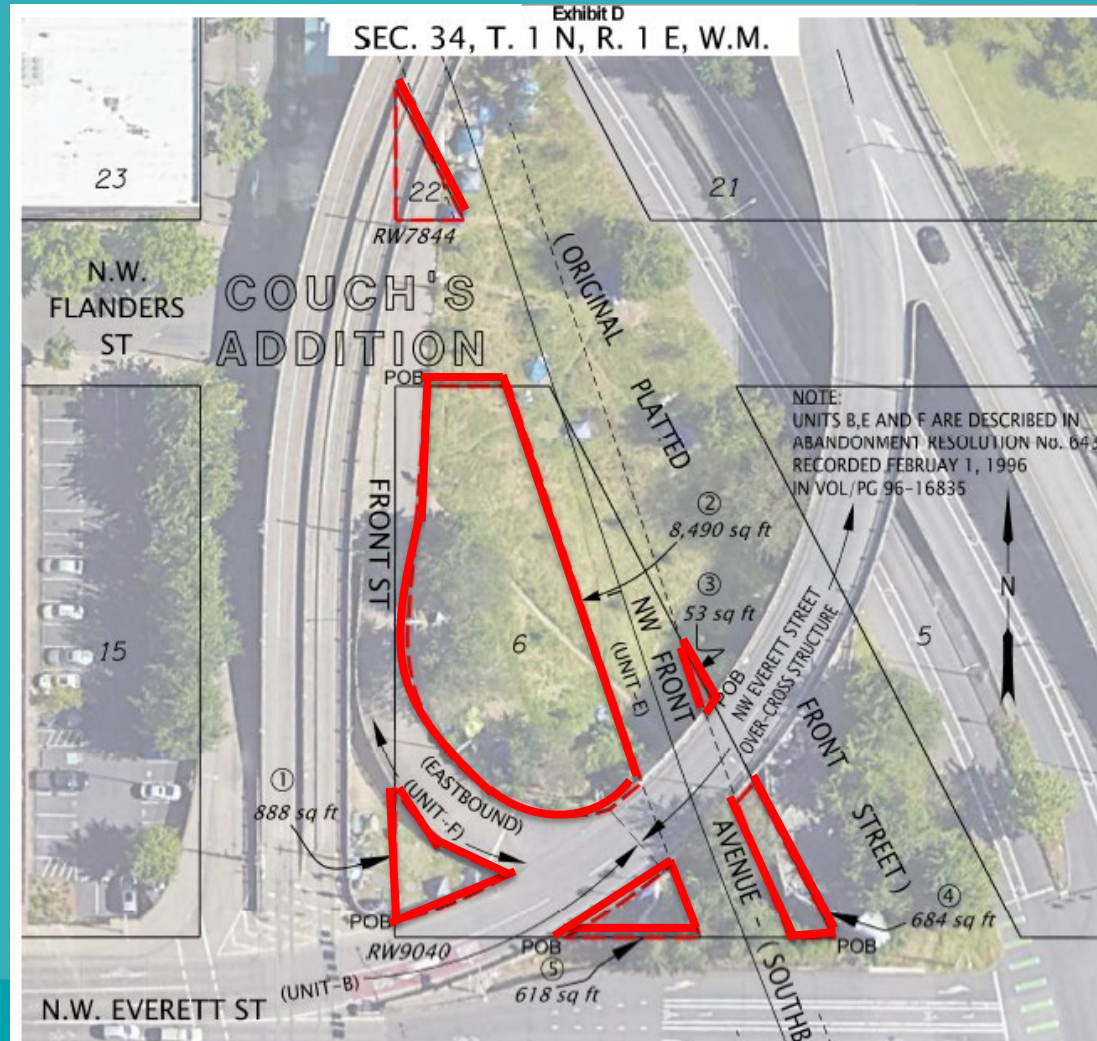




# City Property Proposed for Surplus



# ODOT Property Proposed for Trade – West End of Steel Bridge



# Background on City and ODOT Property Transfer

- Both sites are jointly-owned remnants from the 1940's era Harbor Freeway, in which the City owned a 60% undivided interest and ODOT owned a 40% undivided interest.
- A successful trade of property interests will result in each agency having sole ownership of their respective parcels.

# Surplus Process

- In 2024, the property was declared to be excess to PBOT's needs and was then formally submitted for City-wide review. Having received no interest from other bureaus, PBOT is requesting that Council formally designate the property as surplus.
- In accordance with ADM 13.02, II.A. 1 and 2, this City Property is eligible for disposition under a Category 1 determination.
- Both ODOT and City concurred that the property rights had similar values, therefore no additional compensation is required.



# Proposed Council Action

- **Declare City Property at I-405 and SW Naito Pkwy as surplus and authorize PBOT to transfer City's 60% undivided interest to ODOT in exchange for ODOT's 40% undivided interest in the Steel Bridge site.**
- **Within one year of recording the property transfer deeds between City and ODOT, PP&R and PBOT will enter into a written agreement that describes the boundaries of the Steel Bridge Skatepark, creates springing easements or other protections for operation and maintenance of the Steel Bridge ramps, and transfers day-to-day control of the skatepark property to PP&R.**



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## Thank you!

Portland Parks & Recreation and PBOT would like to thank our project partners and the many advocates and stakeholders that continue to support this project.

They Include:

ODOT, Tri-Met, Prosper Portland, Old Town Community Association, Steel Bridge Skate Park Coalition, Skate Like A Girl and many others!

## Questions and Discussion







**PORTLAND  
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## Skatepark System Plan

June 2008



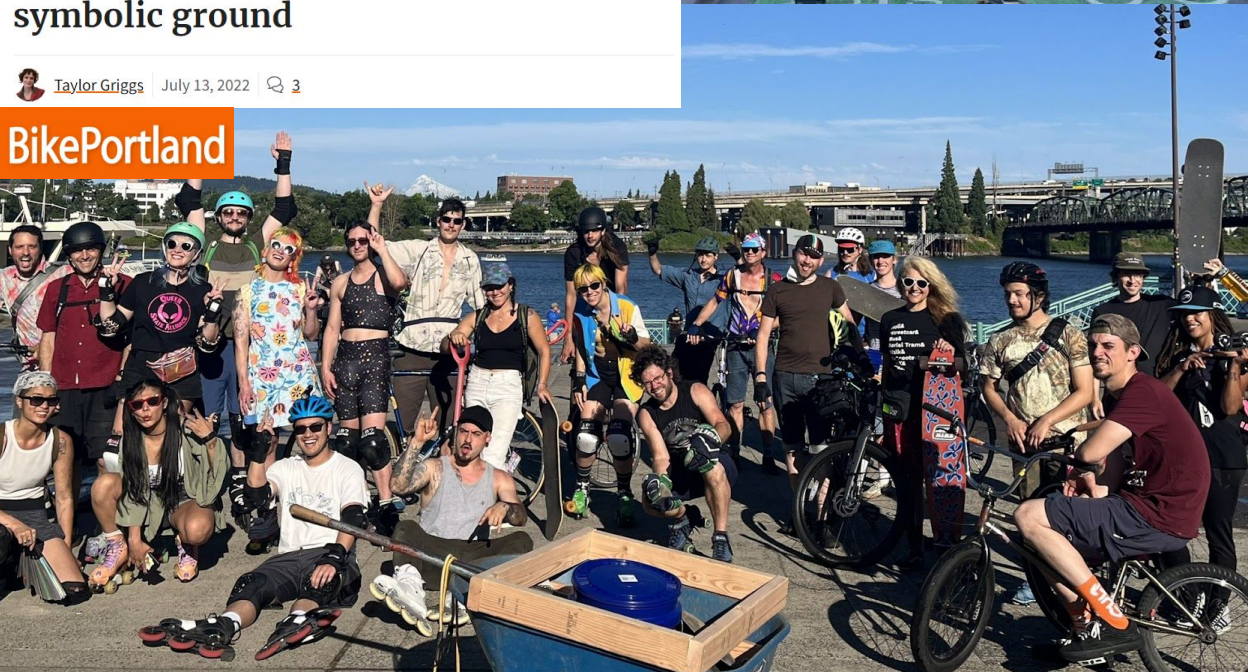




## Steel Bridge skatepark advocates break symbolic ground

 Taylor Griggs | July 13, 2022 | 3

**BikePortland**





# Commissioner Ryan allocates \$15 Million in SDC funds to build the Steel Bridge Skatepark!



POLITICS

**'World class attraction':  
Portland unveils plans for  
Old Town skatepark**



PORTLAND

Steel Bridge Skatepark project moves forward  
with \$15 million in funding



# **Huge thanks to all of the leaders and staff who have helped bring the long awaited Steel Bridge Skatepark vision to life!!!**

- **District 2 Councilor & Former Parks Commissioner Dan Ryan**
- **Portland Parks leadership and staff** - Deputy City Administrator Sonia Schmanski, Director Adena Long, Todd Lofgren, Lauren Bates, Ross Swanson, and Steel Bridge Skate Project Manager Travis Ruybal
- **Prosper Portland:** Sarah King, Shea Flaherty Betin
- **PBOT:** Gabe Graff, David McEldowney, Kevin Balak, Director Millicent Williams, and Art Pearce
- **ODOT:** Ted Miller, Rian Winsheimer, & Director Krist Strickler
- **Trimet**
- **SPLAT (Skatepark Advisory Leadership Team) & Skaters for Portland Skateparks**
- **Howard Weiner of the Old Town Chinatown Community Association.**

# Why Steel Bridge Skate Park?

- Pioneer Courthouse Square is Portland's living room, Steel Bridge Skate Park will be Portland's recreation room.
- Plaza space to invite viewing and activity from range of ages from young rollers to elderly spectators. Not just for skating!
- User range
  - Toddlers to Middle School
  - High School Youth
  - Young Adults
  - Parents
  - Elderly spectators (& skaters!)
- Economic Development:
  - Landmark destination for Portland
  - Worldwide skate "crown jewel"
  - Retail activation of PBOT Parking Garage
  - Activity stimulus for North Old Town



# Next steps:

- ODOT / PBOT Property Transfer - worked on since 2001!
- Portland Parks Community Advisory Board advises Portland Parks regarding design
- PBOT completion of Naito Crossing / Flanders Greenway into Old Town from Waterfront Park
- Activation of North Waterfront Park with a “grom” or kids skate section and playground under the Davis Street onramp to Steel Bridge with possible Japanese American artwork to complement the Cherry Blossoms and Japanese American Memorial Plaza
- Formation & official recognition of the “Friends of Steel Bridge Skatepark” to provide a resource for operations, maintenance, and programming
- Friends of Steel Bridge Skatepark activate the ground floor retail of PBOT’s 1st & Davis parking garage adjacent to the site and Old Town MAX Station



