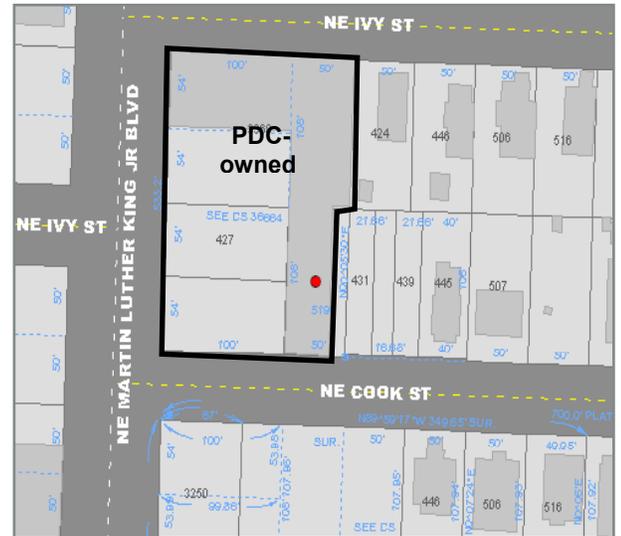




## Grant Warehouse Site

### Summary

The Grant Warehouse Site, located on the east side of MLK Boulevard between Ivy and Cook Streets, was part of an emergency abatement action of hazardous materials initiated by the Environmental Protection Agency (EPA) in late 1998. Following the initial abatement, PDC participated in negotiations with the EPA and site owner to acquire the property. On January 29, 2004, PDC acquired the property for the appraised fair market value of \$177,000. The current project site is comprised of the former Grant Warehouse property as well as two parcels to the south of the warehouse. Located near the intersection of NE Fremont St. and Martin Luther King Jr. Blvd., the site is seen as a vital commercial redevelopment “node.”



Above: EPA workers prepare to enter the site.



Below: Demolition crews control dust rising from demolition.

### Site Details

- URA: **Oregon Convention Center**
- Size: 32,400 sf
- Zoning: **RH**
  - **Albina Community Plan District (ACP)**
  - 4:1 Floor Area Ratio (FAR)
  - Minimum density of 1 unit/1,000sf
  - 75' max height
- Est. Fair Market Value: \$972,000 (\$30/sf)
- Neighborhood: Eliot
- **Site Survey Links**

### Background

In 1998 the Environmental Protection Agency (EPA) conducted an emergency removal action at the Grant Warehouse site in response to the discovery of several thousand containers of hazardous waste, ultimately placing a \$1.5M lien on the property for the cost of this action. While EPA removed the most dangerous and volatile threats to human health and safety from the property during this action, significant waste material remained for remediation and abatement. At the urging of the EPA and Mayor Katz, PDC amended **the Oregon Convention Center (OCC) URA boundary** to include the site and adjacent properties, negotiated with EPA for the purchase of the property, secured funding commitments for cleanup, budgeted TIF funding for cleanup and redevelopment of the site, and developed strategies for both initiatives.

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## The Site Today

To date, the site has been cleaned to a standard that supports residential uses; the PDC has received a **No Further Action (NFA) letter** from the Department of Environmental Quality (DEQ). All structures have been demolished and all environmental contamination has been abated from the site. The site has been graded and planted with grass seed to match the remainder of the lot, marking the final phase of the overall cleanup effort.



## Development Concept

**The Fremont/MLK Vision**, a component of the overall MLK revitalization strategy, calls for the development of a mixed-use, mixed-income project that will provide approximately 40-50 mixed income units. Ground-floor commercial space will be a requirement of the project, however, given the current market rents for such space, it may prove most profitable to build the space as live/work in order to convert retail space once the demand warrants. Development of commercial condominiums will be encouraged.

## Request for Qualifications

Existing interest in the property by various development entities dictates the need for an open and competitive solicitation process in order to allow proposals to be weighed consistently. To allow for the necessary public involvement in selection of a proposal we have developed an approach by which a request for qualifications (RFQ) will be issued and up to three qualified development teams will be selected to compete in development of a final proposal for the site. Each team that submits a responsive proposal will be reimbursed up to \$5,000 for proposal development costs. A project advisory committee has been formed to allow for community interests to be represented and evaluated during the selection of the winning proposal.

## Project Timeline

1. Formation of Project Advisory Committee	August, 2006
2. Release of RFQ	October, 2006
3. Selection of Development Teams from RFQ	November, 2006
4. Proposal/Developer Selection	January, 2007



*For More Information:  
Contact Ryan Moore, PDC's project manager,  
at (503) 823-3278 with any questions.*

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