



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: May 6, 2024		Subject: Resolution No. 3137 Authorizing Acquisition of Property and Property Interests Related to Construction of the I-5 Pedestrian Bridge Project (CIP #4202).	
		Staff Member: Zach Weigel, P.E. City Engineer	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt Resolution No. 3137.			
Recommended Language for Motion: I move to adopt Resolution No. 3137.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Protect and Preserve Wilsonville’s Environment	<input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Plan – Project BW-09	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

A City of Wilsonville resolution authorizing acquisition of properties and property interests associated with the I-5 Pedestrian Bridge project.

EXECUTIVE SUMMARY:

The I-5 Pedestrian Bridge (Project) is a planned bridge crossing of Interstate 5 (I-5), directly linking the Wilsonville Transit Center and nearby employment areas and neighborhoods, including Villebois, to Wilsonville’s Town Center commercial district and adjacent hi-tech employment centers and multi-family housing. Identified as a high priority transportation project in the Wilsonville Transportation System Plan and one of five key framework projects of the Town Center Master Plan, the bridge will provide a safe pedestrian and bike crossing of I-5 separated from vehicular traffic. The bridge also includes a Gateway Plaza, a community gathering space identified as a community priority as part of the Town Center Master Plan, at the east bridge landing.

In 2017, the City was awarded a Metropolitan Transportation Improvement Program (MTIP) Regional Flexible Funds Allocation (RFFA) grant from Metro for the design of the I-5 Pedestrian Bridge project. Prior to design work beginning, the City secured property in the Town Center to accommodate the eastern bridge landing and gateway plaza by purchasing Wilsonville Town Center Lot 1 (Pad A) in November 2018 (Resolution No. 2716). Following the eastern property acquisition, design of the Project began in January 2020 and was substantially completed in December 2021. Since that time, the City has been coordinating with Portland General Electric regarding undergrounding of overhead utilities along the Boones Ferry Road project limits and identification of needed utility easements.

Now that the underground utility property acquisition needs have been identified, the City is ready to move forward with property acquisition to accommodate the western bridge landing, trail construction, and utility relocation. No additional property acquisition is needed on the east side of the project within Town Center.

The project team has identified portions of three properties on the west side of I-5, along Boones Ferry Road, that are necessary to acquire to construct the Project, including Right-of-Way (ROW), Bridge and Wall Maintenance Easement (B&WME), Slope and Public Utility Easement (PUE), and Temporary Construction Easement (TCE), as summarized below.

Table 1 – I-5 Pedestrian Bridge Property Acquisition

Parcel #	Owner	Tax Map and Lot	Acquisition Type	Approx. Area
1	MMI Peyton Lane, LLC	3 1 W 14D 01911	ROW	1,879 s.f.
			Slope & PUE	3,764 s.f.
			TCE	2,920 s.f.
2	29555 SW Boones Ferry Road Company, LLC	3 1 W 14D 01903	ROW	22,428 s.f.
			B&WME	15,485 s.f.
			Slope & PUE	5,250 s.f.
			TCE	50,704 s.f.
3	ADD, LLC	3 1 W 14D 01800	TCE	3,150 s.f.

Authorization by City Council is necessary to proceed with acquisition activities in accordance with Oregon Revised Statutes (ORS) Chapter 35.

Detailed legal descriptions for the portion of properties to be acquired along with an illustrative map are including as **Exhibit A to Resolution No. 3137**. The legal descriptions are the best estimate of the area to be acquired based on the most current design plans and reflect the least amount of property necessary to construct the Project. Although considered reasonably accurate at this time, minor modifications to the legal descriptions may need to occur as Project design details are finalized and differing site conditions are encountered. These modifications, when necessary, will be verified and approved by the City Engineer.

EXPECTED RESULTS:

Resolution No. 3137 provides the authority needed for the City to proceed with acquisition activities in accordance with ORS Chapter 35 and will help make the project “construction ready” and in a more favorable position to compete with available construction grant funding.

TIMELINE:

Upon adoption of Resolution No. 3137, the project team will first provide notice to impacted property owners before the formal property acquisition process begins. Over the next six months, the project team will work with a qualified property assessor to value the portions of property to be acquired and a right-of-way agent to work with property owners to agree upon compensation.

CURRENT YEAR BUDGET IMPACTS:

The amended Fiscal Year 2023-2024 budget includes \$5,166,336 in transportation system development charges (SDC) for property acquisition, construction grant match, contract administration, and overhead for the I-5 Pedestrian Bridge project, Capital Improvement Project (CIP) No. 4202.

COMMUNITY INVOLVEMENT PROCESS:

The pedestrian and bikeway bridge was identified as a high priority project through the last update to the Wilsonville Transportation System Plan, which included an extensive community involvement process. Likewise, the RFFA grant process included a public review and comment period in which the project garnered positive feedback from the community. The Town Center Plan included a robust and inclusive public outreach process where the Bridge Project was identified as a key framework project through extensive community support.

The Town Center community engagement continued into the Project design, tailored to reach as broad an audience as possible and to gather a variety of perspectives in the community. The public feedback was incorporated in the Project, helping to shape and inform the Bridge and Gateway Plaza design. Outreach opportunities included a public kickoff event, in-person and online open houses, online surveys, stakeholder interviews, and pop-up information displays. In addition, the project team met with property owners and businesses along Boones Ferry Road on a regular basis, incorporating feedback and addressing concerns through Project design.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Bridge Project will provide a safe bike and pedestrian crossing of I-5 that is separated from vehicular traffic with direct access to essential services in the Wilsonville Town Center, the Wilsonville Transit Center, employment areas, and educational resources. The bridge will serve all populations within and around the project area and will help the Town Center become a more vibrant, pedestrian and transit-supportive mixed-use district. Public art and environmental features integrated into the Bridge Project and plaza will help to create an attractive and accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play. The bridge and plaza investment will exemplify the City’s commitment to realizing the community’s vision for Town Center and serve as an incentive for private investment.

ALTERNATIVES:

Resolution No. 3137 is necessary to acquire right-of-way, as well as temporary construction, public utility, wall and bridge maintenance, and slope easements that are necessary to construct the I-5 Pedestrian Bridge project. The Project design is based on coordination between City Staff, the design consultant, Wilsonville community, neighboring property owners and businesses, Oregon Department of Transportation, Oregon Mobility Advisory Committee, Planning Commission, and City Council over the course of the Project since 2017. Without adoption of Resolution No. 3137, the Project will not be eligible for upcoming grant funding opportunities, cannot move forward to construction, and results in a Town Center Plan that cannot be implemented.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3137
 - A. I-5 Pedestrian Bridge Property Acquisition Legal Descriptions and Map