



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

APPROVED: MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-4 DATE 12/9/10
MARINA BAKER, ASST BOARD CLERK

Board Clerk Use Only

Meeting Date: 12/09/2010
Agenda Item #: R-4
Est. Start Time: 10:00 am
Date Submitted: 11/17/2010

Agenda Title: **Authorization to begin Negotiations to Acquire Real Property Interests for the Purpose of Constructing a new Sellwood Bridge and Removing the Existing Bridge**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 9, 2010 Amount of Time Needed: 10 minutes
Department: District 1 Division: Commissioner Kafoury
Contact(s): Deborah Kafoury, Ian Cannon
Phone: 503-988-5220 Ext. I/O Address: 503-6
Presenter Name(s) & Title(s): Ian Cannon

General Information

1. What action are you requesting from the Board?

We are requesting that the Board of County Commissioners approve the resolution authorizing the Department of Community Services to begin negotiations for the purchase of real property associated with the removal of the existing Sellwood Bridge and construction and installation of a new Sellwood Bridge.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The primary purpose of the Sellwood Bridge Project is to construct a new bridge to provide safe and efficient access for people, goods and service vehicles across the Willamette River. After 80 years the existing bridge has reached the end of its useful service life. The bridge is a vital regional transit link along the County's southern boundary serving citizens from Lake Oswego, Sellwood, Milwaukie, Portland and other towns with Multnomah and Clackamas Counties. The project is located approximately 4.25 miles south of downtown Portland, OR, immediately west of Sellwood and carries SE Tacoma Street across the Willamette River, where it connects to State Route 43. The existing structure has developed cracks in its concrete approach spans, resulting in progressive reductions to the weight limits that can be safely transported across the structure.

Negotiations to purchase the impacted properties at fair market value will be made in good faith.

Due to the size of the project and the nature of the design process to be used, the properties to be

acquired have been divided into packages. The impacted properties include in the first package for acquisition include four units within the Sellwood Harbor Condominiums, one unit and fourteen parking spaces within the River Park Condominiums, the Sellwood Building, and access easements across property owned by the River Park and Sellwood Harbor Condo Associations.

The other packages will be presented to the Board as the design progresses.

3. Explain the fiscal impact (current year and ongoing).

The construction cost for this project is estimated at \$330,000,000.00. Sufficient funds have been secured to proceed with final design and begin the initial phase of right-of-way acquisitions.

4. Explain any legal and/or policy issues involved.

The County will strictly follow the rules, policies and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ORS Chapter 35 and the "State Right of Way Manual".

5. Explain any citizen and/or other government participation that has or will take place.

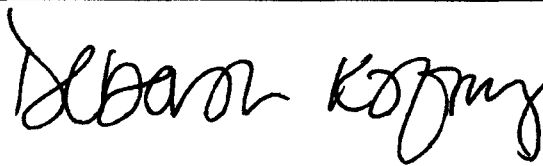
The Sellwood Project has had an extensive public outreach program. The County conducted 33 public meetings to solicit public concerns before starting the planning process. During the planning process a Community Task Force held 25 meetings that were open to the public and had public comment periods. At six major decision points during the planning phase, a public open house was held and a web-based survey was taken.

In 2010, during the Pre-Design Phase, a Community Advisory Committee (CAC) was appointed, with 17 community members representing various stakeholder groups. The CAC held 12 open public meetings. A public open house and online survey were also held to gather public input.

The project also has a Public Stakeholder Committee (PSC) consisting of elected officials from Multnomah County, Clackamas County, Metro, Portland, Milwaukie, the Oregon House of Representatives, Oregon Senate and the office of U.S. Senator Jeff Merkley. Officials from the Oregon Department of Transportation, TriMet, and the Federal Highway Administration are included on the PSC. The Sellwood Project has involved numerous local, state, and federal regulatory agencies. The public and agency involvement will continue throughout the design and construction phases of the project.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date:

12/02/2010

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Acquisition of Real Property for the New Sellwood Bridge Project

The Multnomah County Board of Commissioners Finds:

- a. It is necessary for Multnomah County to acquire the property interests described in the attached Exhibit 1 (the "Property") for the purpose of constructing, operating, maintaining, repairing and reconstructing the Sellwood Bridge, approaches and interchanges in the City of Portland (the "Project").
- b. The Project has been planned and located in a manner that is most compatible with the greatest public good and the least private injury.

The Multnomah County Board of Commissioners Resolves:

1. It is necessary to acquire the Property for the purposes of the Project.
2. The Department of Community Services (DCS) is directed to begin negotiations to acquire the Property in accordance with all applicable laws, rules, and regulations governing such acquisition. Legal counsel is directed to assist DCS as necessary in such negotiations. Any agreement to purchase property described in Exhibit 1 is subject to Board approval.

ADOPTED this ____ day of _____, 2010.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

EXHIBIT 1

All necessary rights for constructing, operating, maintaining, repairing and reconstructing the New Sellwood Bridge (as determined by the County Attorney) in and to the following property interests located in the City of Portland, Multnomah County, Oregon:

A. SELLWOOD HARBOR CONDOMINIUM:

1. UNIT D-1,
2. UNIT A-1,
3. UNIT A-4,
4. UNIT A-7.
5. Property of the Sellwood Harbor Condominium Association of Unit Owners, and
6. Any Common Elements owned by owners of the Condominium Units in the Sellwood Harbor Condominium.

B. Real Property owned by Alan B. Mela and Karen E. Mela as Trustees of the Mela Family Revocable Trust.

C. RIVERPARK CONDOMINIUM:

1. Parking Unit P-61,
2. Parking Unit P-62,
3. Parking Unit P-63,
4. Parking Unit P-64,
5. Parking Unit P-65,
6. Parking Unit P-66,
7. Parking Unit P-67,
8. Parking Unit P-68,
9. Parking Unit P-69,
10. Parking Unit P-70,

EXHIBIT 1

11. Parking Unit P-71,
12. Parking Unit P-72,
13. Parking Unit P-73,
14. Parking Unit P-74,
15. TOWNHOUSE UNIT R-1,
16. Property of the Riverpark Condominium Association, and
17. Any Common Elements owned by owners of the Condominium Units in the Riverpark Condominium.