

**RESOLUTION NO. 1915**

**A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING CITY STAFF TO EXCHANGE CITY PROPERTY WITH PROPERTY OWNED BY WASHINGTON COUNTY FOR THE COMMUTER RAIL PROJECT TERMINUS IN WILSONVILLE, SMART MULTI-MODAL TRANSIT CENTER AND MAINTENANCE FACILITIES.**

WHEREAS, the Commuter Rail Project will be building a terminus in Wilsonville to include a station platform, park and ride facility, bus bays, storage track and maintenance facility (the "Commuter Rail Site"); and

WHEREAS, Washington County has purchased property described as 31W14A, Tax Lots 1600, 1700, 1701, 1800 and 1900; and 31W14B, Tax Lots 600 and 900 (the "County Property") for the Commuter Rail Site; and

WHEREAS, the City of Wilsonville (the "City") has purchased property described as 4S114B, Tax Lot 700 (the "City Property") to develop a multi-modal transit facility and relocate their transit agency maintenance and bus storage facility (the "SMART" facility); and

WHEREAS, the City Property is directly west across the rail tracks from the County Property; and

WHEREAS, the City and Commuter Rail Project desire to reconfigure the Commuter Rail Site, moving the public Commuter Rail functions (station platform, bus bays, and park and ride) to the West side of the rail line to the City Property, leaving the Commuter Rail maintenance facility and storage track on the East side of the track on the County Property, and relocating the City's SMART bus storage and maintenance facility and public works facility to the East side of the tracks on the County Property; and

WHEREAS, separating these transit-related public and maintenance functions is in the best interest of the public by providing for greater public safety, ease and safety of bus transfers, and more direct access to the Multi-Modal Transit Center park and ride from both the Wilsonville Road/I5 Interchange and the Villebois Village; and

WHEREAS, this separation of functions can be achieved through an exchange of approximately 5.28 acres of City Property for approximately 4.2 acres of County Property; and

WHEREAS, property appraisals have valued both the City Property and the County property at \$5.50 per square foot; and

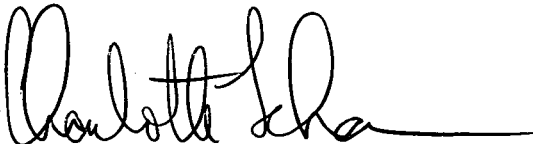
WHEREAS, the 5.28 acres of City Property and 4.2 acres of County Property were each respectively purchased for about \$970,000; and

WHEREAS, the Washington County Board of Commissioners approves of this property exchange as described in Washington County Board of Commissioners Minute Order #04-415 titled "Exchange of County-Owned Property with the City of Wilsonville attached as Exhibit A to this Resolution.

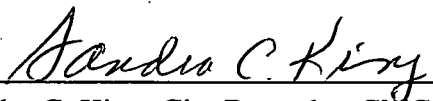
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Manager or her designee is hereby authorized to negotiate with Washington County to effect the land exchange described above. The identified County land to be exchanged for City land is of equal or superior value.
2. City Staff are authorized to execute the deed documents and other closing documents needed for the exchange of property.
3. The effective date of this Resolution is December 20, 2004.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 20<sup>th</sup> day of December 2004, and filed with the Wilsonville City Recorder this date.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra C. King, City Recorder, CMC

**SUMMARY OF VOTES:**

Mayor Lehan	Yes
Council President Kirk	Yes
Councilor Scott-Tabb	Yes
Councilor Holt	Yes
Councilor Knapp	Yes

List of Exhibits

Exhibit A Minute Order - Washington County Board of Commissioners

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Land Use and Transportation (CPO 2, 4, 5)

Agenda Title: EXCHANGE OF COUNTY-OWNED PROPERTY WITH THE CITY OF WILSONVILLE

Presented by: Kathy Lehtola, Director of Land Use & Transportation

SUMMARY (Attach Supporting Documents if Necessary)

**Background**

As your Board is aware, the Department of Land Use and Transportation purchased an 18.87-acre parcel of land on June 20, 2002, for the Commuter Rail (CR) Project. The parcel is located in the City of Wilsonville on Boberg Road just West of I-5 on the Eastern side of PNWR freight line. The property is described as follows: 31W14A, Tax Lots 1600, 1700, 1701, 1800 and 1900; and 31W14B, Tax Lots 600 and 900. The plans for the Wilsonville terminus included a station platform, Park and Ride facility, bus bays, storage track and a maintenance facility. In addition, the City of Wilsonville planned to purchase property from the County to relocate their transit agency (SMART) maintenance facility to the site and provide for additional Park and Ride and bus storage. After selling portions of the property to TriMet for Commuter Rail functions, and to the City of Wilsonville for SMART uses, the County expected to have 5.97 acres of remaining property in three separate parcels to sell for future development.

The City of Wilsonville recently acquired 21.12 acres of property just across the tracks from the County parcel. The City of Wilsonville proposes to reconfigure the CR facilities, moving the public functions (station platform, bus bays and Park and Ride) to the West side of the rail line. The CR maintenance facility and storage track would remain on the Eastern side (County-owned property) of the PNWR tracks. TriMet and County staff agree this new configuration separating the public and maintenance functions makes sense. Having the public facilities on the west side of the tracks also achieves a more direct access for those approaching the station via Wilsonville Road and more direct access to the Villebois development.

(Continued)

**DEPARTMENT'S REQUESTED ACTION:**

Hold the public hearing for exchange of property with the City of Wilsonville. If no objections are received, authorize the exchange of 4.2 acres of the County-owned property for 5.28 acres of City-owned property as described and authorize the Board Chair to execute the deed documents, and other closing documents needed for exchange of the property.

**COUNTY ADMINISTRATOR'S RECOMMENDATION:**

I concur with the requested action.

RECEIVED

DEC 02 2004

Facilities Management

APPROVED WASHINGTON COUNTY  
BOARD OF COMMISSIONERS  
MINUTE ORDER # 04-415  
DATE 11-16-04  
BY Barbara Hejmanek  
CLERK OF THE BOARD

Agenda Item No. 5.b.  
Date: 11/16/04

The City of Wilsonville proposes to locate a new Public Works maintenance facility adjacent to the CR maintenance facility. The City wishes to exchange 5.28 acres of their property on the West side for 4.2 acres of County-owned property on the East side for this purpose. The City plans to give the County a larger amount of land than it receives because it believes the swap makes the station work better.

After using the County-owned property for Commuter Rail maintenance and train movement functions, and after exchanging property with the City of Wilsonville for the Public Works facility, the County would have a single 6.13-acre parcel of property remaining that could be sold for development or retained for other purposes. The remaining 6.13-acre single parcel would provide a more attractive and higher use if offered for sale on the public market than three discontinuous smaller parcels.

**Appraisals**

Appraisals of both the County-owned parcel and the City of Wilsonville parcel have been completed. The appraisals indicate a market value of \$5.50 per square foot for both the County and City owned properties.

**County-owned Property** – Based on the appraisal, the total appraised value of the 18.87 acre County-owned parcel is \$4,520,000. After reduction for the unusable area that includes wetland, easements, and a Significant Resource Overlay Zone (SROZ) the net appraised value is \$4,370,000.

**City-owned Property** – Based on the appraisal, the total appraised value of the 21.12 acres is \$3,400,000. With the significant amount of wetlands and trees on the property, only 14.17 acres of the property is developable. However, the requirement for site improvements to Barber Street (by June 1, 2006) increases the net appraised value to \$2,550,000. (At a later date, the City of Wilsonville will also extend Kinsman Road to connect with Boeckman Road to the North.)

**Exchange of Property**

Based on the appraisal value, the proposed exchange of property should be done on an acre-by-acre value. The County will exchange 4.2 acres of its property described as a portion of 31W14A, Tax Lots 1600, 1700, and 1701. The City of Wilsonville will exchange 5.28 acres of its property described as a portion of 3S114B, Tax Lot 00700. The City of Wilsonville will locate their Public Works Facility on the 4.2 acres of the County-owned property. The 5.28 acres that the County will receive from the City will be used for the Commuter Rail Project on the East side of the railroad track. According to County Counsel, the exchange need not be exactly equal if each jurisdiction plans to use its property for a public purpose, as is the case here.

The exchange is contingent upon the following:

1. The City agrees to pay for the costs for all engineering and other design work necessary to achieve 30% level design on the Park & Ride facility;
2. The City agrees to fully fund and complete improvements to Barber Road no later than June 1, 2006;
3. The City agrees to use best efforts to expedite the review of any permitting or land use actions this proposal may require of the Commuter Rail Project or the County;

Public Hearing - Continued

**EXCHANGE OF COUNTY-OWNED PROPERTY WITH THE CITY OF WILSONVILLE**

Page 3

4. TriMet agrees to develop, for County review and approval an application for a Comprehensive Plan amendment to change current zoning from Industrial to Public Facilities (Upon its approval, County to sign as property owner);
5. TriMet obtains written Federal Transit Administration approval for the actions;
6. TriMet adequately demonstrates that all costs directly, or indirectly, associated with these transactions are not borne by the County;
7. The County is satisfied that the impacts of undevelopable land included in the City's SROZ overlay are distributed equitably across the City, County and the Project;
8. The County is satisfied with cost responsibility assignment for all improvements.

**Remainder of County-owned Property**

After exchange of 4.2 acres with the City of Wilsonville, the County-owned parcel located on Boberg Road east of the railroad track will consist of 14.67 acres. Of this remaining acreage, approximately 8.54 acres will be transferred to TriMet for the County's portion of the Commuter Rail project. (Staff will bring a separate agenda item at a future Board meeting for this transfer). The remaining 6.13-acres will be available for the County to retain for future use or to sell at a later date.

**ORS Authorization**

Oregon Revised Statutes (ORS) 271.310 through 271.330 authorizes the County to exchange properties with another governmental agency. The statutes require that a public hearing be held to hear objections to the exchange of property. The statutes further require that the property exchanged be of equal acreage or of equal value, and requires that an appraisal be done to determine the value. All the requirements of the statute have been met at this time.

**Recommendation**

It is recommended that the public hearing be held. If, after holding the public hearing, no objections are given for exchange of the property, your Board may proceed with the exchange of County-owned property described above for the City of Wilsonville property described above.

**Continued from November 1, 2004**

Your Board requested specific description of the land that the City of Wilsonville proposes to exchange with Washington County. This information will be provided to your Board prior to the continued public hearing.

City of

**WILSONVILLE**  
in OREGON



30000 SW Town Center Loop E  
Wilsonville, Oregon 97070  
(503) 682-1011  
(503) 682-1015 Fax  
(503) 682-0843 TDD

**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

DATE: December 20, 2004  
TO: Honorable Mayor and Councilors  
FROM: C.J. Sylvester, Economic Development Director  
SUBJECT: Multi-Modal Transit Center Proposed Land Exchange between the City of Wilsonville and Washington County

---

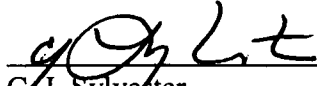
**Recommendation:** Staff recommends City Council adopt Resolution authorizing staff to execute an exchange of property between the City of Wilsonville and Washington County as related to the future Commuter Rail terminus and Multi-Modal Transit Center in Wilsonville.

**Background:** The Regional Commuter Rail Project will build a terminus in Wilsonville to include a station platform, Park and Ride facility, bus bays, storage track and maintenance facility. Washington County has purchased property for this facility on the east side of the rail tracks opposite City owned property on the west side of the tracks adjacent to Barber Street. The City property was purchased for a future SMART multi-modal and maintenance facility.

Washington County staff and City staff believe it is in the public interest and conducive to greater public safety to separate the public and maintenance functions by 1) locating the public Commuter Rail functions (station platform, bus bays and Park and Ride) to the west side of the rail line on the City Property with similar SMART functions, 2) the Commuter Rail maintenance facility and storage track on the east side of the track on the County Property, and 3) the City's future SMART and public works maintenance facility on the east side of the track on the County Property.

Staff feels this separation of public and maintenance functions can be achieved through an exchange of approximately 5.28 acres of City Property for approximately 4.2 acres of County Property. The Washington County Board of Commissioners is supportive of this proposed exchange.

Staff is recommending City Council adopt this resolution authorizing Staff to proceed with this property exchange.

  
\_\_\_\_\_  
C. J. Sylvester  
Economic Development Director

12-14-04  
\_\_\_\_\_  
Date

BJH2022-05



"Serving The Community With Pride"