

February 23, 2017

17-069

AUTHORIZE SALE OF RIGHT OF WAY AND EASEMENT OF  
RIGHT OF WAY TO WASHINGTON COUNTY AT THE ROCK  
CREEK CAMPUS

PREPARED BY: Linda Degman, Director, Bond Program

FINANCIAL  
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelley, Executive Vice President  
Mark Mitsui, College President

REPORT: As part of the development plan for North Bethany, which Rock Creek Campus is part of, Washington County will be widening Springville Road from 185<sup>th</sup> Avenue east to 178<sup>th</sup> Avenue, not quite to the Rock Creek Campus entrance. The widening project will provide for bicycle and pedestrian pathways to the end of the County project.

The college has a need to provide a safe and adequate pathway from 185<sup>th</sup> to the front entry of our campus that will meet the needs of both bicyclists and pedestrians. Staff has been in discussion with County representatives for several months to develop a plan to meet the campus needs, which is a multi-use path. This wider path will require additional right of way from the college.

The following is presented as beneficial for both PCC and the County:

- 1) The County needs additional right of way from PCC to build the required 6' wide sidewalk and the County will pay PCC for the right of way in the amount of \$180,650.
- 2) The County will build and pay for a 10' wide multi-use path to the Campus entry at an approximate cost of \$155,800. To accommodate this path the County is requesting that PCC dedicate an easement to the County for the extra right of way, which is approximately 9-10'.
- 3) The County will provide a 4.5' planter strip and streetlights.

The following is presented as beneficial for both PCC and the County and is attached as Exhibit A.

RECOMMENDATION: That the Board authorize the sale of right of way to Washington County in the amount of \$180,650 and the dedication of an easement for 10' along the campus frontage to Washington County for construction of a multi-use pathway to the Campus entry as described above. That the Board further delegates to the president or designee the authority to execute all necessary documents to complete these transactions.

WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION

**Right-of-Way Section**

1400 Walnut Street, MS-18, Hillsboro, OR 97123-5625, (503) 846-7870

**COUNTY'S and GRANTOR'S OBLIGATION(S) AGREEMENT**

Name: Portland Community College Attn: Sylvia Kelley, Executive VP      File #: 13, 15,17,19 & 21      Date: 11/28/16

Situs: 18225 NW Springville Rd      Project #: 100256

Eng. Stations "PS" 5+13 Northerly  
"ES 20+00 Northerly      to Eng. Stations "PS" 9+71.04 Northerly  
"ES" 29+00 Northerly      per construction plans

County agrees to pay Portland Community College (PCC) the amount of the County's offer (\$180,650.00) dated May 5, 2016 and build the attached improvements listed on the attached Exhibit A (Total Estimated Cost) and shown on Exhibit B, C, D & E requested by PCC. PCC agrees to provide the additional right of way and easements at no additional cost to the County, which is needed to build the multi-use path across PCC property frontage on the County's files 13, 15, 17, 19 & 21 up to PCC entrance on Springville Road. It is agreed and understood if the cost of the work exceeds the estimated funds, shown on Exhibit A (\$155,800.00) the County will not request any additional funds from PCC.

**County Obligations**

1. Construct accommodations for bikes at new intersection of 185<sup>th</sup>/Springville. Includes signing and striping to direct users to the 10' wide multi-use path on the north side of Springville Rd. (est. cost = \$4200) (Exhibit B)
2. Construct 10' wide asphalt path and planter strip on the north side of Springville Rd from 185<sup>th</sup> to PCC's driveway (est. cost = \$172,780) (Exhibits B, C, D & E)
3. Revise legal descriptions to accommodate 10' wide multi-use path (est. cost \$4,000)
4. Compensate PCC for Springville Rd project ROW needs (project limits without 10' multi-use path and planter strip) (ROW offer = \$180,650)

**PCC Obligations**

1. Dedicate all necessary ROW and easements beyond the County road project ROW needs (assumed to be an additional 9 to 10-ft) for construction of a multi-use path and planter strip on the north side of Springville Rd (corresponds with County obligation #2 and #3 above) (est. cost = 5000 SF x \$10.90 = \$54,500)
2. Agree to County ROW offer in #4 above
3. Sign a permit of entry to allow early tree removal and utility relocation work within the proposed ROW area on PCC property

Any construction lying outside of the traveled portion and shoulders but within the right-of-way of the roadway which is made for the use and benefit of the remaining property, either under the terms of this agreement or the construction plans, shall be completed in conformance with normal engineering construction practices and hereafter shall be maintained or reconstructed by the property owner.

If any of the construction under the terms of this agreement is outside of the roadway right-of-way, Grantors hereby grant County, its employees or contractors, permission to enter upon their remaining property for the purpose of performing any of said construction work.

It is understood and agreed that County's performance of this agreement shall be a portion of the consideration for the concurrent real property transaction evidenced by deed or easement document(s) between Grantors and County. This agreement shall not be effective or binding until Grantors receive notice from the County accepting the conveyance of the real property interests.

Washington County

Grantors:

\_\_\_\_\_  
Project Manager                      Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

EXHIBIT A

Washington County & PCC Improvements Along Springville Rd - Obligation Agreement Cost Estimate		
Washington County Department of Land Use & Transportation Engineering		
Improvement	Exhibits	Cost Estimate with Contingency (20%)
Improvement 1: Within the 185th/Springville Intersection	B	\$ 3,400.00
Improvement 2: Shared Use Path from Wash. Co. Boudry to Project Limits	B, C, E	\$ 96,600.00
Improvement 3: Shared Use Path from Project Limits to PCC Driveway	D,E	\$ 36,200.00
<p style="margin-left: 40px;">Construction Cost \$ 136,200.00</p> <p style="margin-left: 40px;">Design Engineering \$ 14,000.00</p> <p style="margin-left: 40px;">Construction Engineering and Inspection \$ 27,000.00</p> <p style="margin-left: 40px;">Legal Description Revisions \$ 4,000.00</p> <p style="margin-left: 40px;"><b>ers Estimate of Probable Project Cost \$ 181,200.00</b></p>		



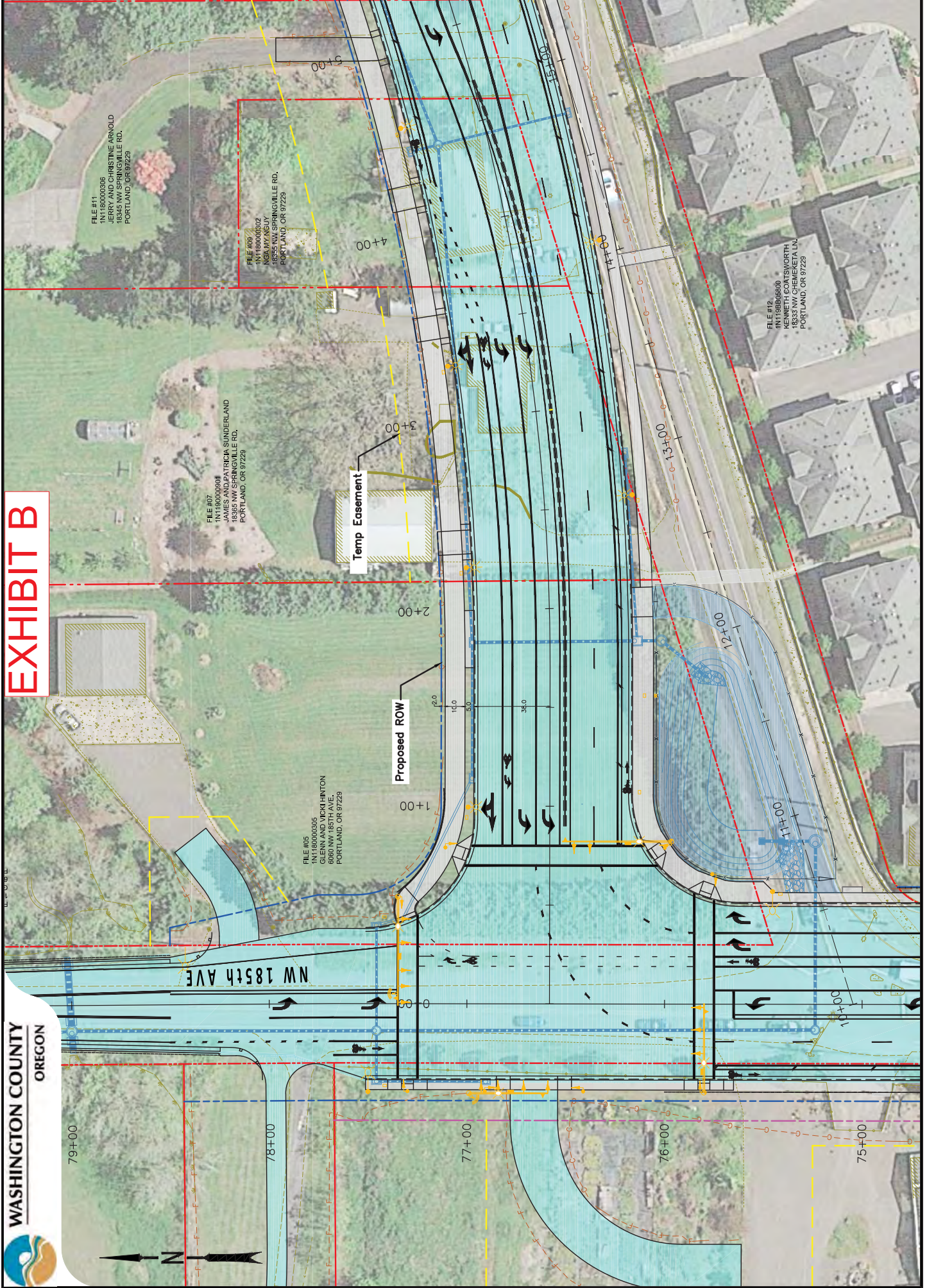
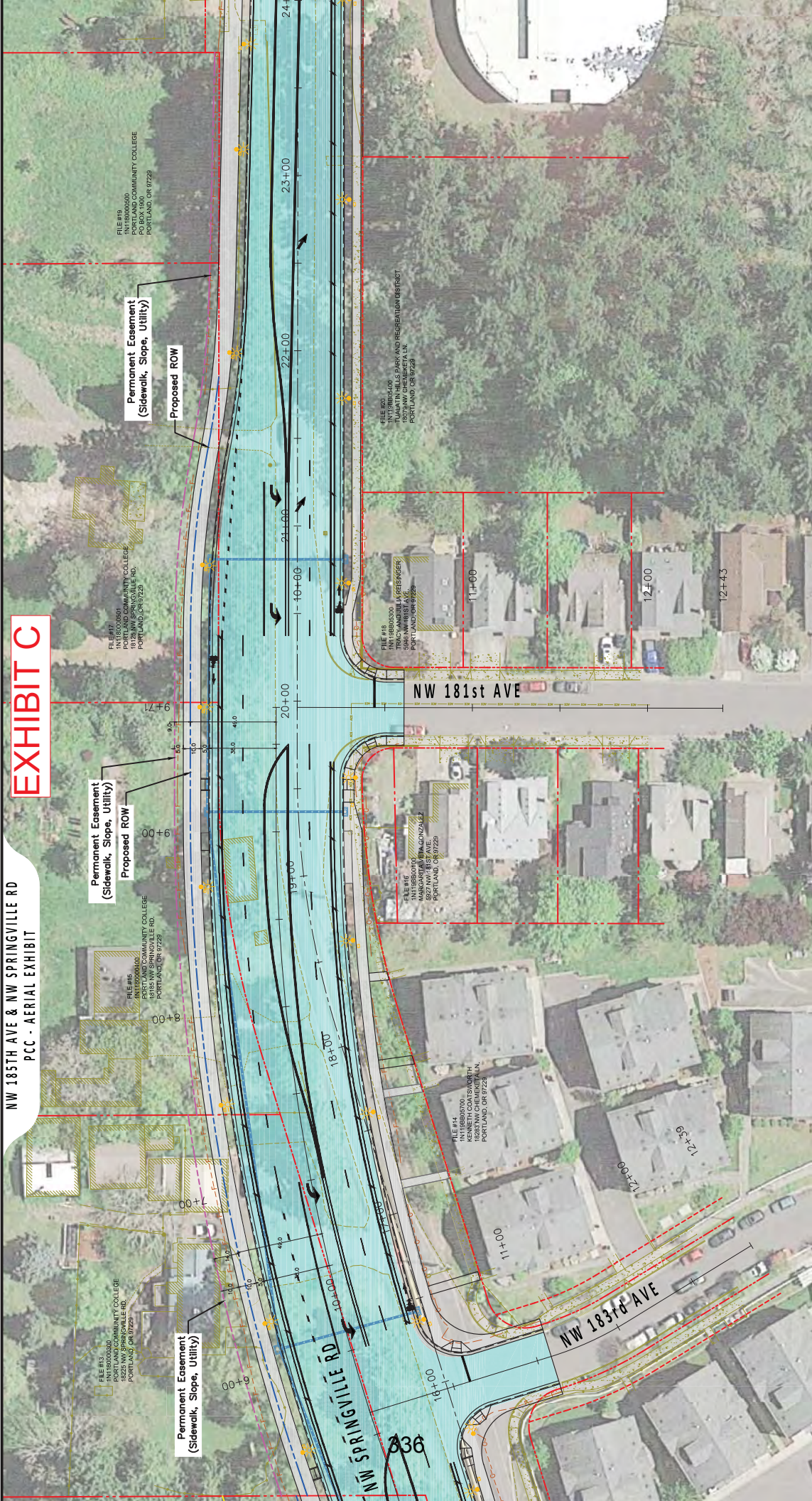




EXHIBIT C

NW 185TH AVE & NW SPRINGVILLE RD  
PCC - AERIAL EXHIBIT





# EXHIBIT D

CONTRACT NO. 2015-0000000000  
PROJECT NO. 2015-0000000000  
DATE: 02/15/2017  
PROJECT: NW 178th Ave  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

	Exist ROW
	Existing Property Line
	Existing Easement
	Proposed ROW
	Proposed Permanent Slope Easement
	Proposed Temporary Construction Easement

FILE #23 00000000  
PORTLAND COMMUNITY COLLEGE  
6400 NW 185TH AVE  
PORTLAND, OR 97229

Existing ROW

10' Shared Use Path

24+00 25+00 26+00 27+00 28+00 29+00 30+00 31+00

FILE #22 00000000  
ST. JUAN DIEGO CATHOLIC CHURCH  
5986 NW 178TH AVE.  
PORTLAND, OR 97229

337

NW 178th AVE

14+00

12+00

12+00

11+00

11+00

11+95



**EXHIBIT E**

**NW SPRINGVILLE RD & 185th Ave  
IMPROVEMENTS**

E

T

**STA "PS" 9+00 (Near 181st Ave)**

