



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

Meeting Date: April 17, 2023		Subject: URA Resolution No. 342 Authorizing Acquisition of the Second Group of Properties and Property Interests Related to Construction of the Boeckman Road Corridor Project (CIP#s 2102, 4205, 4206, 4212, and 7067) Staff Member: Andrew Barrett, P.E. Capital Projects Manager and Nancy Kraushaar, P.E., Project 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 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 the Urban Renewal Agency adopt URA Resolution No. 342.			
Recommended Language for Motion: I move to adopt URA Resolution No. 342.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 1.5. Implement existing transportation plans and advance planning efforts to improve our local transportation network.	<input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Plan Project UU-01	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

A resolution of the Urban Renewal Agency of the City of Wilsonville authorizing acquisition of the second group of properties and property interests associated with the Boeckman Road Corridor Project (BRCP).

EXECUTIVE SUMMARY:

The Boeckman Road Corridor Project (BRCP) consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) from adopted master plans along Boeckman Road between Canyon Creek Road and Stafford Road. The BRCP will benefit the public by improving City infrastructure and safety deficiencies. The five BRCP projects include:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and safety concerns associated with the Boeckman “Dip” and will re-establish fish and wildlife passage through culvert removal and creek channel restoration
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek



In addition, a section of the Boeckman Regional Trail will be constructed beneath the new bridge, connecting to the existing trail system in the Frog Pond neighborhoods. As part of the bridge construction, the existing roadway fill material will be removed, reestablishing natural wildlife passage through the restored creek channel.

Construction of the Boeckman Road Corridor Project requires wider right-of-way and a variety of easement types in certain locations along the corridor to achieve design standards and project goals. The design team is carefully reviewing up to 31 property interests that may be required. Some of these will be eliminated through design refinements. The Urban Renewal Agency authorized Group 1 property acquisitions with URA Resolution No. 334. This URA Resolution No. 342 contemplates a second group of property acquisitions (Group 2). The project team expects

to bring a total of three resolutions to the Urban Renewal Agency for the purpose of acquisition activities in accordance with ORS Chapter 35.

As stated, based on project schedule priority, URA Resolution No. 342 pertains to the second group of BRCP property interests. **Table 1** (below) summarizes the proposed Group 2 property acquisitions which are for Right-of-Way Dedication (ROW), Temporary Construction Easements and Public Utility Easements (TCE and PUE), and a Structure Easement.

Table 1 – Group 2 BRCP Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
3	Stafford Meadows Homeowners Assn.	3 1 W 12DD 05800	3-1	TCE	128
19	Gill	3 1 W 13B 00200	19-1	ROW	2,783
			19-2	TCE	9,997
20	Falconer	3 1 W 13B 00101	20-1	TCE	11,300
23	Hall	3 1 W 12AB 01500	23-1	ROW	1,485
			23-2	TCE	130
24	Eggert	3 1 W 12AB 01530	24-1	ROW	1,674
			24-2	TCE	140
27	Blakley	3 1 W 13AA 18701	27-1	TCE	5,353
28	Van	3 1 W 13AA 18700	28-1	TCE	236
30	Stafford Meadows Homeowners Assn.	3 1 W 12DD 05400	30-1	Structure Easement	900
31	West Linn-Wilsonville School District	3 1 W 12DD 00400	31-1	ROW	210
			31-2	PUE	200

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as Exhibit A to URA Resolution No. 342. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

The legal descriptions included in **Exhibit A** include the best estimates of areas to be acquired based on the most current design plans. They are considered to be reasonably accurate at this time, although modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer.

EXPECTED RESULTS:

URA Resolution No. 342 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the BRCP to remain on schedule and be completed by the end of 2024.

TIMELINE:

The City’s consultant will undertake the formal property acquisition process following URA Resolution No. 342 adoption. Staff will be notifying property owners before the formal process begins. Construction of the BRCP associated with Group 2 properties is expected to begin in mid-

2023 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs are included in the Fiscal Year (FY) 2022-23 budget, summarized as follows.

CIP No.	Project Name	Funding Source	Amended FY 22/23 Total Budget
2102	Boeckman Rd Sanitary Improvements	Sewer SDC/ Frog Pond Fee	\$1,261,765
4205	Boeckman Rd Street Improvements	Street SDC/ Frog Pond Fee	\$5,413,063
4206	Canyon Creek/Boeckman Traffic Signal	Street SDC	\$1,491,749
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,606,532
7067	Meridian Creek Culvert	Storm Ops/ SDC	\$471,025
		TOTAL	\$29,244,134

COMMUNITY INVOLVEMENT PROCESS:

Over the years, public engagement occurred for the Boeckman Dip Bridge and Boeckman Road Improvement projects through the Transportation System Plan, Frog Pond Master Plan, and Urban Renewal Year 2000 Plan Amendment processes as well as preliminary planning and engineering for the bridge itself.

The BRCP design began in early 2022 with public outreach activities kicking off, including frequent project updates to the community and opportunities to seek input from the public and to provide feedback on project priorities and concerns. Several public events have been held, including the 2022 Block Party, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let’s Talk, Wilsonville!

Ongoing outreach and public participation (specifically information about the full road closure while the bridge is constructed) is occurring through the project website, the monthly project e-newsletter, text alerts about travel conditions related to the project, Boones Ferry Messenger articles, and a project survey on Let’s Talk Wilsonville. The project team also continues to communicate with individual stakeholders.

Link to project news and updates:

<https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The BRCP includes roadway improvements necessary to provide safe and accessible transportation infrastructure, improving the City’s local transportation network and benefitting the community. Upsizing and realigning the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. The future roundabout at the Canyon Creek/Boeckman intersection will offer a safer, more efficient transportation connection along an important school access route and transition between office/industrial on the north and west to residential neighborhoods on the south and east. The future bridge will flatten the “dip”, provide safer travel conditions for all users, and improve fish and wildlife habitat in the watershed. The sanitary sewer extension will serve the Frog Pond development areas.

ALTERNATIVES:

URA Resolution No. 342 is necessary to acquire right-of-way and easements that are necessary to construct the BRCP. The only alternative is to not acquire the property necessary to construct the project as designed which will result in substandard design and safety standards, and gaps within the Boeckman Road corridor infrastructure and the goals of the BRCP unfulfilled.

CITY MANAGER COMMENT:

ATTACHMENTS:

1. URA Resolution No. 342
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions – Group 2