



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

Meeting Date: June 19, 2023		Subject: Resolution No. 344 Authorizing Acquisition of the Fourth 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 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 the Urban Renewal Agency adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
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 URBAN RENEWAL AGENCY:

A City of Wilsonville Urban Renewal Agency resolution authorizing acquisition of the fourth 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 is not related to the Boeckman Sewer Line Upgrade and Boeckman Creek Regional Trail project. 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



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 have been eliminated through design refinements. The Urban Renewal Agency authorized the first group of needed property acquisitions (Group 1) with URA Resolution No. 334, Group 2 acquisitions with URA Resolution No. 342, and Group 3 acquisitions with Resolution No. 345. This URA Resolution No. 344 contemplates the remaining property acquisitions for the BRCP. The project team anticipates this is the fourth of four resolutions the City Council and Urban Renewal Agency will consider for the purpose of BRCP acquisition activities in accordance with ORS Chapter 35.

Portions of the subject seven properties are needed to complete the roundabout at SW Canyon Creek Road and Boeckman Road and the new bridge that will cross Boeckman Creek. **Table 1** (below) summarizes the right-of-way (ROW) and two types of easements (Public Utility and Temporary Construction or PUE and TCE) that are needed with the Group 4 property acquisitions. The detailed legal descriptions of the properties to be acquired along with an illustrative map are included as Exhibit A to URA Resolution No. 344. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

Table 1 – Group 4 BRCP Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
5	Miller	3 1 W 12DD 01600	5-1	TCE	74
6	Stafford Meadows Homeowners Assn	3 1 W 12DD 05500	6-1	TCE	10
13	New Life Church	3 1 W 12 D 03200	13-1	ROW	4865
			13-2	PUE	3986
			13-3	TCE	4138
14	Siemens	3 1 W 12 00501	14-1	ROW	6498
			14-2	TCE	4519
			14-3	PUE	3904
15	Trinh	3 1 W 13B 02501	15-1	ROW	673
			15-2	PUE	1681
16	Chriss	3 1 W 13B 02401	15-1	ROW	2786
			15-2	PUE	1130
			15-3	TCE	582
18	Schroeder	3 1 W 13B 00301	18-1	ROW	899
			18-2	TCE	925

The legal descriptions in Exhibit A include the best estimate of area to be acquired based on the most current design plans. It is 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. 344 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. 344 adoption. Staff will be notifying the property owner before the formal process begins. Construction of the BRCP associated with the Group 4 properties is expected to begin in the second half of 2023 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs for the BRCP are included in the Fiscal Year (FY) 2022-23 budget and will be rolled into the FY 2023-24 budget are 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 Improvements 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. 344 is necessary to acquire right-of-way and temporary construction and public utility 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, gaps within the Boeckman Road corridor infrastructure, and the goals of the BRCP unfulfilled.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 344
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions – Group 4