



## URBAN RENEWAL AGENCY MEETING STAFF REPORT

<b>Meeting Date:</b> August 4, 2025		<b>Subject: URA Resolution No. 354</b> Authorizing Acquisition of Property and Property Interests Related to Construction of the Brown Road Improvements Project (Capital Improvement Project No. 4216)  <b>Staff Member:</b> Marissa Rauthause, P.E. Civil Engineer  <b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Board 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  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends the Urban Renewal Agency (URA) adopt URA Resolution No. 354.			
<b>Recommended Language for Motion:</b> I move to adopt URA Resolution No. 354.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Master Plan UU-03	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE AGENCY:

A City of Wilsonville Urban Renewal Agency resolution authorizing acquisition of property and property interests associated with the Brown Road Improvements Project, Capital Improvement Project (CIP) #4216.

## EXECUTIVE SUMMARY:

Brown Road is an existing collector roadway that connects the residential neighborhoods of the northwestern portion of Wilsonville to the City's main arterial roadway, Wilsonville Road. The existing Brown Road is characterized by a narrow right-of-way with limited space for expansion, consisting of transportation infrastructure ranging from rural, unimproved frontage to a mix of incremental sidewalk and on-street parking improvements constructed over many years as different properties developed.

The Brown Road Improvements (Project) represents the last transportation upgrade funded through the West Side Urban Renewal District, formed to help build out the transportation network needed to serve development of the Villebois neighborhood. This project includes urban upgrades along Brown Road between Wilsonville Road and Evergreen Drive, including bike lanes, sidewalks, and turn lanes that accommodate access to adjacent neighborhoods, enhanced pedestrian crosswalks, stormwater treatment, and overhead utility undergrounding. The location of the planned improvements are depicted in **Attachment 1 – Vicinity Map**.

On September 5, 2024, the Urban Renewal Agency approved URA Resolution No. 351, authorizing a professional services agreement with Harper Houf Peterson Righellis (HHPR) to provide engineering design services for the Brown Road Improvements project. Since that time, design of the Project has advanced to 60% completion and impacts to private property have been identified.

In order to advance with the construction of the Project, additional right-of-way and easements must be acquired. URA Resolution No. 354 provides the authority for the Urban Renewal Agency to pursue acquisition activities in accordance with Oregon Revised Statutes (ORS) Chapter 35.

**Table 1** (below) summarizes the proposed property acquisitions, including Right-of-Way Dedication (ROW), Temporary Construction Easement (TCE), and Sidewalk Easement (Sidewalk).

**Table 1 – Brown Road Property Acquisitions**

Parcel #	Owner	Tax Map and Lot	Acquisition Type	Approx. Area, sf
1	Viorel Apetroaei	31W22A-00200	Sidewalk	746
			TCE	1,184
2	Viorel Vasi Apetroaei	31W22A-00100	ROW	1,327
			TCE	742
15	Weidemann Park Apartments	3S1W14C-00801	TCE	3,444
16	Weidemann Park Apartments	31W14C-00891	TCE	200
18	Cheryl Acres	31W14CC-10600	TCE	470
19	Silver Creek Homeowners	31W14CC-14900	TCE	1,173
20	Silver Creek Homeowners	31W14CC-14600	TCE	105
21	Maria Angela Cruz and Arturo	31W14CC-14500	TCE	156

Parcel #	Owner	Tax Map and Lot	Acquisition Type	Approx. Area, sf
22	Kyle C. Campbell and Elyse J.	31W14CC-14400	TCE	181
23	Silver Creek Homeowners	31W14CC-15500	TCE	100
24	Arvind K. Garg	31W14CC-14300	TCE	401
25	Dana Owens	31W14CC-04400	TCE	354
27	David Wheaton and Dee Ann	31W14CC-00100	TCE	2,808
28	David Wheaton and Dee Ann	31W14CC-00200	TCE	3,121
29	Aditya Putrevu	31W14CC-00300	TCE	2,654
30	Bharati Ingle and Jayant Ingle, Trustees	31W14CC-00401	TCE	800
31	Bharati Ingle and Jayant Ingle, Trustees	31W14CC-00501	TCE	2,202
32	Bharati Ingle and Jayant Ingle, Trustees	31W14CC-00601	TCE	800
33	Richard A. Ling JR.	31W14CC-00700	TCE	1,176
34	Govv Treehouse LLC	31W14CC-00800	ROW	151
			TCE	638

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as **Exhibit A** to URA Resolution No. 354. 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. 354 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the Brown Road Improvements Project to remain on schedule and be completed by the end of 2026.

#### **TIMELINE:**

The project team will undertake the formal property acquisition process following URA Resolution No. 354 adoption beginning with formal notice to impacted property owners. A qualified property assessor will value the portions of property to be acquired, and a right-of-way agent will work with property owners to negotiate compensation. Construction of the Brown Road Improvements Project is expected to begin in the second quarter of 2026 and be completed by the end of 2026.

#### **CURRENT YEAR BUDGET IMPACTS:**

Property acquisition costs are included in the Fiscal Year (FY) 2025-26 budget, summarized as follows.

CIP No.	Project Name	Funding Source	FY 25/26 Total Budget
4216	Brown Road Improvements	Westside Urban Renewal Agency (URA)	\$2,976,000

The acquisitions costs are within the budgeted amount. This project is included in the City's five-year capital improvement plan and will carry into the next fiscal year (FY 2026-27) to complete the project by the end of 2026.

#### **COMMUNITY INVOLVEMENT PROCESS:**

The Brown Road Improvements project was identified as a high priority project through the last major update to the Wilsonville Transportation System Plan, which included an extensive community involvement process. Additional public outreach occurred as part of the West Side Urban Renewal Plan, where the Project was identified as a high priority by the community to be funded through the urban renewal program.

As part of the Project, the consultant team has prepared a Public Engagement Plan that includes strategies and desired outcomes for broad based, early, and continuing engagement of key stakeholders and the public. Additionally, the consultant team has prepared a demographic analysis for the area potentially affected by the project to understand the location of underserved communities and provide specific focus to those areas to include in the engagement opportunities.

The Public Engagement Plan outlines the process for timely and accessible forums of public input, including in-person and online open houses, stakeholder meetings, public surveys, public events, etc. at a minimum of four key points in the project: pre-design, preliminary design, advance design, and pre-construction. Open houses have already been held at Wood Middle School for the pre-design and preliminary design phases of the project. The next open house planned for later this summer will provide an opportunity for community members to provide input on the final design components. Additional engagement is occurring through *Let's Talk, Wilsonville!*, Boones Ferry Messenger, project website, social media, and mailers. The Public Engagement Plan also outlines secondary outreach mechanisms if participation is lower than anticipated or certain demographics are not being reached.

#### **POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

The Project includes roadway and multi-modal improvements and overhead utility undergrounding necessary to provide safe and accessible transportation choices, improving the City's local transportation network and utility infrastructure, benefiting the community.

**ALTERNATIVES:**

Urban Renewal Agency authorization to proceed with acquisition of property is necessary to construct the Project. The Urban Renewal Agency could choose not to move forward with this project at this time. However, any delay in the Project schedule will result in increased costs to the Project.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Vicinity Map
2. URA Resolution No. 354
  - A. Brown Road Improvements Property Acquisition Legal Descriptions