



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: May 15, 2023		Subject: URA Resolution No. 345 Authorizing Acquisition of the Third Group of Property 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 (URA) adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the URA 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 AGENCY:

A City of Wilsonville Urban Renewal Agency (URA) resolution authorizing acquisition of the third 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 will be eliminated through design refinements. The Urban Renewal Agency authorized Group 1 property acquisitions with URA Resolution No. 334 and Group 2 property acquisitions with URA Resolution No. 342.

The project team has identified a need to advance the purchase of some of the remaining property ahead of schedule to meet the Portland General Electric utility relocation timeframe, splitting the remaining property acquisition into two groups. This URA resolution No. 345 contemplates the advance property acquisition as identified by the project team (Group 3). The project team expects to bring a total of four resolutions to the Urban Renewal Agency for the purpose of acquisition activities in accordance with ORS Chapter 35.

Based on the adjusted project schedule priority, URA Resolution No. 345 pertains to the third group of BRCP property interests. **Table 1** (below) summarizes the first property of Group 3 acquisitions, which are two types of easements (Public Utility and Temporary Construction or PUE and TCE).

Table 1 – First Property of Group 3 BRCP Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
12	Bates	3 1 W 12D 03300	12-1	PUE	2987
			12-2	TCE	6121

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as Exhibit A to URA Resolution No. 345. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

The legal descriptions 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. 345 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. 345 adoption. Staff will be notifying property owners before the formal process begins. Construction of the BRCP associated with the Group 3 properties is expected to begin in the third quarter of 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 processes occurred for Boeckman Road Corridor Project through the Transportation System and Sanitary Sewer and Storm Sewer System CIP master planning, the Frog Pond Master Plan adoption, and Urban Renewal Year 2000 Plan Amendment as well as preliminary planning and engineering for the bridge itself.

The BRCP design began in early 2022 with project-specific 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 website:

<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. 345 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.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 345
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions - Group 3