



**URBAN RENEWAL AGENCY MEETING  
STAFF REPORT**

|   |   |   |  |
|---|---|---|--|
| <b>Meeting Date:</b> April 20, 2026   |   | <b>Subject: URA Resolution No. 358</b><br>Authorizing the City Manager to Execute a Construction Contract with Knife River Corporation – Northwest for construction of the Brown Road Improvements Project (Capital Improvement Project No. 4216) |  |
|   |   | <b>Staff Member:</b> Marissa Rauthause, PE, Civil Engineer  |  |
|   |   | <b>Department:</b> Community Development  |  |
| <b>Action Required</b>  |   | <b>Advisory Board/Commission Recommendation</b>   |  |
| <input checked="" type="checkbox"/> Motion<br><input type="checkbox"/> Public Hearing Date:<br><input checked="" type="checkbox"/> Resolution<br><input type="checkbox"/> Information or Direction<br><input type="checkbox"/> Information Only<br><input type="checkbox"/> Board Direction<br><input checked="" type="checkbox"/> Consent Agenda |   | <input type="checkbox"/> Approval<br><input type="checkbox"/> Denial<br><input type="checkbox"/> None Forwarded<br><input checked="" type="checkbox"/> Not Applicable   |  |
|   |   | <b>Comments:</b> N/A  |  |
| <b>Staff Recommendation:</b> Staff recommends the Urban Renewal Agency (URA) adopt the Consent Agenda.  |   |   |  |
| <b>Recommended Language for Motion:</b> I move to adopt the Consent Agenda.   |   |   |  |
| <b>Project / Issue Relates To:</b>  |   |   |  |
| <input type="checkbox"/> Council Goals/Priorities:  | <input checked="" type="checkbox"/> Adopted Master Plan(s):<br>Transportation System<br>Master Plan UU-03 | <input type="checkbox"/> Not Applicable   |  |

**ISSUE BEFORE AGENCY:**

A City of Wilsonville Urban Renewal Agency Resolution approving the public bid process, accepting the lowest responsible bidder, and awarding a construction contract with Knife River Corporation – Northwest in the amount of \$4,961,717.25 for the construction of the Brown Road Improvements Project (Capital Improvement Project No. 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 areas surrounding Brown Road are fully developed with a mix of residential uses and a City park. 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 result is an unconnected, inconsistent transportation facility that does not meet the needs of the surrounding community today.

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 upgrading a section of Brown Road to more closely meet current City standards for a neighborhood collector roadway. The section to be improved is approximately 1,900 feet long and extends from Wilsonville Road to Evergreen Drive. The intersections at Wilsonville Road and Evergreen Drive are included in the scope of this project. Urban upgrades are needed to improve multi-modal connectivity by adding bike lanes, sidewalks, and turn lanes that accommodate access to adjacent neighborhoods. The location of the planned improvements are depicted in Attachment 1 – Vicinity Map.

The City received four (4) bids by the March 31, 2026, 2:00 pm deadline (Attachment 2), of which Knife River Corporation – Northwest submitted the lowest responsive and responsible bid of \$4,961,717.25.

**EXPECTED RESULTS:**

Upgrade approximately 1900 feet of Brown Road to a neighborhood collector standard, improving multi-modal connectivity by adding bike lanes, sidewalks, and turn lanes that improve access to adjacent neighborhoods, while enhancing stormwater quality, street lighting, and pavement condition.

**TIMELINE:**

Construction is expected to begin on or around May 15, 2026, with a substantial completion date scheduled for December 31, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

The adopted budget for Fiscal Year (FY) 2025-26 includes funding from the Westside Urban Renewal Area (URA) for engineering design, construction, contract administration, and overhead for the Project as summarized below.

| <b>CIP No.</b> | <b>Project Name</b>     | <b>Funding Source</b> | <b>Adopted Budget<br/>FY 25/26</b> | <b>Contract Amount</b> |
|----------------|-------------------------|-----------------------|------------------------------------|------------------------|
| 4216           | Brown Road Improvements | Westside URA          | \$2,976,000                        | \$4,961,717.25         |

This project is included in the City's five-year capital improvement plan (CIP) and will carry into the next fiscal year. An additional \$3,250,000 in Westside URA funds is included in the capital improvement plan forecast for construction of the Project. As a result, the contract amount is within the planned total budget.

**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.

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, preliminary design, and advance design phases of the project, with a construction kickoff and meet the contractor event tentatively planned for May 2026. Engagement with surrounding property owners, residents, businesses, and roadway users has occurred throughout the design work and will continue during construction, using Let's Talk, Wilsonville!, Boones Ferry Messenger, project website, social media, and mailers.

**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 for all ages and abilities, improving the City's local transportation network and utility infrastructure, benefiting the community.

**ALTERNATIVES:**

The project team considered a number of alternatives during the design phase for improvements to Brown Road. The final design was selected based on the design constraints and community feedback.

The Urban Renewal Agency could direct staff to modify the construction scope of work and renegotiate the fee with Knife River Corporation – Northwest or elect to reject all bids and cancel the project outright. Either alternative is not recommended as it will delay the improvements needed to Brown Road.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Project Location Map
2. Bid Summary
3. URA Resolution No. 358
  - A. Brown Road Improvements Project Construction Contract