



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

| | | | |
|--|--|--|--|
| Meeting Date: January 18, 2024 | | Subject: URA Resolution No. 348 Authorizing Acquisition of the Fifth Group of Properties and Property Interests Related to Construction of the Boeckman Road Corridor Project (CIP#s 2102, 4205, 4206, and 4212) 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"/> Agency 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 Urban Renewal Agency adopt the consent agenda. | | | |
| Recommended Language for Motion: I move to adopt the consent agenda. | | | |
| Project / Issue Relates To: | | | |
| <input type="checkbox"/> Council Goals/Priorities: | <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 portions of two properties of the fifth group (Group 5) 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. *Note: This project was recently completed.*



In addition:

- A temporary traffic signal has been installed at the Stafford Road/65th Avenue intersection to provide for better and safer traffic flow in this area when Boeckman Road construction detours are necessary.

Construction of the Boeckman Road Corridor Project requires wider right-of-way and various easement types in certain locations along the corridor to achieve design standards and project goals. The design team carefully reviewed up to 33 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, Group 3 through URA Resolution 345, and Group 4 through URA Resolution No. 344. This URA Resolution No. 348 contemplates two remaining property acquisitions (Group 5). The project team anticipates this is the fifth of five resolutions the Urban Renewal Agency will consider for the purpose of acquisition activities in accordance with ORS Chapter 35.

Portions of the subject two properties are needed to complete the new bridge that will cross Boeckman Creek. These are both slope easements as detailed in **Table 1** (below). The detailed legal descriptions of the properties to be acquired along with a Location Map are included as

Exhibit A to URA Resolution No. 348. The legal descriptions reflect the least amount of property necessary for the bridge construction.

Table 1 – Group 5 BRCP Property Acquisitions

| Parcel # | Owner | Tax Map and Lot | Sub-Parcel # | Acquisition Type | Approx. Area, sf |
|----------|----------------------------|------------------|--------------|------------------|------------------|
| 32 | Blayne and Holly Paulsen | 3 1 W 13AB 15505 | 32-1 | Slope Easement | 379 |
| 33 | Wise Howard Edward Trustee | 3 1 W 13AB 15504 | 33-1 | Slope Easement | 192 |

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. 348 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 mid-2025.

TIMELINE:

City staff and consultants will undertake the property acquisition process following Resolution No. 348 adoption. Staff has notified the property owners about the needed slope easements and will continue to communicate with them throughout the acquisition process. Construction of the BRCP associated with the Group 5 properties is expected to begin in the first half of 2024 and be completed by mid-2025.

CURRENT YEAR BUDGET IMPACTS:

The amended budget for Fiscal Year (FY) 2023-2024 includes funding for owner’s representative services, engineering design, right-of-way acquisition, partial construction, contract administration, and overhead for the BRCP as summarized below.

| CIP No. | Project Name | Funding Source | Amended FY 23/24 Total Budget |
|--------------|--------------------------------------|---------------------------|-------------------------------|
| 2102 | Boeckman Rd Sanitary Improvements | Sewer SDC/ Frog Pond Fee | \$1,013,195 |
| 4205 | Boeckman Rd Street Improvements | Street SDC/ Frog Pond Fee | \$5,166,336 |
| 4206 | Canyon Creek/Boeckman Traffic Signal | Street SDC | \$2,630,696 |
| 4212 | Boeckman Dip Bridge | Year 2000 URA/ Road CIP | \$17,272,690 |
| TOTAL | | | \$26,082,917 |

COMMUNITY INVOLVEMENT PROCESS:

After public vetting and adoption into master plans, the Frog Pond Master Plan, and the Urban Renewal Year 2000 Plan amendment, the BRCP design began in early 2022. BRCP public outreach activities kicked off and now include frequent project updates to the community and opportunities to provide feedback on project priorities and concerns. The project team has sponsored several public events, including the 2022 and 2023 Block Parties, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let's Talk, Wilsonville!

A ceremonial groundbreaking event was held in August which garnered earned media coverage from the *Wilsonville Spokesman* furthering the reach of the city's message about the project, progress, and construction impacts. Most recently, the project team organized an October 17 remote meeting with the Morgan Farms Homeowners Association to share information and respond to questions about project status, design, and what to expect during construction.

Ongoing outreach and public participation (particularly information about traffic delays and the detour) occurs through the project website, the project e-newsletters, text message and email alerts about travel conditions related to the project, and Boones Ferry Messenger articles. The project team also continues to directly communicate with individual stakeholders using mailings, phone calls, and meetings.

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. The recently completed upsizing and realignment of the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. Also recently completed, the temporary traffic signal at the Stafford Road/65th Street intersection will improve safety and level of service during detour conditions when the "dip" is closed during bridge construction. 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 sanitary sewer extension is necessary to serve the Frog Pond neighborhoods. The future bridge will flatten the "dip", provide safer travel conditions for all users, and allow for upcoming fish passage and stream and wildlife habitat improvement for the watershed.

ALTERNATIVES:

URA Resolution No. 348 is necessary to acquire slope 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, an undesirable gap between the new east bridge abutment and existing retaining walls on the south side of Boeckman Road, and the goals of the BRCP unfulfilled.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 348
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions – Group 5