



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 19-567

**Agenda Date:** 10/16/2019

**Status:** Consent Agenda

**To:** City Commission

**Agenda #:** 8e.

**From:** Public Works Director John Lewis

**File Type:** Report

### **SUBJECT:**

Deed of Dedication for the Molalla Avenue Streetscape Project - Hefenider Property

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the City Commission adopt a motion accepting the attached Deed of Dedication for Right of Way, Permanent Slope and Utility Easement, Temporary Construction Easement, and Obligation Agreement for the David Hefenider property, also known as Tax Map 32E08A Lot #2600, and authorize the Mayor and City Recorder to execute them.

### **BACKGROUND:**

Molalla Avenue from Beavercreek Road to Oregon Highway 213 in Oregon City is a key corridor for motorists, transit users, pedestrians, and bicyclists. The corridor connects Oregon City's Downtown and Regional Center with Clackamas Community College and the Clackamas County Red Soils Campus and connects residential areas on the west side to commercial areas on the north and east sides.

With some of the highest population and employment densities in Oregon City adjacent to the Molalla Avenue corridor, this project will consist of constructing roadway improvements mostly on the west side of Molalla Avenue to make the corridor safer for people biking, walking, and taking transit. The project will also include critical new and replacement waterlines within the corridor in order to minimize future impacts to the roadway.

### **Molalla Avenue Streetscape Project (CI 18-004)**

Biking, Walking, and Transit Improvements:

- New pavement on Molalla Avenue.
- New 10-foot wide sidewalks on the west side of Molalla Avenue.
- New streetscape amenities such as trash receptacles, benches and upgraded TriMet bus stop amenities including relocating some stops to more convenient and safer locations.
- Addition of a continuous bike lane to fill in the areas where there are gaps on the east and west sides of Molalla Avenue.
- Relocation of utility poles that currently impact safe use of the sidewalk.
- Driveway sizing and locations will be designed to maximize safety for people biking and walking, creating safer crossings.

Streetscape and Utility Improvements:

- New decorative streetlights and trees along the entire west side of the corridor.
- Installation of a new 18" transmission waterline along the entire corridor and a new 8" distribution waterline at the north end of the project area to replace an aging distribution line.

The City's engineering consultant, OBEC Consulting Engineers, has completed design of the Molalla Avenue Streetscape Project improvements and finalized the property acquisition needs. The property rights acquired from the David Hefenider property located as shown on acquisition map as exhibit RW-10 includes 1,834 square feet (SF) of right-of-way, 1,183 square feet (SF) of Permanent Slope and Utility Easement, 448 square feet (SF) of Temporary Construction Easement. As noted in the attached Letter of Obligation, the project is also committed to include brush clearing along the property frontage.

The following summarizes the compensation for the Right of Way, Permanent Slope and Utility Easement, Temporary Construction Easement, and improvements requested by the property owner.

Deed of Dedication Value	\$35,988.00*
Permanent Slope and Utility Easement	\$6471.00
Temporary Construction Easement	<u>\$441.00</u>
Total Right of Way	\$42,811.00
Total Compensation for Right of Way Fair Market Value (Rounded)	\$42,900.00

\* Includes \$20,064 compensation for ROW and \$15,924 in improvements in taking.

**BUDGET IMPACT:**

Amount: \$42,900.00  
FY(s): 2019/2020  
Funding Source: Transportation Fund