

S. 29th Boulevard Planning Commission Work Session

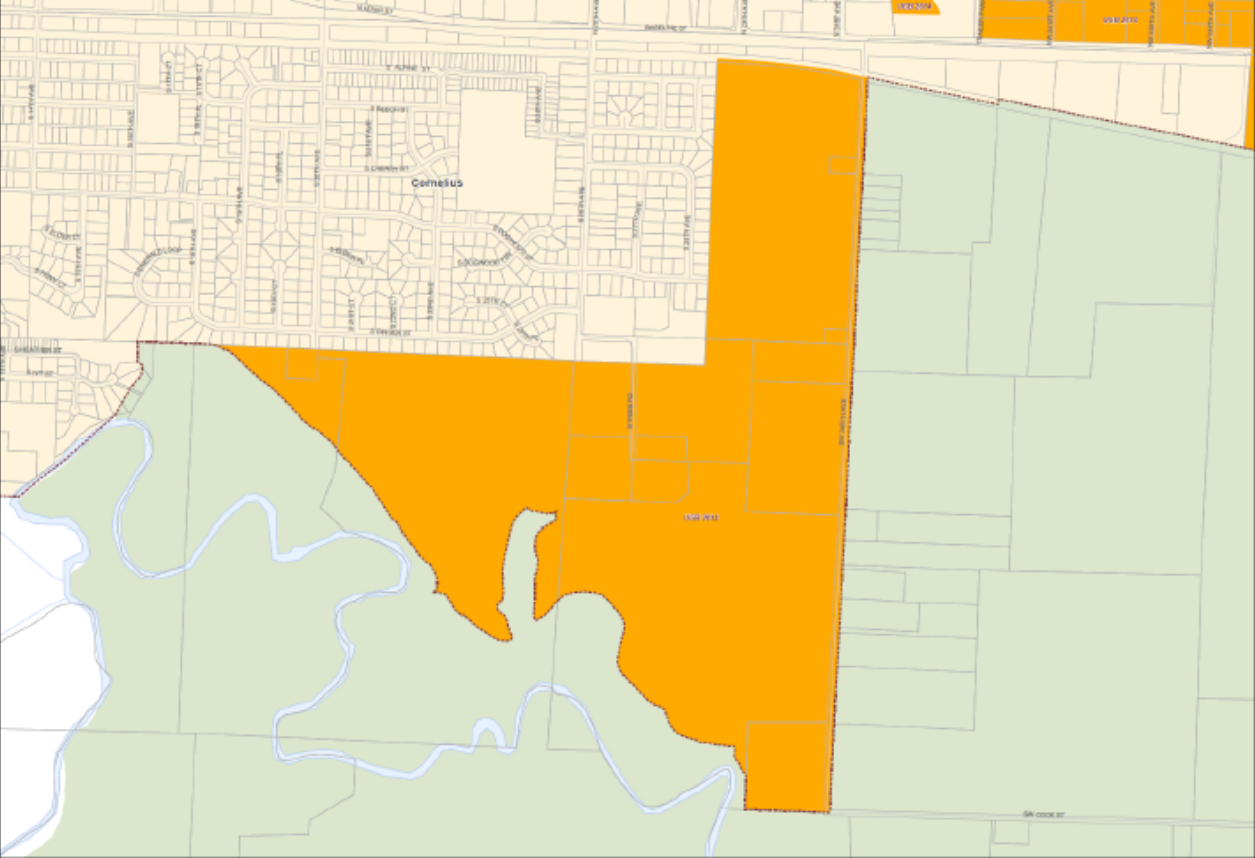
April 23, 2024

Work Session Agenda

- Summary Review
- Direct Response to Chair Waffle Concerns and Recommendations
- Assessment of Costs
- Plan to Move Forward
- Public Involvement Plan

Grand Bargain (HB 4068)

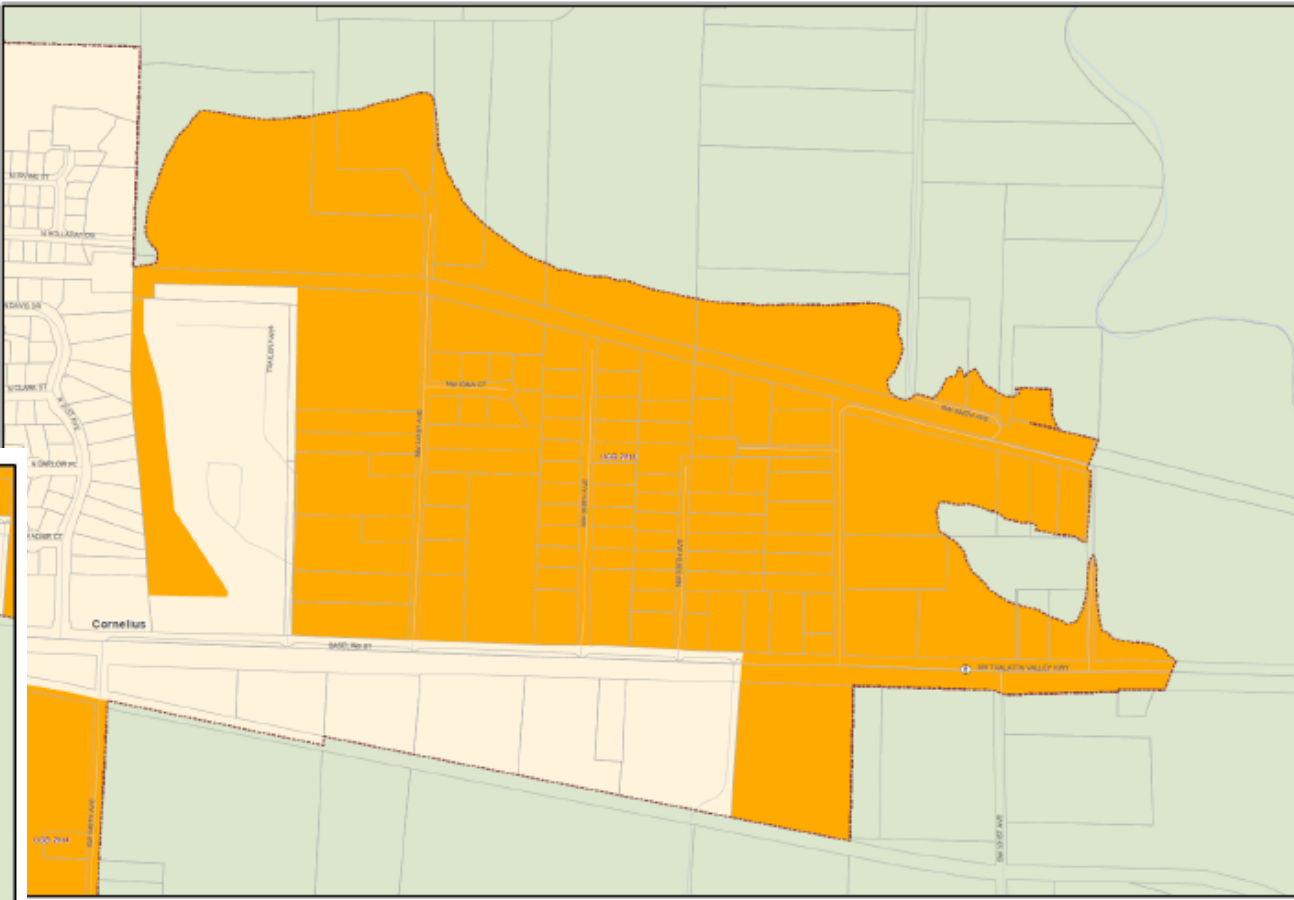
- 2014: HB 4078 added approximately 345 acres into the City's UGB



HB 4078 Reserves and Urban Growth Boundary
Cornelius Area

Legend:
- Existing Rural Reserve (Green)
- New Urban Growth Boundary Areas Added (Formerly Urban Reserve) (Orange)
- Existing Urban Growth Boundary (Yellow)

Metro
Making a great place



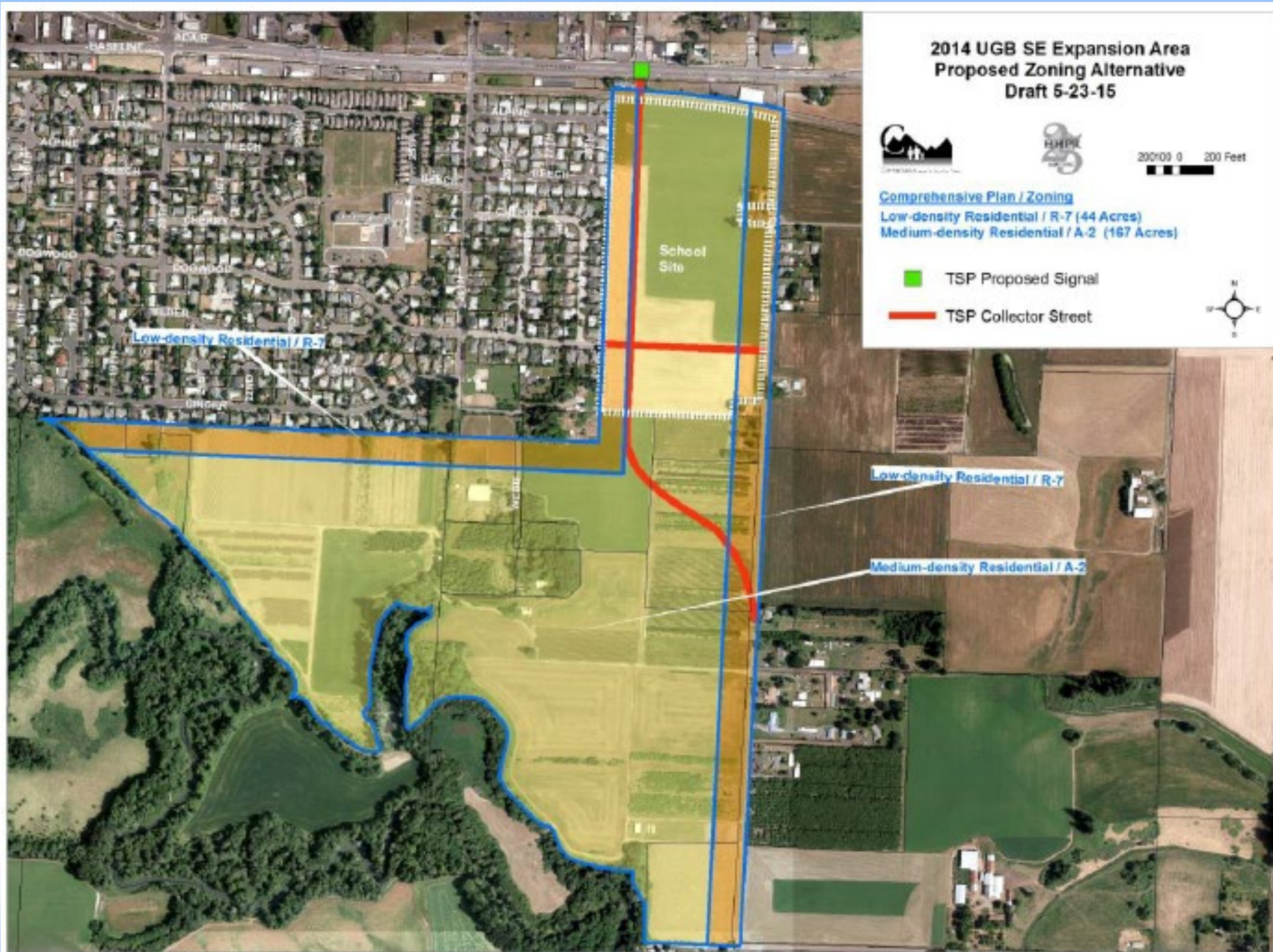
HB 4078 Reserves and Urban Growth Boundary
Cornelius Area

Legend:
- Existing Rural Reserve (Green)
- New Urban Growth Boundary Areas Added (Formerly Urban Reserve) (Orange)
- Existing Urban Growth Boundary (Yellow)

Metro
Making a great place



ORDINANCE 2015-06 SE UGB AREA



SE UGB Transportation Findings (ORD. 2015-06)

- Concern about the timing of S. 29th Boulevard in the planning process.
 - DKS and city staff recommended that development connecting to S. 20th Avenue be limited to 130 units and development connecting to S. 26th Avenue to 260 units prior to S. 29th Boulevard construction.
 - If development constructs a roadway between S. 20th and S. 26th Avenues, then a combined limit of 390 units could be applied.
- Local improvements to support UGB Expansion:

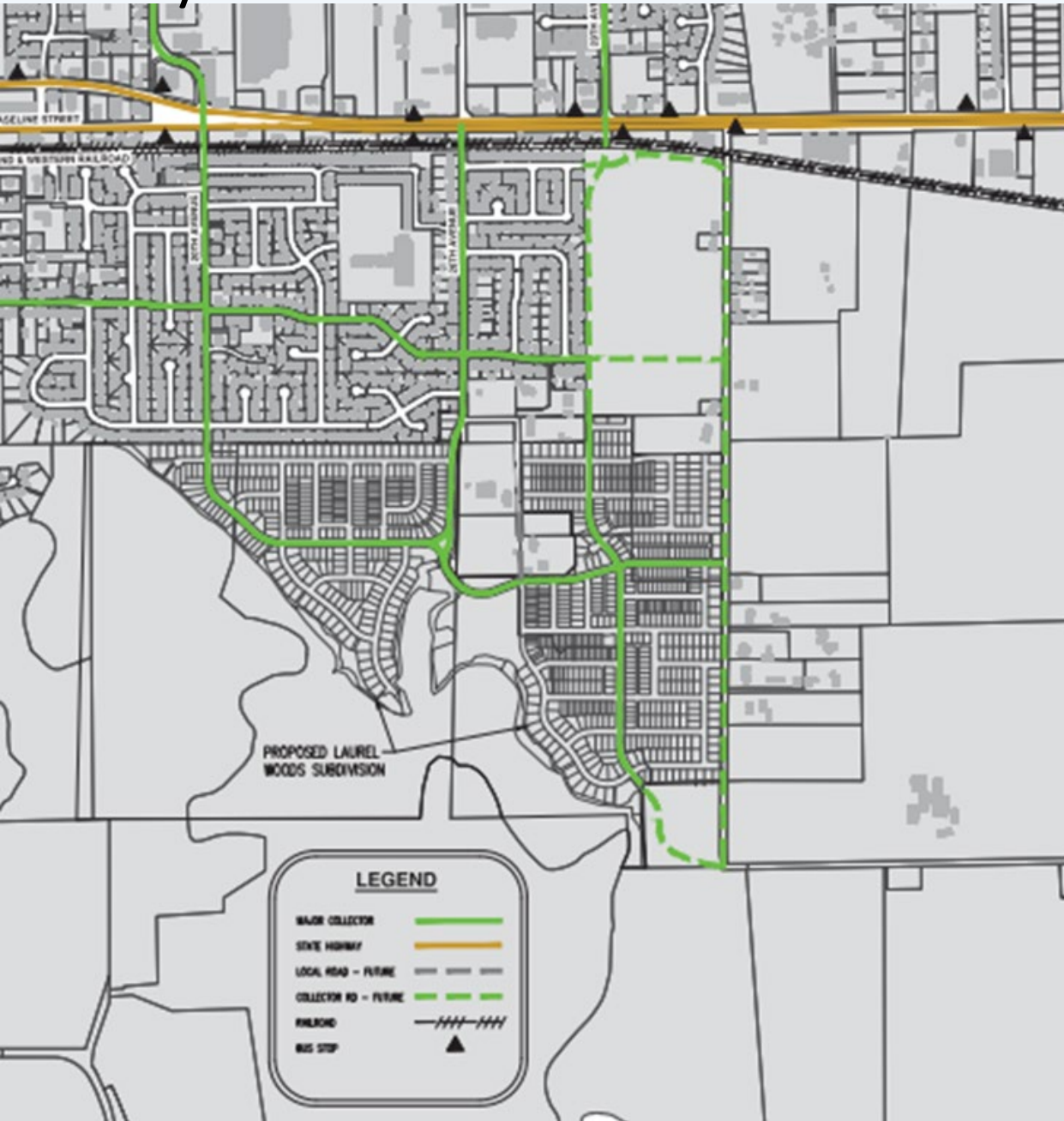
TSP:	TSP Cost (2014)
20th Avenue Ginger S to 29th	\$ 7,450,000
26th Avenue to 20th	\$ 1,300,000
29th TVHWY realignment with 345th, RR crossing at 29th, close 345th RR crossing	\$ 6,800,000
Dogwood Collector extension east to 345th	\$ 1,600,000
29th Avenue/TVHWY signal with interconnection with RR crossing	\$ 600,000
	\$ 17,750,000

AN-01-16 and ZC-01-16 (138 acres)

Transportation Findings

- *“As spelled out in the Cornelius UGB Expansion Transportation Report, the annexation area can be partially served with the existing street system in the City. Specifically, the collectors of 20th and 26th can accommodate about 390 new residential units before impacts to existing neighborhoods dictate the need for another north-south connection with Highway 8. The City is in the process of planning the new S. 29th collection street. This new road should be completed by the time the 390 home threshold is hit. If S. 29th is not completed in time, the existing 345th will serve as a temporary north-south connection from the annexation area to Baseline.”*

CUP/PUD-03-16 & SUB-03-16 Laurel Woods



Three discrete street classification types will be used to provide access to new homes and open spaces in this subdivision. South Jasper Street/South Kodiak Street will serve as the primary east-west collector street through the site, affording efficient circulation between local roads interior to the site and to S. 20th Avenue, S. 29th Avenue, and S. 29th Boulevard, and points north. The construction of these streets to City standards shall be a condition of approval. (This did not make it into the actual conditions of approval.)

CUP/PUD-03-16 & SUB-03-16 Laurel Woods Findings

- Access to the proposed development is planned via extensions of S. 20th Avenue and S. 26th Avenue, in conjunction with initial site development and a future extension of S. 29th Boulevard south to the project site. This shall be a condition of approval. **(This did not make it into the actual conditions of approval.)**
- The applicant and City executed a development agreement on April 1, 2016, to ensure the timely provision of public improvements necessary to serve this development and maintain acceptable level of service throughout the affected local and regional street network. One of these provisions included in the agreement obligates the City to initiate the public bidding process for the construction of a new southerly extension of 29th Boulevard from Baseline street to a realigned SW 345th Avenue at such time as the City has received fees for the TDT equivalent of 390 homes on this property. **(TDT collected by year is shown on the next slide.)**

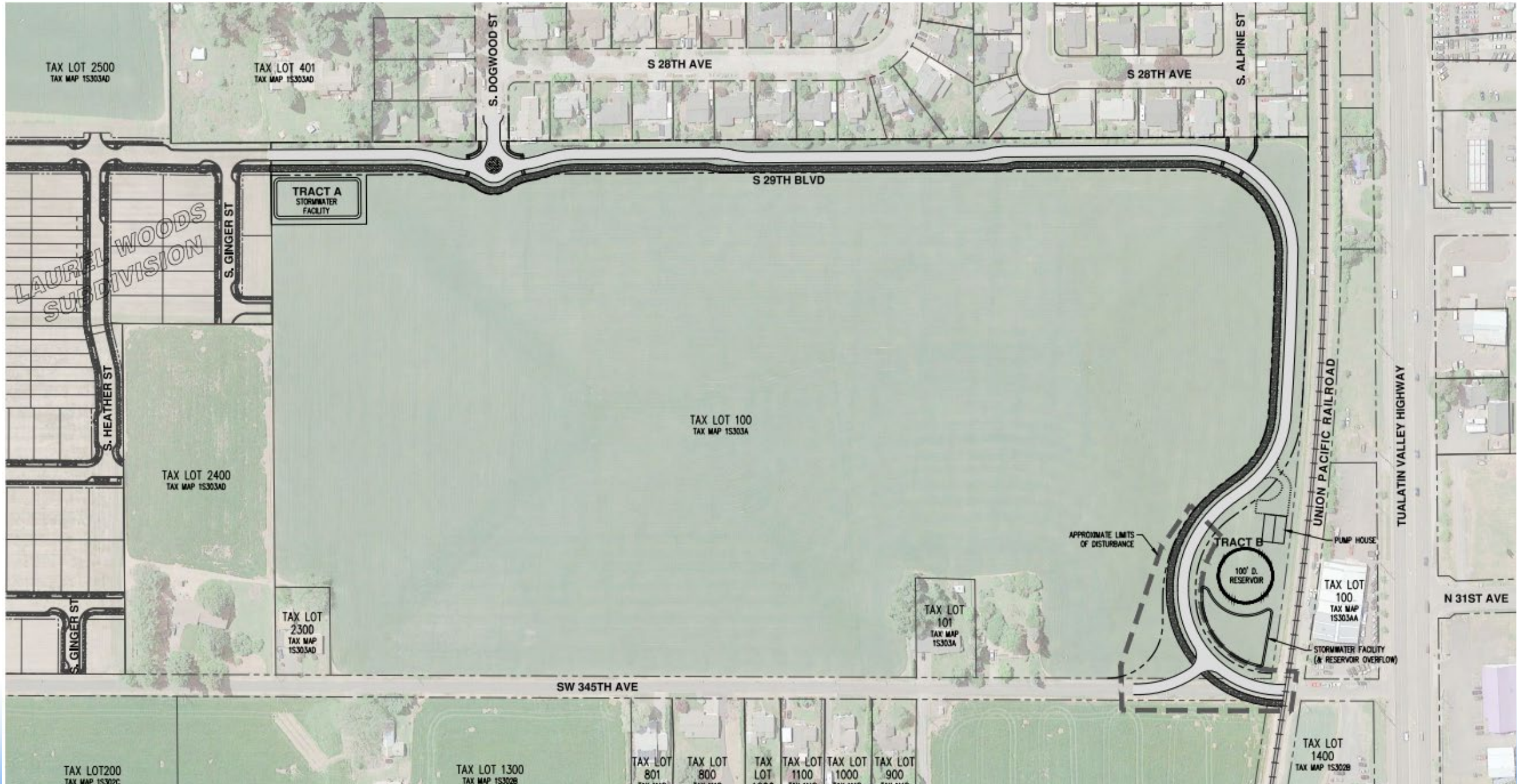
Mortenson construction cost inflation in Portland Oregon from 2014 to 2024: 187.9%

29th TVHWY Realignment, RR Crossing, Close RR Crossing	\$ 6,800,000	\$ 12,777,200
Dogwood Collector extension east to 345th	\$ 1,600,000	\$ 3,006,400
29th Avenue/TVHWY Signal	\$ 600,000	\$ 1,127,400
	\$ 9,000,000	\$ 16,911,000

Year	TDT Collected	# of Homes
2019	\$ 26,118	3
2020	\$ 742,325	84
2021	\$ 2,832,145	303
2022	\$ 1,078,526	112
2023	\$ 472,245	57
	\$ 5,151,359	559

Feasibility Issues and Construction Cost Escalation

2022 Alignment



\$ 1.5 M

426	429
427	430
428	431
428	432
424	423
423	424

S. DOGWOOD ST

S. 28TH AVE

S. 28TH AVE

S. ALPINE ST

S. 29TH BLVD

N. 29TH AVE

N. 31ST AVE

SW 345TH AVE

Cornelius
Oregon's Family Town



\$ 2.0 M

S. 28TH AVE

S. 28TH AVE

S. 28TH BLVD

S. ALPINE ST

N. 29TH AVE

S. ALPINE ST

UNION PACIFIC RAILROAD

TUALATIN VALLEY HIGHWAY

N. 31ST AVE

SW 34TH AVE

Cornelius

Oregon's Family Town

\$ 7.1 M

TRACT A
CONCRETE
FACILITY

TRACT B
100 B
RESERVOIR

Cornelius
Oregon's Family Town

TAX LOT 401
TAX MAP 1520540

S 20TH AVE

S 20TH AVE

S. ALPINE ST

S 20TH BLVD

TAX LOT 100
TAX MAP 15303A

TAX LOT 2400
TAX MAP 1528540

TAX LOT
2300
TAX MAP
1528540

TAX LOT
101
TAX MAP
15303A

TAX LOT
100
TAX MAP
15303A

N 31ST AVE

SW 345TH AVE

UNION PACIFIC RAILROAD

TULALATIN VALLEY HIGHWAY

WOODS
VISION

S. GINGER ST

PROXIMATE LIMITS
OF RESERVOIR

PUMP HOUSE

STORMWATER FACILITY
ON RESERVOIR (2019/20)

TAX LOT 401
TAX MAP 15282A2

S 28TH AVE

S 29TH AVE

S. ALPINE ST

S. DOGWOOD ST

S 29TH BLVD

TRACT A
STORAGE FACILITY

WOODS
VISION

S. GINGER ST

\$ 8.1 M

TAX LOT 100
TAX MAP 15282A

TAX LOT 2400
TAX MAP 15282A

TAX LOT
2300
TAX MAP
15282A

TAX LOT
401
TAX MAP
15282A

SW 345TH AVE

APPROXIMATE LIMITS
OF DISTURBANCE

TRACT B

UNION PACIFIC RAILROAD

TUNLAIN VALLEY HIGHWAY

PUMP HOUSE

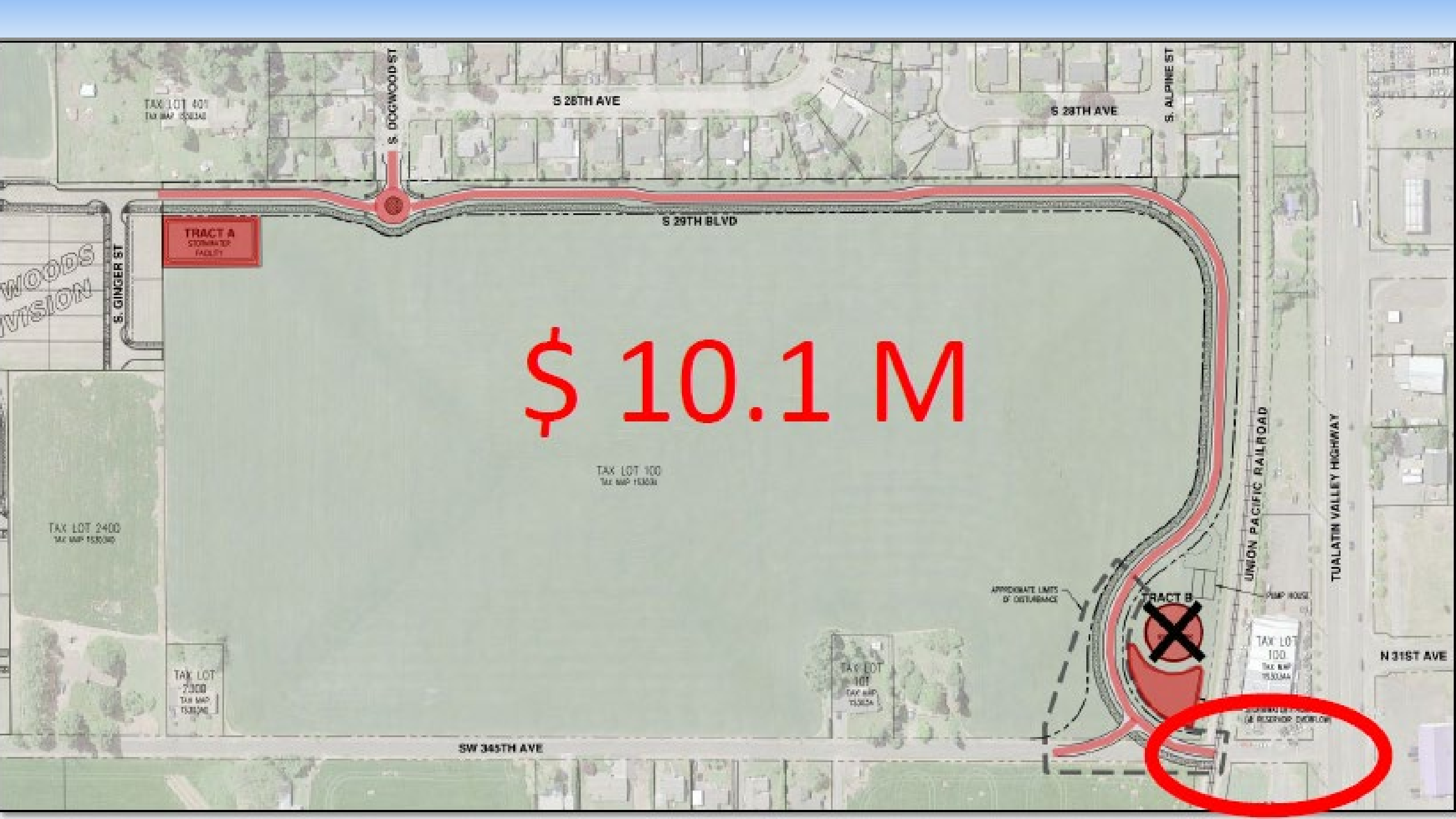
TAX LOT
100
TAX MAP
15282A

N 31ST AVE

STORAGE FACILITY
(A RESERVOIR OVERFLOW)

Cornelius

Oregon's Family Town



TRACT A
SEWERED
FACILITY

\$ 10.1 M

TAX LOT 100
TAX MAP 153234

TRACT B

TAX LOT 100
TAX MAP 153234

RESERVOR OVERFLOW

WOODS
DIVISION

S. GINGER ST

S. DOGWOOD ST

S 28TH AVE

S 28TH AVE

S. ALPINE ST

S 29TH BLVD

UNION PACIFIC RAILROAD

TUALATIN VALLEY HIGHWAY

SW 345TH AVE

N 31ST AVE

APPROXIMATE LIMITS
OF DISTURBANCE

PUMP HOUSE

TAX LOT 101
TAX MAP 153234

TAX LOT 7300
TAX MAP 153234

TAX LOT 2400
TAX MAP 153234

TAX LOT 401
TAX MAP 153234

Direct Response to Chair Waffle Comments and Concerns

Chair Waffle Current Concerns and Recommendations

Concerns:

- Pushing all traffic through S. 20th and S. 26th Avenues, served by stop signs at Dogwood and Alpine, may cause LOS (Level of Service) failures – upset drivers and residents.
- Temporary use of 345th.
- S. 29th Boulevard – water, sewer and storm to serve HSD site, ROW already owned by the City.

Recommendations:

- Study whether to amend the TSP, CIP, and related documents, or develop a plan to build the road as proposed. – **The road should stay on the TSP as the road should be built in the future and the ROW has been dedicated.**
- Examine why the transportation related SDC/TDT didn't generate enough revenue for the improvements. Addressed above through the cost escalation discussion.

Assessment of Costs for Options

Improve 345th and open to traffic

2019 Estimated Costs

- Option 1: Full Construction of 345th, \$5.1M
- Option 2: Minimal Improvement of 345th, \$3.7M

Improve 20th, 26th, and Dogwood

- \$2M to \$5M

Plan to move forward

Engineering Cost Estimates

- AKS update costs for S. 29th Boulevard Project
- AKS current costs for S. 345th Improvement
- AKS current costs for S. 20th, and S. 26th, and Dogwood Improvements

Ideas for S. 20th and S. 26th Avenue Option



Cornelius
Oregon's Family Town



Cornelius
Oregon's Family Town

Community Engagement Ideas for S. 20th and S. 26th Avenue Option

- Step 1: Online Forums – and mailed information with paid return envelope
 - Menu of options and costs for treatments on 20th, 26th, and Dogwood (26th to 29th)
 - Type of treatments may include the following: rectangular rapid flashing beacons (RRFB), raised intersections, bulb-outs for pedestrian safety, chicanes, and center medians.
- Step 2: Immediate Neighbor Engagement:
 - Use information from the Online Forum to engage the immediate neighbors about the types of treatments that can be applied within the ROW for each area: 20th, 26th, Dogwood.
 - Options:
 - Meetings with neighbors on each street
 - Table in the neighborhood – with doorhangers to invite them to the table
 - Party in the Park – discuss the options for 20th, 26th and Dogwood