



AGENDA

ASTORIA DEVELOPMENT COMMISSION

June 19, 2017
Immediately Follows Council Meeting

1. CALL TO ORDER
2. ROLL CALL
3. REPORTS OF COMMISSIONERS
4. CHANGES TO AGENDA
5. REGULAR AGENDA ITEMS

All agenda items are open for public comment following deliberation by the City Council. Rather than asking for public comment after each agenda item, the Mayor asks that audience members raise their hands if they want to speak to the item and they will be recognized. In order to respect everyone's time, comments will be limited to 3 minutes.
- a) Bond Street Retaining Wall Project Update (Public Works)
6. NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)

THE MEETINGS ARE ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING THE CITY MANAGER'S OFFICE AT 503-325-5824.



CITY OF ASTORIA
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June 15, 2017

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ASTORIA DEVELOPMENT COMMISSION (ADC) MEETING OF JUNE 19, 2017

REGULAR AGENDA ITEMS

Item 5(a): Bond Street Retaining Wall Project Update (Public Works)

As a result of a landslide in 2007, Bond Street has been closed to two way traffic. Only one westbound lane of traffic is allowed limiting east west traffic to Marine Drive. The Public Works Department commissioned a geotechnical analysis completed in August 2015 to study the feasibility of adding a retaining wall that would allow the roadway to be restored to two- way traffic. The results of the study concluded that a wall could be built under the right conditions. Based on the results, the Public Works Department prepared an “order of magnitude” cost estimate of \$395,000 to construct a retaining wall, repair Bond Street for two way traffic, and include low cost traffic calming measures.

The Astoria Development Commission (ADC) has completed a boundary expansion of the Astor West Urban Renewal District (AWURD) which includes the Bond Street right-of-way. The expansion was targeted to achieve the reopening of Bond Street to two way traffic.

Based on discussions with Cornforth Consulting (our geotechnical team), local geologist Tom Horning, and our City team there is a general consensus that the City should not risk doing the project this summer/fall. With only June and July (2 months) available for drying of the slide mass and the corresponding high water table, the conditions are not favorable for completing the work without imposing undue risk. Staff plans to continue with plan development and working with the neighborhood on a traffic calming strategy in order to be ready for next year’s construction window. Staff will also continue monitoring the conditions of the slide.

Staff will place the project bidding process on hold and bid the project in spring of 2018 in preparation for the 2018 August – October construction window pending a favorable review of the geologic conditions at that time.



CITY OF ASTORIA
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June 13, 2017

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: **BOND STREET RETAINING WALL PROJECT UPDATE**

DISCUSSION/ANALYSIS

As a result of a landslide in 2007, Bond Street has been closed to two way traffic. Only one westbound lane of traffic is allowed limiting east west traffic to Marine Drive. The Public Works Department commissioned a geotechnical analysis completed in August 2015 to study the feasibility of adding a retaining wall that would allow the roadway to be restored to two-way traffic. The results of the study concluded that a wall could be built under the right conditions. Based on the results, the Public Works Department prepared an "order of magnitude" cost estimate of \$395,000 to construct a retaining wall, repair Bond Street for two way traffic, and include low cost traffic calming measures to mitigate potential speeding along a narrow street in a dense neighborhood of residential buildings.

The Astoria Development Commission (ADC) has completed a boundary expansion of the Astor West Urban Renewal District (AWURD). The expansion included an area from Columbia Avenue to the City owned slide area, adding roughly 4 acres to the district. This included the Bond Street right-of-way. The expansion was targeted to achieve the reopening of Bond Street to two way traffic and potentially revitalize residential properties. With the recent expansion completed, the ADC was in a position to proceed with the Bond Street Retaining Wall Project.

Staff initiated the design process and hired Cornforth Consultants to provide geotechnical and civil engineering design services for the project. Staff will be preparing bid documents, bidding the project and providing construction management of the project with Cornforth providing inspection assistance to assure that the project is built to their recommendations and in a manner that minimizes risk of land movement. Staff has also been working on a traffic calming strategy for the segment of Bond Street in the vicinity of the project.

While Public Works staff have been continuing to work with geotechnical engineers on developing plans for the Bond Street Retaining Wall Project, they have also been completing due diligence regarding the water table elevation within the slide limits and the effect that this very wet winter had on the stability of the slide and therefore our ability to complete the

project within a reasonable risk tolerance. Staff has also been visually inspecting the slide along with all other known slides as a part of our routine slide monitoring program. The road widening/retaining wall project is in no way a permanent repair or stabilization of the Commercial Street slide. The purpose of the project is to manipulate the configuration of the toe of the slide at Bond Street in order to construct a retaining wall that will provide a 20-foot wide traveled way allowing two way traffic to be restored. In order to do this with minimal risk, we must do the work in an orderly manner and during the right conditions. The condition that is critical to the work is that the slide mass is as dry as possible during construction. During a normal rain year this work could be done during the driest part of the year (August – October).

This year we have experienced higher than normal rainfall. As of April 30th of this year, Astoria has had 85.11 inches of rain which is 149 percent of the normal rainfall of 57.06 inches. Rainfall accumulation measurements start on October 1st of each year and run through the end of September. As a result, our weekly groundwater monitoring well readings took an unexpected jump (between 2-4 feet) during the week of May 15th. Slope inclinometers have also shown increased activity at deeper levels this year over past years, which would be anticipated with the increased rainfall.

Based on discussions with Cornforth Consulting (our geotechnical team), local geologist Tom Horning, and our City team there is a general consensus that the City should not risk doing the project this summer/fall. With only June and July (2 months) available for drying of the slide mass and the corresponding high water table, the conditions are not favorable for completing the work without imposing undue risk. Staff plans to continue with plan development and working with the neighborhood on a traffic calming strategy in order to be ready for next year's construction window. Staff will also continue monitoring the conditions of the slide.

Staff will place the project bidding process on hold and bid the project in spring of 2018 in preparation for the 2018 August – October construction window pending a favorable review of the geologic conditions at that time.

Submitted By 
Ken Cook, Public Works Director

Prepared By 
Jeff Harrington, City Engineer