

Molalla Forest Road:

S Molalla Ave to OR-211

Molalla City Council Work Session
February 23, 2022





History and Current Status

- Originally a privately owned logging road
- Acquired by the City in Fee Simple around the time of the Timber Crisis
- Gated to through traffic in the mid to late 1980's and remains gated today
- Research shows no documented history of reason for closure
- Historical knowledge suggests closure was due to a combination of:
 - Nefarious activity on similar roads in the region (e.g. Molalla Forest Murderer)
 - Lack of use by timber industry due to timber crisis
 - Failed cost-benefit ratio to maintain and develop
- At present there are no known restrictions to opening MFR
 - More in-depth legal analysis of deed documents required to make final determination on potential restrictions
- **Exploration and/or actual opening MFR included in City Council Goals for FY 22-23**

MFR in the TSP

- Transportation System Plan (pg. 64):

- Designation: Major Collector ✓
- Required ROW Width: 60 feet ✓
- Travel Lane Width: 11 feet ✓
- On Street Parking: None ✓
- ~~Bike Lanes: 12-foot shared path~~
- ~~Sidewalks: 12-foot shared path~~
- ~~Landscape Strips: 12.5 feet~~
- ~~Median/Turn Lane: 12 feet~~
- Transit/Freight: Appropriate ✓

PROJECTED COST:
\$8 Million + Inflation

Exhibit 5: Major Collector (Molalla Forest Road) Cross Section



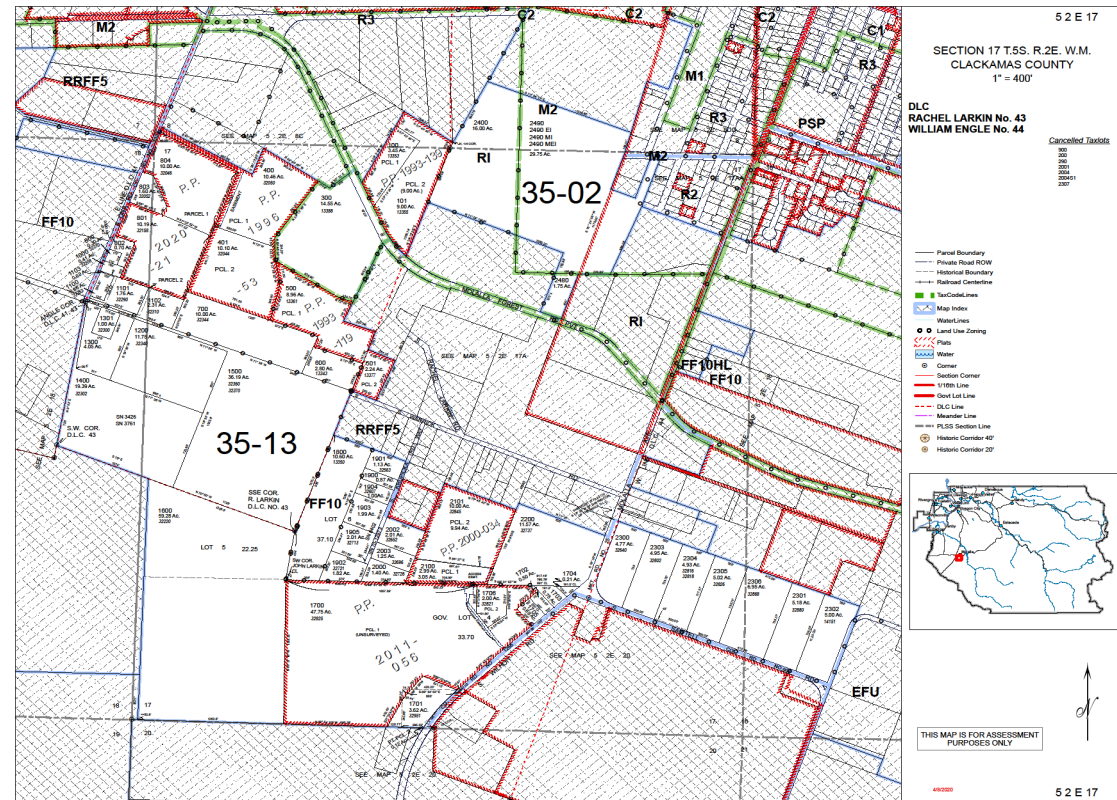
Major Collector with Shared-use Path (60-foot ROW, 34-foot Paved Width)

Table 18: Major Collector (Molalla Forest Road) Cross Section Standards

Standards	Arterial
Vehicle Lanes	11 feet
On-Street Parking	None
Bike Lanes	None
Sidewalks	12 feet shared path
Landscape Strips	12 ½ feet
Median/Center Turn Lane	12 feet
Neighborhood Traffic Management	Not Appropriate

MFR Existing Conditions

- Project Length: 5,567 linear feet, 1.1 miles
- Existing ROW Width: 60 feet
- Existing Travel Lanes: 2 x 11 feet
- Existing Pavement Width: 22 feet



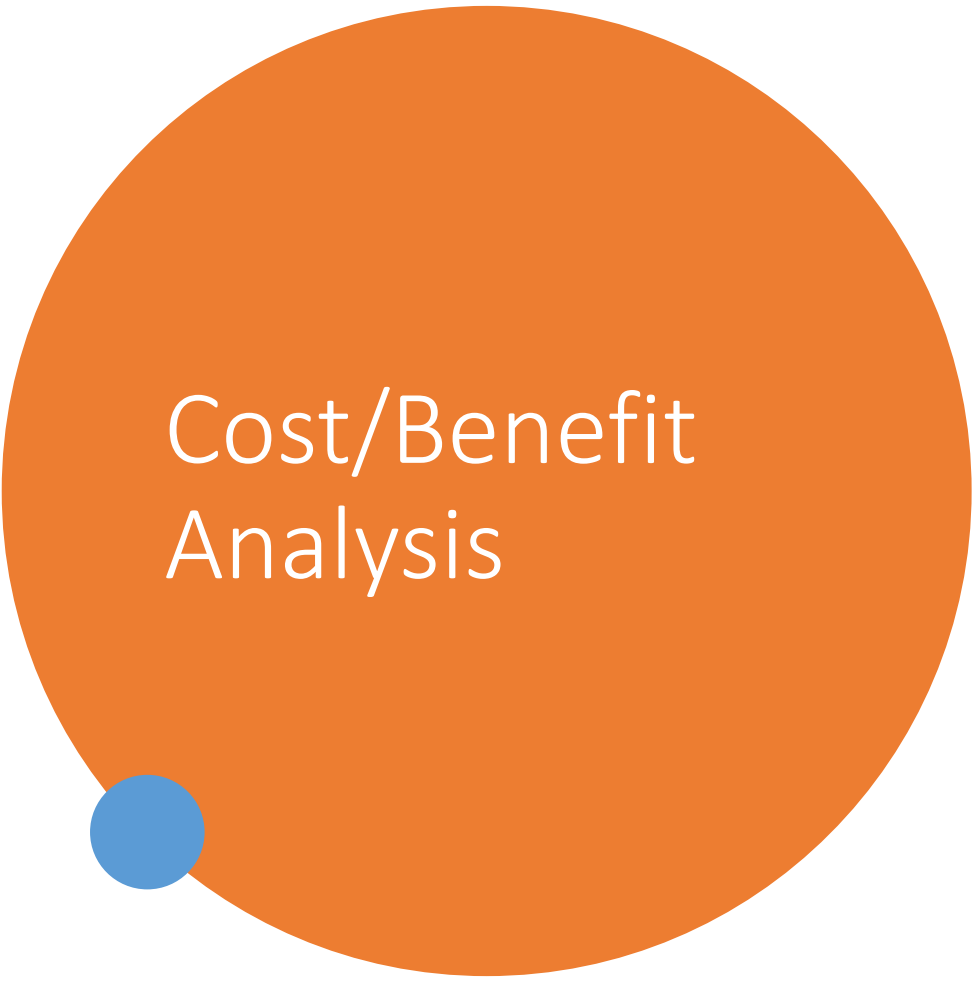


Due Diligence

- Engineering
 - Pavement Assessment
 - ROW Survey
 - Design Assessment
- Legal
 - Deed Restrictions
 - Ownership Status (Fee Simple v. ROW)

Estimated Minimum Costs to Open

- Due Diligence
 - Engineering
 - \$35k-\$45k
 - Legal
 - \$5k-\$10k
- Construction
 - Streetlights: \$12k - \$15k + \$100/Month
 - Surfacing
 - A) Spot Repair and Seal Coat: \$80k-\$100k
 - B) 3" Overlay: \$280k - \$300k
- Estimated Totals
 - Cheapest and Quickest: \$132k-\$170k
 - Highest Quality: \$332k-\$370k
 - *Note: Inflation – Difficult to estimate, Highest in 40+ years*



Cost/Benefit Analysis

- City Council...

