



BOECKMAN CREEK FLOW MITIGATION PROJECT FAQs for Ash Meadows Drainageway – 3/31/2025

1. What will the site be looked like after the project is finished; will it be left a muddy mess? Can you send us images of what this looks like?

Response: Site will be re-planted. Anything disturbed will be restored.



2. Which trees will be impacted, and how will the flooding impact the trees?

Response: Trees have been assessed by nationally recognized arborist. Some will be reassessed as construction begins. Trees removed will be replaced. Flooding will not impact long-term tree conditions. A re-planting plan has been designed by a landscape architect. See presentation slides and large format board.

3. There are a number of private retaining walls in people's back yards. Will these be impacted?

Response: No. Records indicate walls have drainage systems with visible discharge pipes. Back flow valves will be placed in discharge pipes where temporary ponding may occur.

4. Will Ash Meadows Road and the retaining wall be impacted?

Response: The road will not be impacted. The two existing culverts will be modified to provide 24-inch openings and will remain free-flowing. A new headwall will be constructed for the culverts providing superior support than is there today.

5. Who is responsible for maintaining the culverts?

Response: The City is currently responsible and will remain responsible.

6. Will the City be taking over the bridge?

Response: The City will not be taking over the bridge. The responsibility for the bridge was conditioned when the development was approved. There is already an agreement in place.

7. Will there be impacts to the footing of the pedestrian bridge?

The footbridge is at least 30 years old. Our structural engineer concluded that the bridge is in fair condition but shows signs of aging, including wood discoloration, cracks, and decay at the base of the columns. The handrail is tilting outward, and some connections are loose. Water flow may cause soil erosion around the footings. The project is not responsible for correcting the existing bridge conditions. The City will pay the HOA for the cost to protect the footings. A cost estimate is being developed based on geotechnical and structural engineering review and will be included in the appraisal valuation.

8. Will we have Bonds for the work?

Response: Yes. Public Works, Payment, Performance, and Maintenance Bonds

9. With increased stormwater, will the ground soften? Will the City be liable for trees that fall over?

Response: The drainage way is an existing wetland and water resource area which already experiences periodic wet conditions. The duration of water ponding in the drainageway with the modified conditions will be very similar to what exists today. If site monitoring indicates particular tree damage by the project, the City will be responsible for correcting the damage.

10. If we're raising the 100 year event, will our flood insurance go up?

Response: No. There is no mapped flood plain here. In the case of a greater than 100-year event, the water will overtop Ash Meadows Lane before it would get into any structures.

11. The HOA requested the appraised value of this property.

Response: The appraised value is being determined by a certified appraiser for all of the easements required for the project. A right-of-way agent will contact the property owners to discuss the valuations and make offers. Property owners may choose to obtain their own appraisal.

12. What does the cut amount look like / how deep?

Response: Cuts will occur in a limited area; maximum cut is 4 feet, more typical is 1 to 2 feet. See presentation slide and large format board.

13. Will this create permanent ponding?

Response: The condition of the bottom of the drainageway after the project is complete is expected to be similar to what occurs today which varies depending on the season and precipitation.

14. Will the City be spraying for mosquitoes here?

Response: See previous response. The City does not spray for mosquitoes – Clackamas County is responsible for Vector Control.

15. Will there be increased channel erosion because of the new flows?

Response: The project design includes temporary and permanent erosion control. Erosion observed through site monitoring, while not expected, will be corrected.

16. Why can the City do work in areas like the SROZ that no one else can?

Response: The City is required to obtain environmental permits from the state and Corps of Engineers