

**N.W. 2ND STREET
LOCAL IMPROVEMENT DISTRICT NO. 327
ENGINEERING REPORT**

AUGUST 2025



Prepared for the
City of Hermiston, Oregon

**N.W. 2ND STREET
LOCAL IMPROVEMENT DISTRICT NO. 327
ENGINEERING REPORT**

FOR

CITY OF HERMISTON, OREGON

2025



ANDERSON PERRY & ASSOCIATES, INC.

**La Grande, Redmond, Hermiston, and Enterprise, Oregon
Walla Walla, Washington**

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Section 1 - Project Description

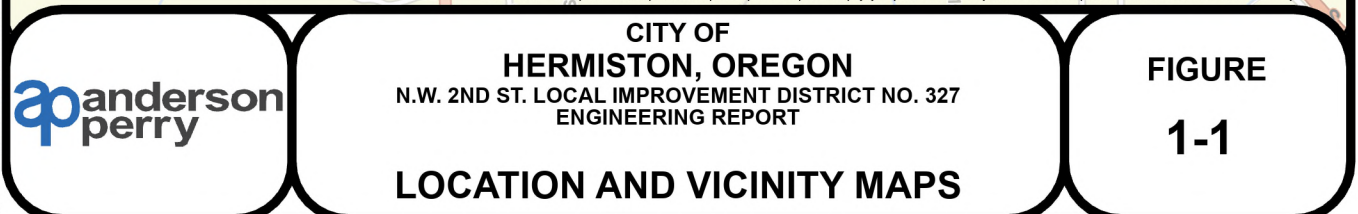
General

The City of Hermiston, Oregon, is considering the formation of a Local Improvement District (LID) No. 327 for N.W. 2nd Street to provide a portion of the street improvements in anticipation of increased traffic due to upcoming improvements to Highway 207 (W. Elm Avenue). Two local improvement districts, including this LID and LID No. 326, will be used to construct improvements to N.W. 2nd Street. These improvements would generally include replacing existing gravel streets with urban local residential streets.

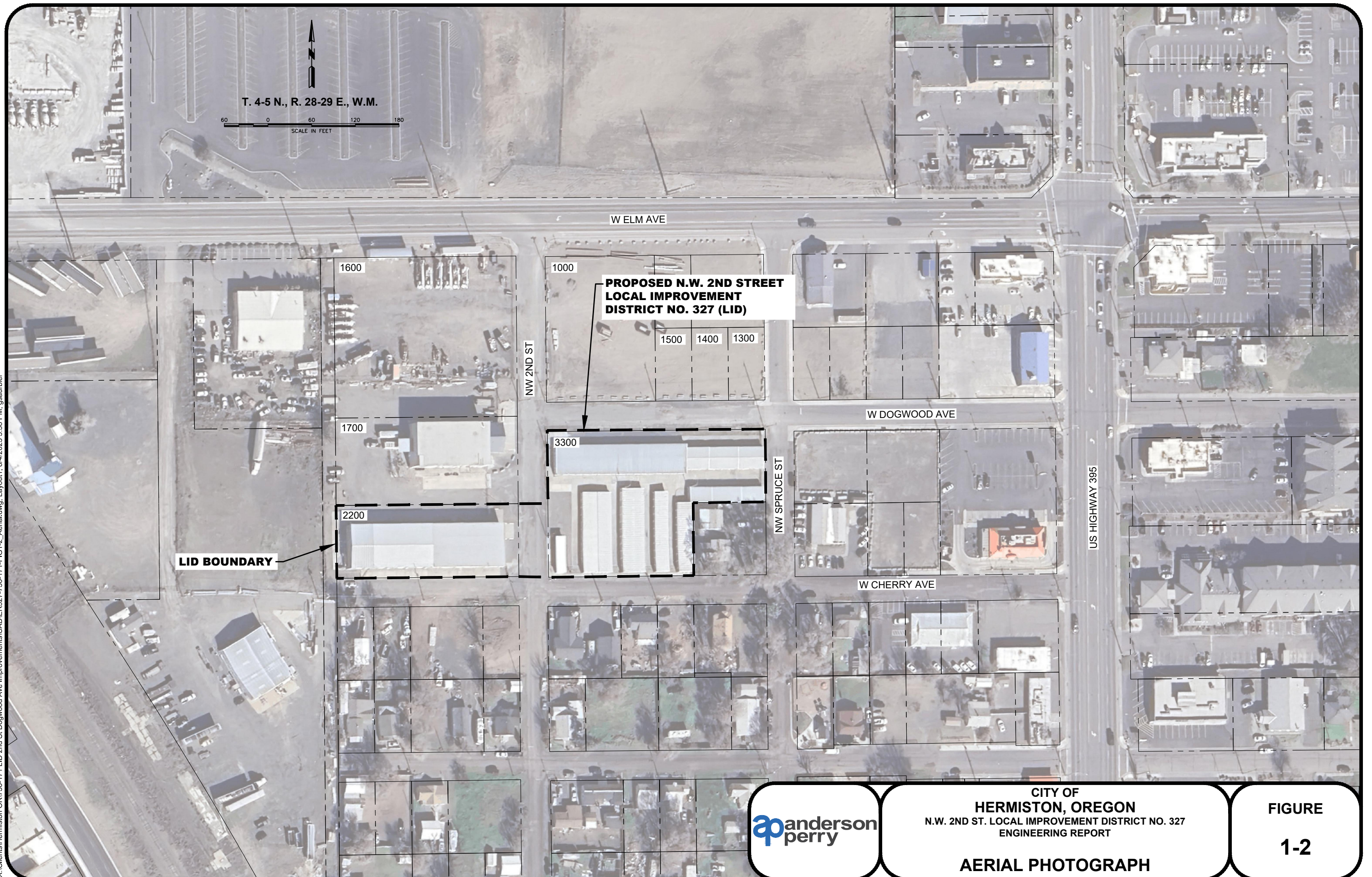
Project Description

The proposed LID location is shown on Figure 1-1, Location and Vicinity Maps, and an aerial of the proposed LID boundary is shown on Figure 1-2, Aerial Photograph. The proposed LID consists of two properties with a total of 200 feet of frontage. A 40-foot wide existing right-of-way is available for the construction of the street improvements. The N.W. 2nd Street LID tax map with lot lines and parcel sizes is included in Appendix A.

The improvements for the proposed LID are shown in Figure 1-3, Proposed Improvements. The improvements would consist of approximately 100 linear feet of street improvement, including 5-foot sidewalks, pedestrian ramps, driveways, curb and gutter, two 14-foot travel lanes, and stormwater facilities. “No Parking” signs would be located on both sides of the street. The pavement section would consist of 3 inches of asphalt concrete pavement on 3 inches of 3/4”-0 aggregate base and 6 inches of 1”-0 aggregate base. These proposed improvements are based on a planning-level design and are preliminary in nature. A typical street cross section of the proposed street improvements, based on City Standard Drawing ST11 Local Residential - Option 1, is shown on Figure 1-4. Curb and sidewalk standard drawings are included in Appendix B. A property benefit analysis is included in Chapter 3, with property boundaries current as of July 2025.



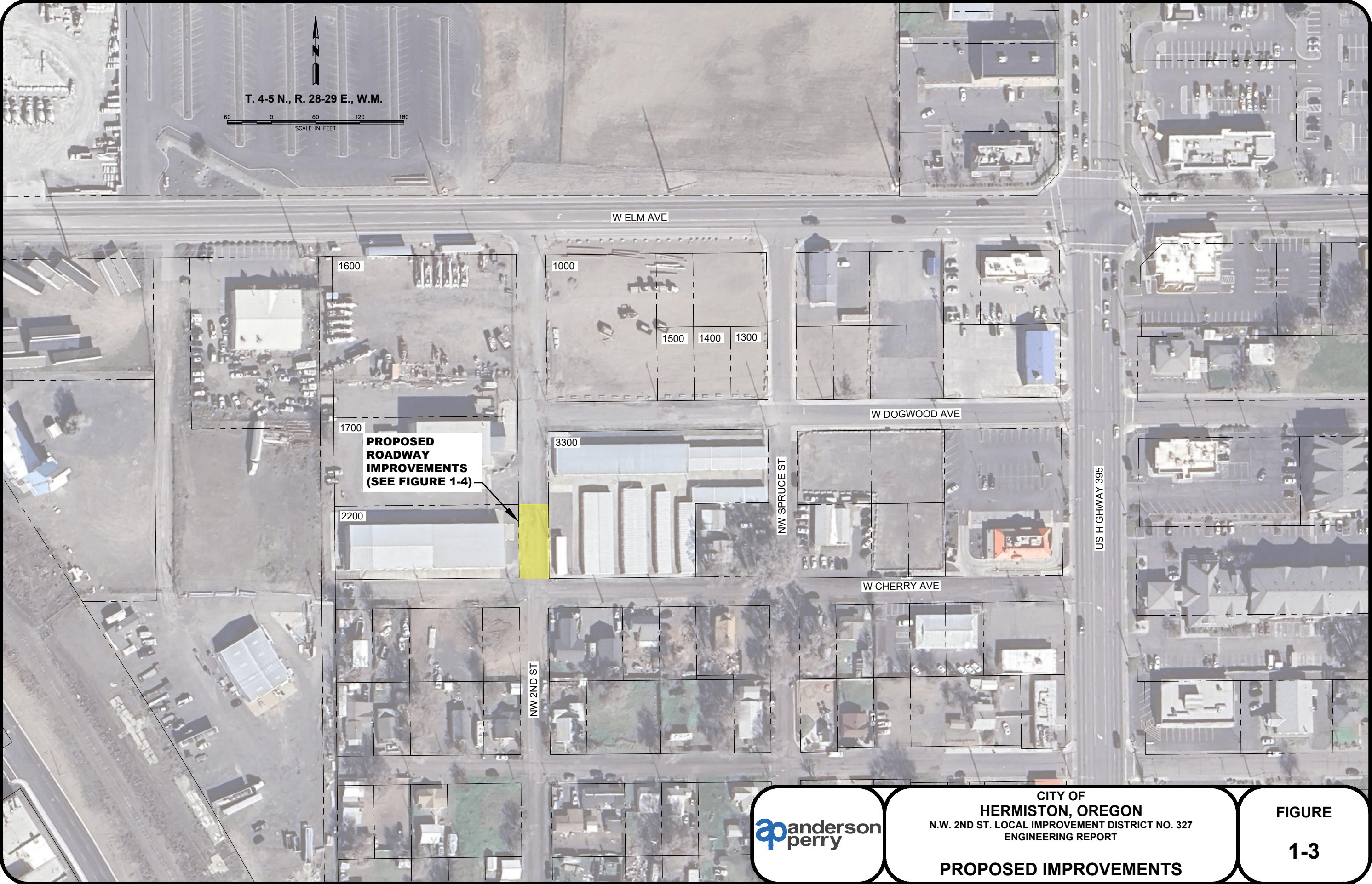
X:\Clients\Hermiston OR\736-171 LID 2nd St Dogwood Ave Improvements\CAD\ER327-736-171-FIG1-2_Aerial.dwg, Layout1, 8/4/2025 3:38 PM, gsaubier



CITY OF
HERMISTON, OREGON
N.W. 2ND ST. LOCAL IMPROVEMENT DISTRICT NO. 327
ENGINEERING REPORT
AERIAL PHOTOGRAPH

FIGURE
1-2

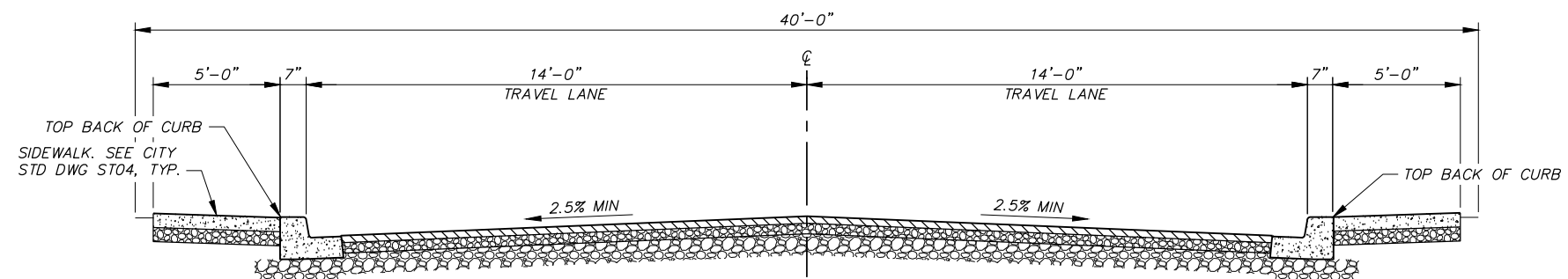
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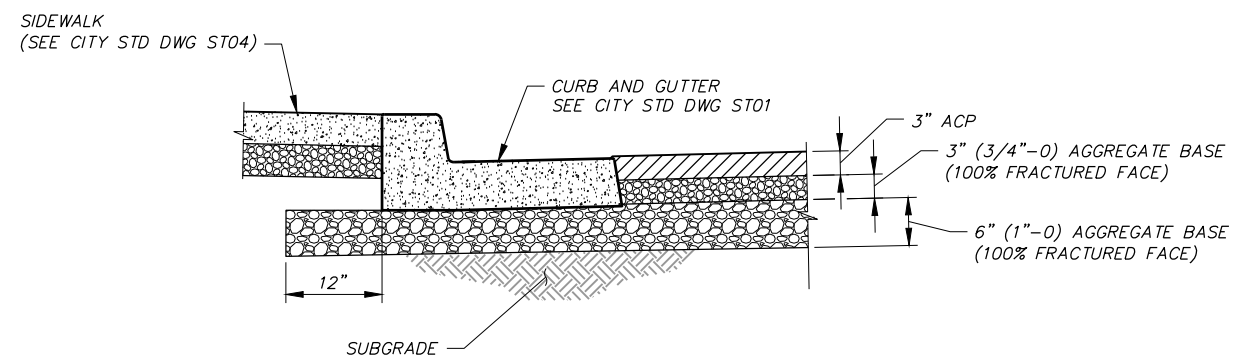
CITY OF
HERMISTON, OREGON
N.W. 2ND ST. LOCAL IMPROVEMENT DISTRICT NO. 327
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PROPOSED IMPROVEMENTS

FIGURE
1-3

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STREET CROSS SECTION
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PAVEMENT SECTION
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CITY OF
HERMISTON, OREGON
N.W. 2ND ST. LOCAL IMPROVEMENT DISTRICT NO. 327
ENGINEERING REPORT

URBAN LOCAL STREET SECTIONS

FIGURE

1-4

Section 2 - Preliminary Feasibility Analysis

Street Improvement

The proposed street improvements required for the N.W. 2nd Street Local Improvement District (LID) No. 327 shown in Figures 1-3 and 1-4 are feasible; however, they present certain challenges. The streets have been graded and graveled within the existing 40-foot right-of-way (ROW). The ROW width is narrower than the city standard ROW width of 50 feet. The street section shown on Figure 1-4 will be used to fit within the existing ROW. Additionally, the power poles near the edge of the ROW would need to be considered during engineering design. If the power poles are confirmed to be in the proposed sidewalk, they would need to be relocated during construction to provide a minimum 4-foot wide accessible path. Nevertheless, no significant obstacles are preventing the proposed street improvements.

Other Utilities

Water, sewer, communications, and electricity are currently available to the properties in the proposed LID.

Project Cost

A preliminary cost estimate was prepared as part of the feasibility analysis and is shown on Figure 2-1, Preliminary Cost Estimate. Due to the preliminary nature of the cost estimate, a 20 percent construction contingency has been included to account for unforeseen issues and potential variability in the bidding environment when the improvements are to be constructed. As shown, the estimate includes anticipated engineering as a percentage of construction costs. The preliminary cost estimate assumes construction of the improvements would occur in 2026; an anticipated annual inflation of 5 percent was assumed and is shown on the cost estimate. The cost estimate would need to be reviewed and potentially adjusted should the street improvements project move to the design and construction phases.

CITY OF HERMISTON, OREGON
N.W. 2ND STREET
LOCAL IMPROVEMENT DISTRICTS NO. 327
PRELIMINARY COST ESTIMATE
August 6, 2025

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 10,350	All Req'd	\$ 10,350
2	Temporary Protection and Direction of Traffic/Project Safety	LS	3,100	All Req'd	3,100
3	Erosion and Sediment Control	LS	3,000	All Req'd	3,000
4	Removal of Structures and Obstructions*	LS	2,000	All Req'd	2,000
5	General Earthwork	LS	2,000	All Req'd	2,000
6	3/4"-0 Aggregate Base (3 inches)	CY	85	40	3,400
7	1"-0 Aggregate Base (6 inches)	CY	85	70	5,950
8	3-inch Asphalt Concrete Pavement	TON	175	60	10,500
9	Concrete Curb and Gutter	LF	50	200	10,000
10	Americans with Disabilities Act Ramp	EA	3,750	2	7,500
11	Concrete Driveway Approaches	SF	18	300	5,400
12	Concrete Sidewalk	SF	14	700	9,800
13	Stormwater**	LS	25,000	All Req'd	25,000
14	Surface Restoration	LS	1,000	All Req'd	1,000
15	Permanent Striping and Signing	LS	1,000	All Req'd	1,000
Estimated Construction Cost					\$ 100,000
Construction Contingency					20,000
Design Engineering					10,000
Construction Engineering					10,000
Total Year 2025 Estimated Project Cost					\$ 140,000
Inflation at Time of Construction*** (Assumed Construction Year 2026)					10,000
TOTAL YEAR 2026 ESTIMATED IMPROVEMENTS COST					\$ 150,000

*Power pole relocation is not included in this cost estimate since its location relative to the right-of-way has not been determined.

**Stormwater is assumed to include one drywell manhole, one sedimentation chamber, and two catch basins.

***Construction cost inflation is assumed to be 5 percent annually until construction occurs.



CITY OF
HERMISTON, OREGON
 N.W. 2ND STREET LOCAL IMPROVEMENT DISTRICT NO. 327
 ENGINEERING REPORT

PRELIMINARY COST ESTIMATE

FIGURE
2-1

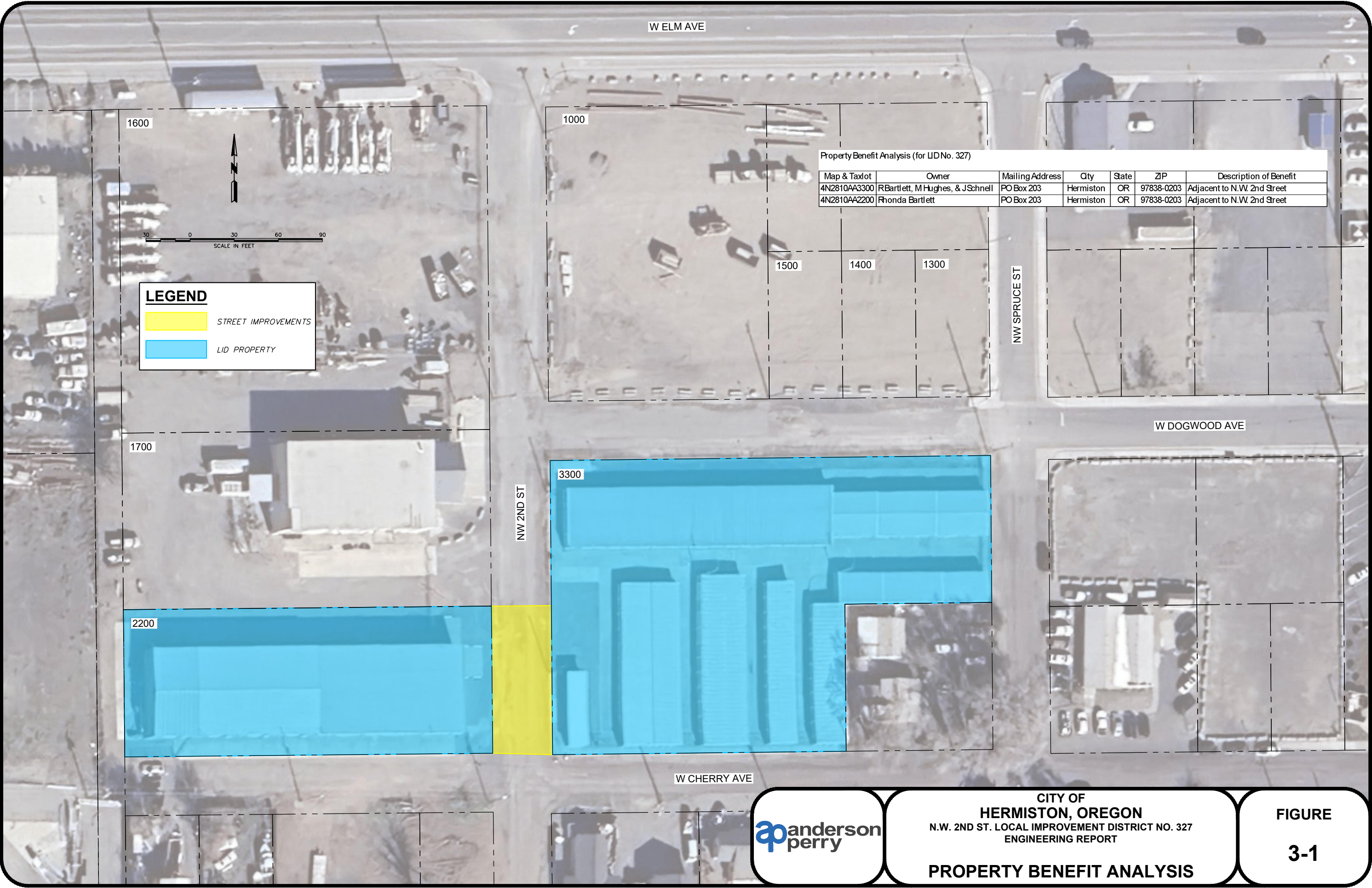
Section 3 - Property Benefit Analysis

Hermiston Municipal Code 157.164

Figure 3-1, Property Benefit Analysis, includes property identification information, ownership information, and a description of the benefit that each property would receive from the proposed improvements. For all properties in this N.W. 2nd Street Local Improvement District (LID) No. 327, the benefit to each property is that the street infrastructure that would be installed for the proposed development area would be in conformance with Hermiston Municipal Code 157.164. The proposed street improvements would ensure each tax lot has paved access to and from the remainder of the street system.

Section 4 of this LID Engineering Report outlines the methodology for assigning costs, which would be based on linear feet (LF) of frontage adjacent to the street improvements. Since no off-site improvements are included in this LID Engineering Report, the benefit that each property would receive is directly proportional to the LF of improvements installed.

X:\Clients\Hermiston OR\736-171 LID 2nd St Dogwood Ave Improvements\CAD\ER327-736-171-FIG3-1_Benefit.dwg, Layout1, 8/4/2025 3:46 PM, gsaubier



Section 4 - Project Cost Allocation

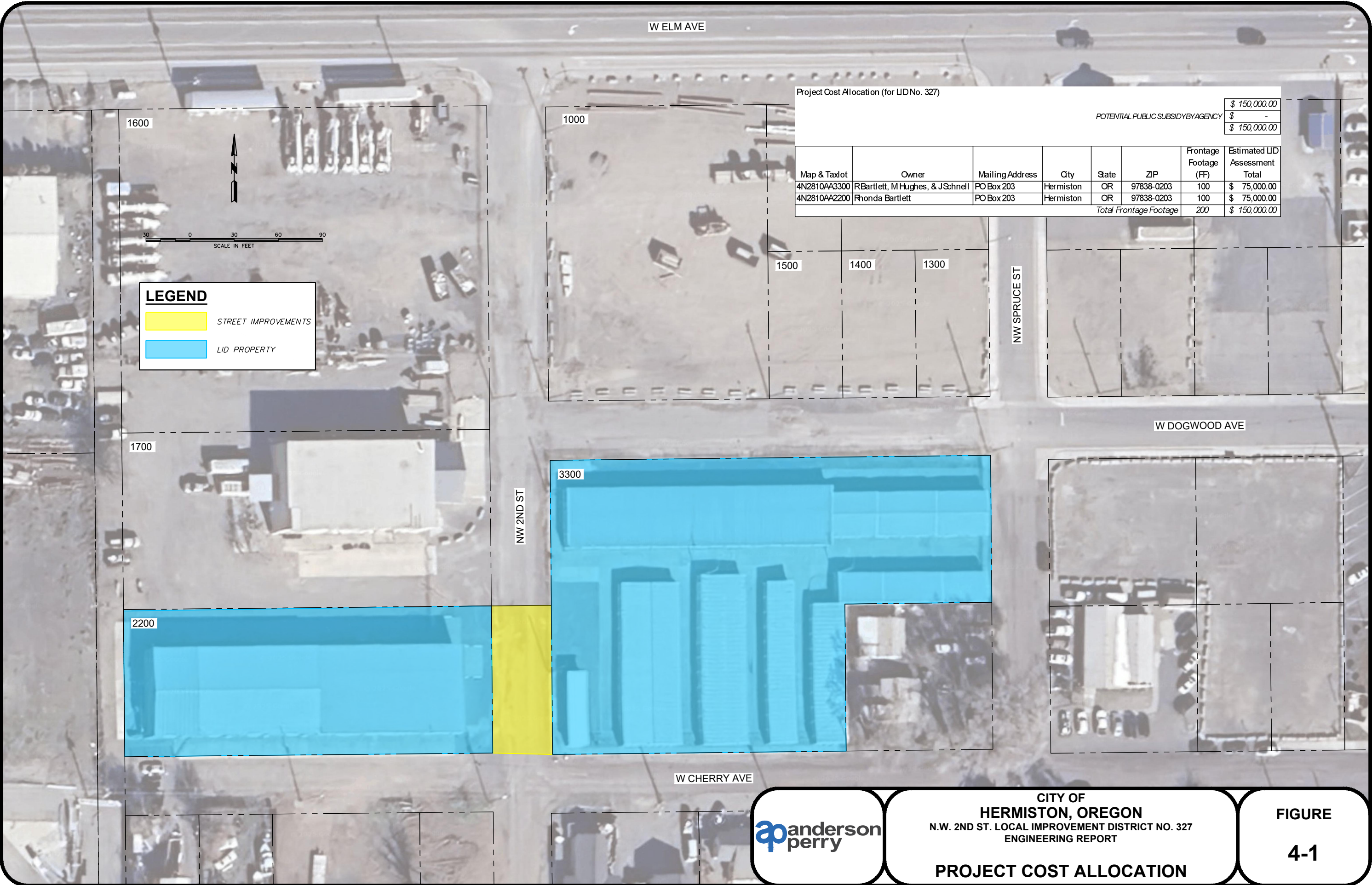
Methodology

The street improvement project included in the proposed N.W. 2nd Street Local Improvement District (LID) No. 327 lends itself to allocating costs based on each property's frontage along the street improvements. The property frontage length along the proposed street improvements relative to total property frontage on the proposed street improvements for all properties in the LID is directly proportional to the assessment of each property. This method would distribute the costs of the LID equitably. Figure 4-1, Project Cost Allocation, shows each affected property, its associated frontage length, and its associated estimated LID assessment.

Description of Other Funds

The project cost is anticipated to be completely covered by the owners of the properties within the LID, so no additional funds would be required.

X:\Clients\Hermiston OR\736-171 LID 2nd St Dogwood Ave Improvements\CAD\ER327-736-171-FIG4-1_Cost.dwg, Layout1, 8/4/2025 3:50 PM, gsaubier



Section 5 - Property Valuation and Assessment Estimate

General

The valuations for each property shown in Table 5-1 below represent the latest figures available from the Umatilla County Assessor's office. Table 5-1 shows an estimate of the amount to be assessed for each property in the N.W. 2nd Street Local Improvement District (LID) No. 327. These amounts represent the total current value of the assessments without regard for potential long-term repayment plans and associated interest fees. An explanation of options for long-term payment plans is available below. A full accounting of how the assessment was calculated, using the methodology outlined in Section 4, is shown on Figure 4-1, Project Cost Allocation. Actual costs would be determined after construction is completed and final project costs are known.

TABLE 5-1
UMATILLA COUNTY ASSESSOR'S PROPERTY VALUATIONS

Map and Tax Lot	Assessed Value	Real Market Value	Outstanding Tax Assessments	Estimated LID Assessment Total
4N2810AA3300	\$662,380.00	\$1,502,500.00	\$0.00	\$75,000.00
4N2810AA2200	\$436,610.00	\$927,070.00	\$0.00	\$75,000.00

Long-term Repayment Plan

Construction of the proposed improvements considered in the LID would be coordinated by the City of Hermiston on behalf of each property. Each property owner would have the option to pay their LID assessment in its entirety, or they may choose to make installment payments over ten years. The City intends to finance the improvements upfront through the most cost-effective means available. Any costs associated with carrying costs of financing the proposed improvements would be passed on directly to the benefiting properties; however, the City would not add on any administrative or overhead fees associated with obtaining and managing the financing instrument.

Appendices Table of Contents

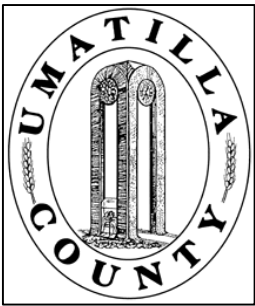
Appendix A - Tax Lot Map

Appendix B - Standard Drawings

APPENDIX A

Tax Lot Map

This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.

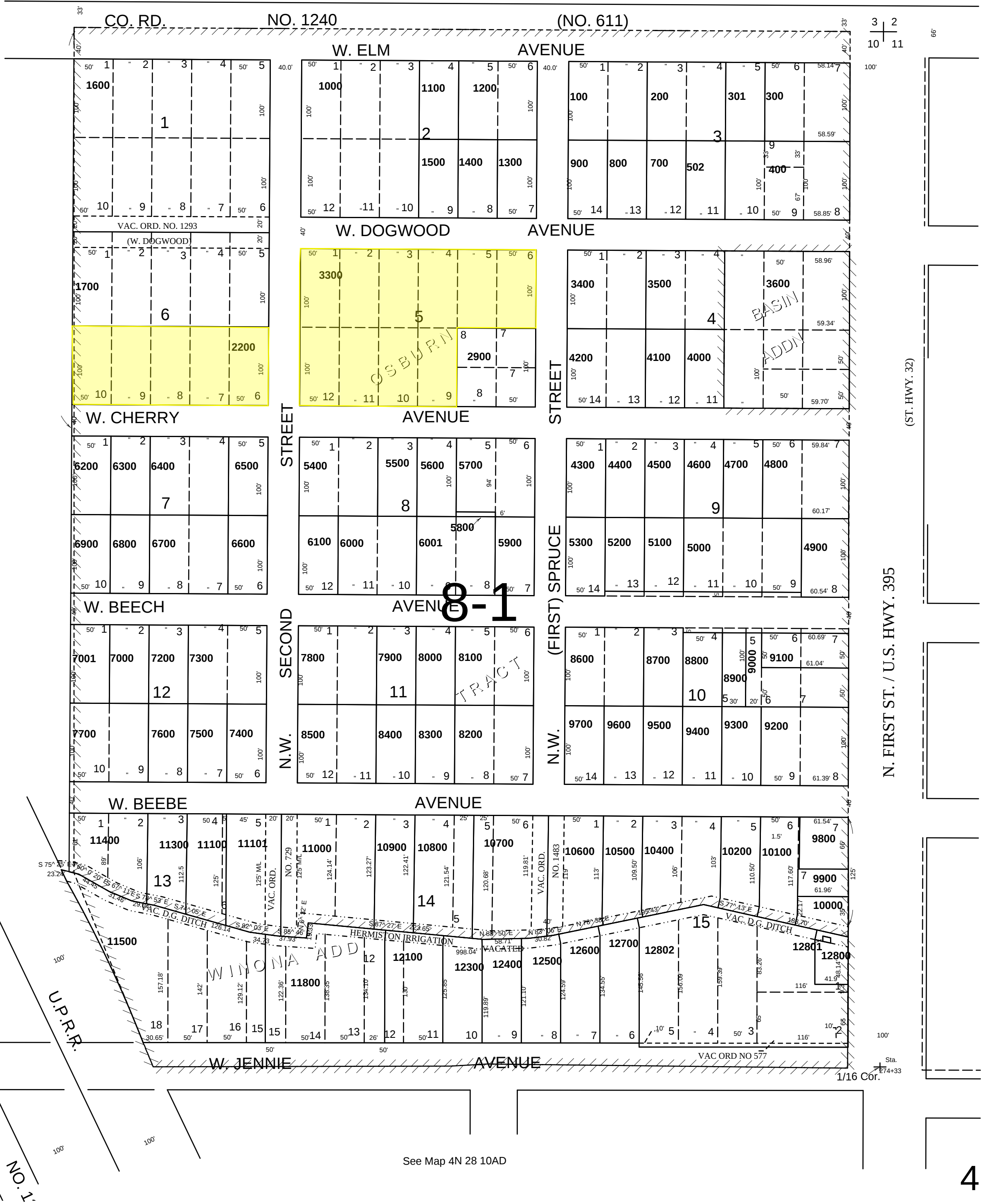


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UMATILLA COUNTY, OR

SCALE: 1" = 100'

4N2810AA

See Map 4N 03D



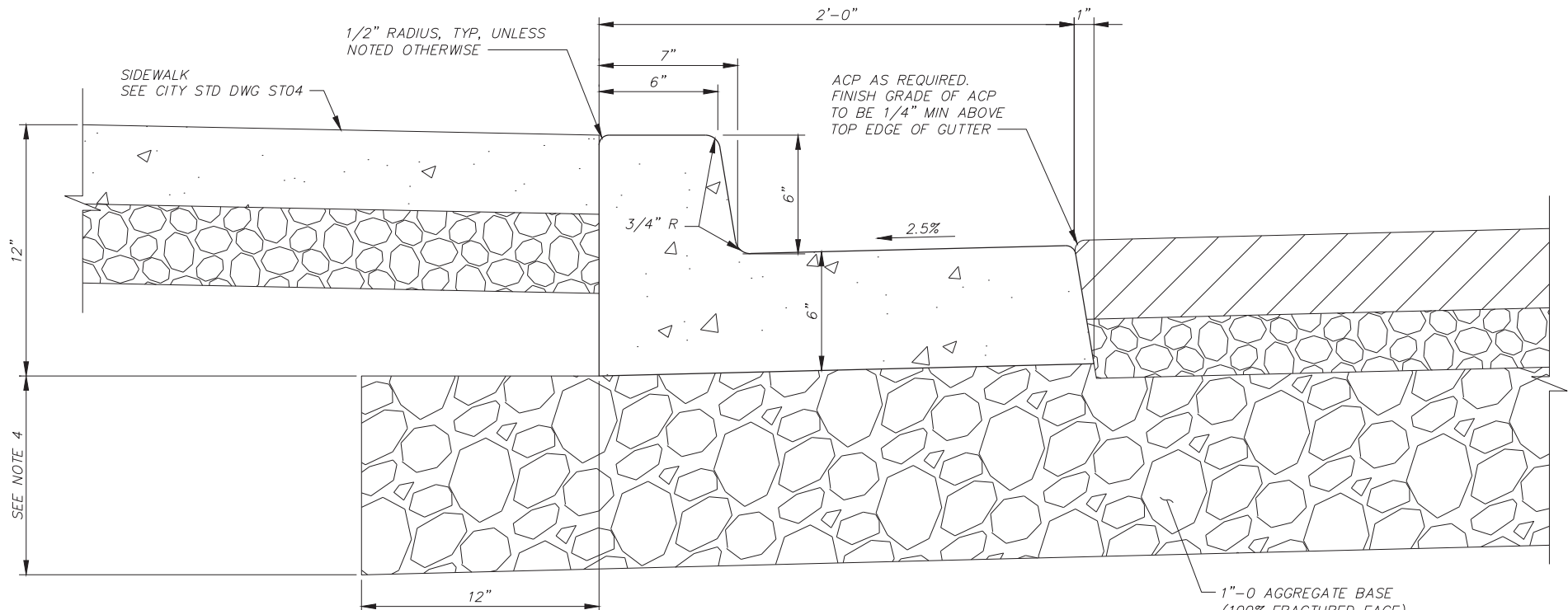
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APPENDIX B

Standard Drawings

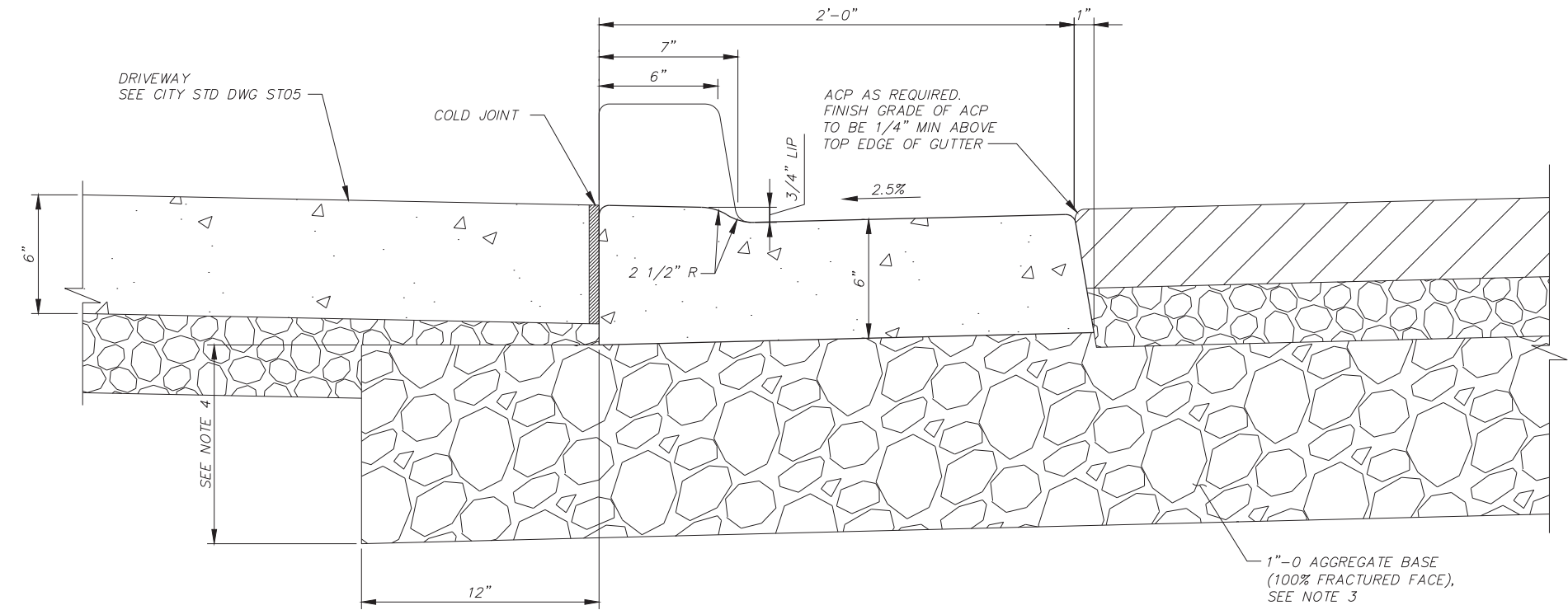
NOTES

1. GUTTER CROSS SLOPE SHALL BE MINIMUM 2% AND MAXIMUM 3% UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL CONCRETE SHALL BE COMMERCIAL GRADE 4,000 PSI CONCRETE.
3. COMPACT AGGREGATE BASE TO 95% MAXIMUM DRY DENSITY PER ASTM D1557.
4. AGGREGATE BASE THICKNESS BELOW CURB AND GUTTER SHALL BE 6" THICK OR CONFORM TO CITY STD DWG ST07-ST11, WHICHEVER IS GREATER.
5. SEE CITY STD DWG ST04 FOR CURB AND GUTTER JOINT REQUIREMENTS.
6. CONCRETE SHALL BE TROWELED SMOOTH PRIOR TO APPLYING BROOM FINISH.
7. INSPECTION CRITERIA:
 - 7.1. COMPLETED CURB AND GUTTER SHALL NOT CAUSE PUDDLING ISSUES. PUDDLE WIDTH SHALL NOT EXCEED 75% OF THE GUTTER WIDTH AND PUDDLE LENGTH SHALL NOT EXCEED 2'.
 - 7.2. CROSS SLOPE OF THE GUTTER SHALL BE A MINIMUM OF 1.5% AND A MAXIMUM OF 3.5% AS MEASURED BY A 2' ELECTRONIC LEVEL.
 - 7.3. THERE SHALL BE NO BREAK POINTS OR REVERSE SLOPE IN THE GUTTER CROSS SLOPE AS MEASURED BY A 2' ELECTRONIC LEVEL. THE MAXIMUM ALLOWABLE GAP BETWEEN THE LEVEL AND THE GUTTER SURFACE SHALL BE 1/8".
 - 7.4. WHEN A 6 FOOT LONG STRAIGHTEDGE IS LAID ON THE TOP FACE OF THE CURB OR ON THE SURFACE OF THE GUTTER, THE SURFACE SHALL NOT VARY MORE THAN 0.02 FEET FROM THE EDGE OF THE STRAIGHTEDGE EXCEPT AT GRADE CHANGES OR VERTICAL CURVES.
 - 7.5. THE CONTRACTOR SHALL CONSTRUCT ALL CURB AND GUTTER WITHIN 0.02 FEET OF TRUE LINE, WITHIN 0.02 FEET OF ESTABLISHED SURFACE GRADE, CROSS SECTION, AND SLOPE, AND WITHIN 0.02 FEET OF SPECIFIED THICKNESS.
8. WHEN INSTALLING NEW CURB AND GUTTER ON AN EXISTING PAVED STREET, THE ASPHALT SHALL BE CUT A MINIMUM OF 2 FEET FROM THE EDGE OF THE GUTTER OR AS NEEDED TO ACHIEVE COMPACTION OF THE AGGREGATE BASE BY MECHANICAL MEANS.



STANDARD CURB AND GUTTER

NTS



CURB AND GUTTER AT DRIVEWAY

NTS



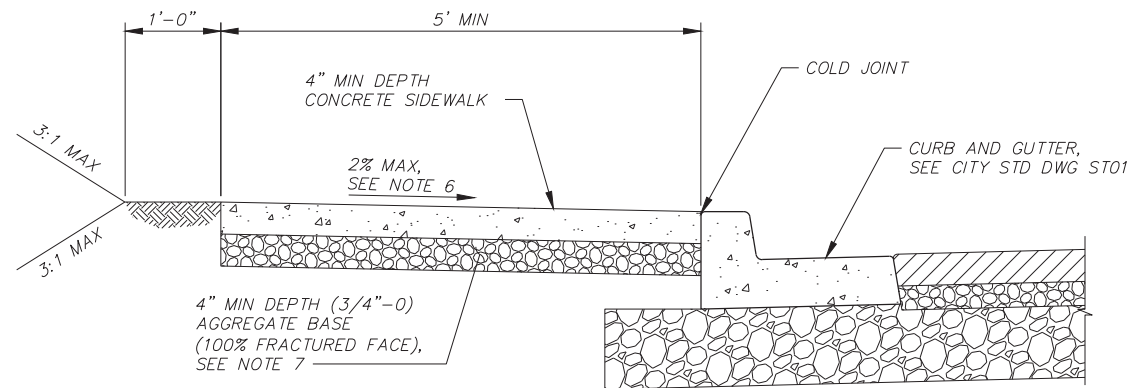
Where Life is Sweet

CITY OF
HERMISTON, OREGON
STANDARD DRAWINGS

CURB AND GUTTER

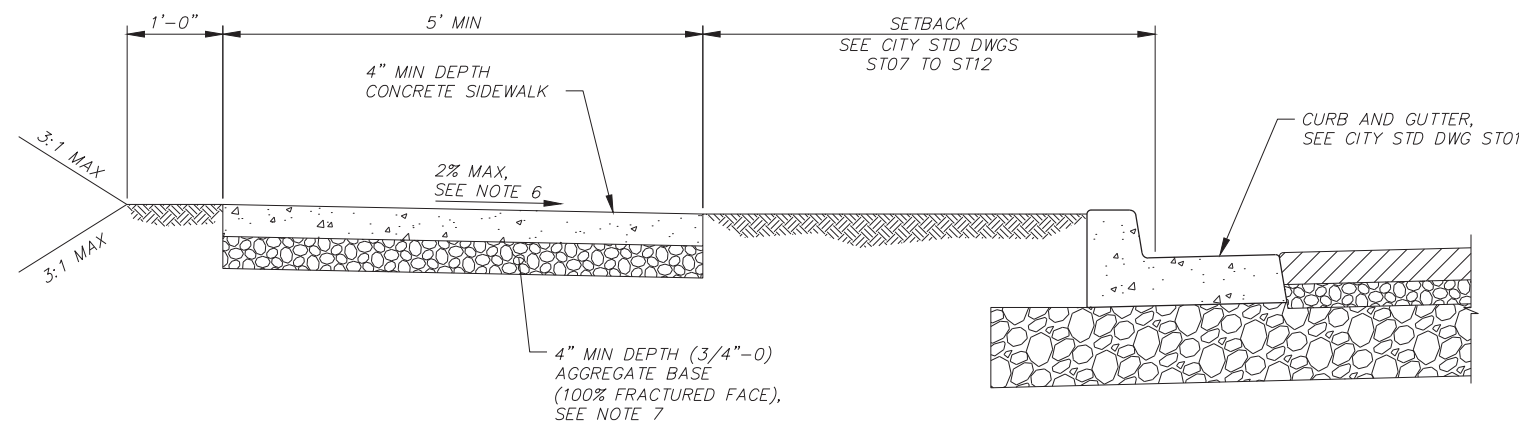
FIGURE
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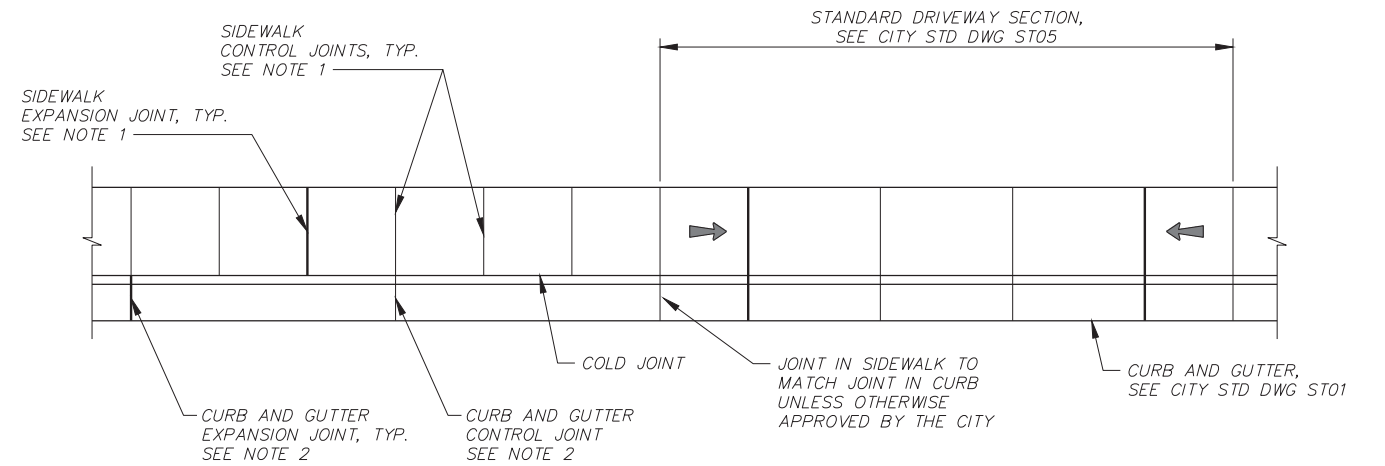
SIDEWALK SECTION

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SIDEWALK SECTION WITH SETBACK

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TYPICAL PLAN VIEW

NTS

NOTES

- SIDEWALK JOINT REQUIREMENTS:**
 - EXPANSION JOINT SPACING SHALL BE 45' ON CENTER MAXIMUM, AND SHALL BE PROVIDED AROUND POLES, BOXES, AND ANY FIXTURES WHICH PROTRUDE THROUGH THE SIDEWALK, BETWEEN ANY STRUCTURE IMMEDIATELY ADJACENT TO THE SIDEWALK, AND AT THE ENDS OF EACH DRIVEWAY (AS DETERMINED BY DRIVEWAY WIDTH).
 - FOR SIDEWALKS LESS THAN 8' WIDE, TRANSVERSE CONTROL JOINT SPACING SHALL BE EQUAL TO THE WIDTH OF THE SIDEWALK EXCLUDING THE CURB. FOR SIDEWALKS 8' OR GREATER IN WIDTH TRANSVERSE CONTROL JOINT SPACING SHALL BE EQUAL TO HALF THE WIDTH OF THE SIDEWALK AND A LONGITUDINAL CONTROL JOINT SHALL BE CONSTRUCTED AT THE CENTER OF THE SIDEWALK.
- CURB AND GUTTER JOINT REQUIREMENTS:**
 - EXPANSION JOINTS ARE OPTIONAL WHEN USED. SPACING SHALL BE 200' ON CENTER MAXIMUM AND SHALL BE PLACED AT POINTS OF TANGENCY, AT BOTH ENDS OF EACH DRIVEWAY, AT CONNECTION TO EXISTING CURB/GUTTER, AND ADJACENT TO ANY STRUCTURE.
 - CONTROL JOINT SPACING SHALL BE 15' ON CENTER MAXIMUM, AND SHALL BE PLACED AT THE ENDS OF EACH STORMWATER INLET AND CURB RAMP.
- CONCRETE DEPTH FOR SIDEWALKS SHALL BE 4" MIN, SEE ST05 FOR DRIVEWAY THICKNESS.
- BROOM FINISH ALL SIDEWALKS AND DRIVEWAYS.
- WHERE NEW SIDEWALK CONSTRUCTION ABUTS AN EXISTING SIDEWALK NOT MEETING CITY STANDARDS, NEW SIDEWALK CONSTRUCTION MUST TRANSITION TO MEET CITY STANDARDS WITHIN A MAXIMUM DISTANCE EQUAL TO THE WIDTH OF THE SIDEWALK EXCLUDING THE CURB.
- TO ENSURE SLOPES DO NOT EXCEED MAXIMUM ALLOWABLE SLOPES, IT IS RECOMMENDED TO SET SLOPES LOWER THAN MAXIMUM ALLOWABLE SLOPES AS FOLLOWS:
 - FOR 2% MAX, SET SLOPE AT 1.5%
 - FOR 8.33% MAX, SET SLOPE AT 7.5%SIDEWALK WITH SLOPES EXCEEDING MAXIMUM ALLOWABLE VALUES SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
- COMPACT AGGREGATE BASE (100% FRACTURED FACE) TO 95% MAXIMUM DRY DENSITY PER ASTM D1557.
- ALL CONCRETE SHALL BE COMMERCIAL GRADE 4,000 PSI CONCRETE.



Where Life is Sweet

CITY OF
HERMISTON, OREGON
STANDARD DRAWINGS

SIDEWALK

FIGURE
ST04