



**Locust Street
Local Improvement District (LID 2016-1)**

Engineer's Report

December 6, 2016

**Mayor
David Russ**

City Council

Tim Weaver

Ted Crawford

Storr Nelson

Doug Pugsley

Jeannette Adlong

Kristen Svicarovich

Rob Daykin, City Administrator

Greg Reid, City Engineer

Locust Street Local Improvement District Engineer's Report

Background

Chehalem Park and Recreation District constructed Fortune Park in 2012. Improvements to Locust Street adjacent to the park property were required as a condition of land use approval; however, the deferral of construction of those improvements was allowed since it appeared at the time that the grade of the improved street would be substantially different from the existing street grade. Fortune Park is a neighborhood park, which does not require restroom facilities or off-street parking. Fortune Park has an asphalt path that connects to Locust Street at the northeast and southeast corners of the park property and provides ADA accessible path to the playground area and picnic tables. There are no sidewalks in the block of Locust Street between 7th Street and 8th Street, although there is a separated sidewalk on the west side of Locust Street between 5th Street and 7th Street. The roadway width is substandard at 17 feet and there is a drainage ditch on the west side of the street. On the east side of Locust Street there are several low areas that receive run off, but it is not channeled or directed to the existing drainage ditch located on the north side of 8th Street. Locust Street is classified as a local street per the Dundee Transportation System Plan. The lot located between the park and 8th Street is zoned Light Industrial and is undeveloped. The Dundee Development Code will require street improvements next to the industrial zoned property when that property develops. The half block property on the east side of Locust Street between 7th Street and 8th Street is zoned Medium Density Residential, R-2 and had one single family residence that has been demolished.

Engineering Report Initiated

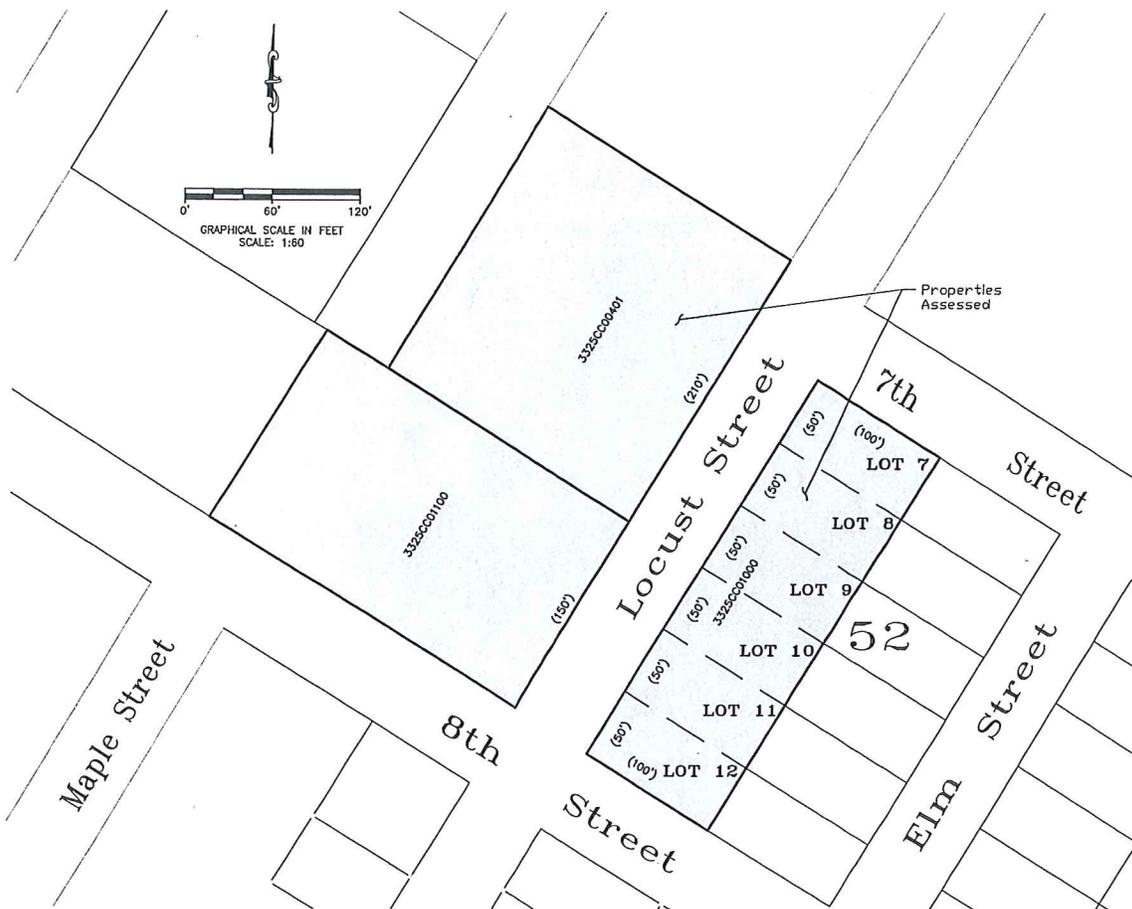
On December 1, 2015, City Administrator Daykin reported to the City Council that a building permit application for the construction of a residence on Lot 12, Block 52, Town of Dundee had been received. Although lots 7 through 12, Block 52, were owned previously by one person, City Planner Pelz determined that Lot 12 is a nonconforming lot of record (less than the minimum 7,000 square feet required in the R-2 zone) and may be developed subject to all other standards of the Dundee Development Code. Daykin also reported that there was not a sewer main in that block of Locust Street to accommodate additional residences and that City Public Works recommended decommissioning the existing undersized four-inch water line between 7th Street and 8th Street due to its poor condition. There are no existing service connections to that section of the water line. Following review of the local improvement district process, the City Engineer was directed to prepare a report describing street and utility improvements to Locust Street pursuant to Dundee Municipal Code section 3.16.020 by motion of the City Council.

Since the initiation of the engineering report, the owners of lots 7 through 12, Block 52 met with the City Engineer to discuss development of their property. Building permits were issued for the construction of six single family houses in July 2016 and a Type B

permit was issued to the owners for construction of a sewer collection and water distribution mains in Locust Street. Also, the owners executed construction deferral agreements and waivers of non-remonstrance for the construction of curbs and sidewalks abutting the frontage of their lots pursuant to Dundee Development Code section 17.305.020.

Assessment District Map

The vicinity map below identifies the properties (shaded) to be assessed for the improvements.



Proposed Improvements and Estimated Costs

The estimated assessment was developed based on the Local Street I standard adopted in the Dundee Transportation System Plan. The Local Street I includes a 34 foot roadway width, allowing on-street parking, and a five foot wide separated sidewalk. ADA ramps across Locust Street will be installed at the intersections of 7th Street and 8th Street. Driveway approaches will be constructed for the six residential lots located on the

east side of Locust Street. Other improvements include storm water conveyance and water quality facilities pursuant to the Dundee Improvement Design Standards. The proposed improvements are depicted in Appendix A and the estimated costs are found in Appendix B.

Recommended Assessment Methodology and Preliminary Assessment

Staff recommends that all costs for street improvements, including curbs, sidewalks and storm facilities, but excluding driveway costs, be aggregated and assessed to the property owners based on a cost per a linear frontage foot, and that driveway costs be assessed on a per lot basis. The total Locust Street frontage of the properties to be assessed is 660 feet. Six driveways are proposed, one for each lot in Block 52 adjacent to Locust Street. The calculation of the assessment methodology rates are found in Appendix C. The property descriptions of the properties proposed to be assessed and their preliminary assessments are found in Appendix D. Note: As of the preparation of this report the Yamhill County Assessor has not assigned separate tax account information for the individual lots 7 through 12 of block 52, Town of Dundee. It is anticipated this will take place after January 1, 2017.

Final Assessment

Final assessment will be calculated on the basis of actual construction costs and may be different than the preliminary estimated assessment. Assessments would be due within 30 days of the date of passage of the assessment ordinance, which will be after completion of the project and final costs have been determined. Property owners may elect to pay any part or all of their assessment in installments over a ten year period by making application within the 30-day period. Interest and loan administration fees applicable to the installment payment arrangement will be set in the assessment ordinance. There is no penalty for early pay off of the assessment balance. The city will have the right to foreclose on unpaid assessments.

Recommendation

Because the sum of the proposed assessments are much lower than the total real market valuation for the benefitted properties, this proposed local Improvement district is feasible.

Appendices:

Appendix A, Proposed Improvements

Appendix B, Estimated Costs

Appendix C, Assessment Calculations

Appendix D, Property Descriptions and Preliminary Assessments



CITY OF DUNDEE
 200 SW 8th Street
 PO Box 230
 Dundee, OR 97115

PRELIMINARY

NOT FOR
 CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 16003
 LOCUST STREET
 LAND IMPROVEMENTS DISTRICT
 STREET IMPROVEMENTS
 DUNDEE, OR 97115

REVISION:

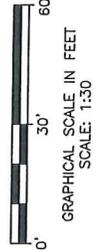
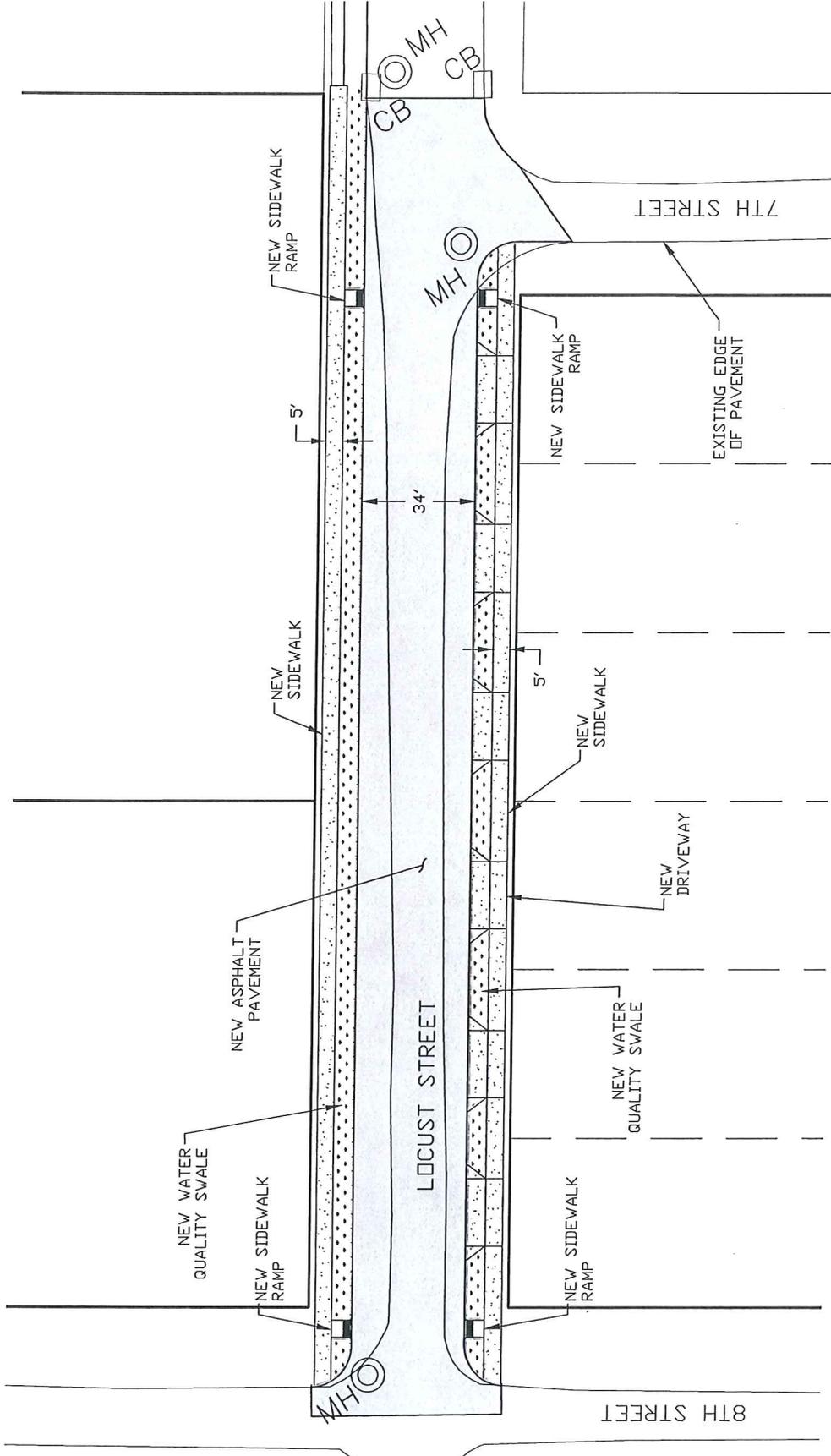
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 ISSUE DATE: NOVEMBER 2016
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LID PROPOSAL

SHEET:

APPENDIX A
 PROPOSED
 IMPROVEMENTS

201



Appendix B

Locust Street LID

Preliminary Costs

Location: Locust Street between 7th & 8th Streets
Dundee, Oregon

Date: November 2016
Job #: 16003

SECTION 1 - SITE WORK					
Item	Description	Quantity	Units	Unit Price	Amount
1	Mobilization	1	LS	12,200.00	12,200.00
2	Clearing and Grubbing/Demo	1	LS	6,100.00	6,100.00
4	Temporary Work Zone Traffic Control, Complete	1	LS	6,100.00	6,100.00
5	Erosion Control, Complete	1	LS	3,700.00	3,700.00
Subtotal					\$28,100.00

SECTION 2 - STREET IMPROVEMENTS					
Item	Description	Quantity	Units	Unit Price	Amount
6	Excavation	1,046	CY	12.00	12,552.00
7	Embankment	262	CY	20.00	5,240.00
8	Asphalt Wearing Course	76	Ton	100.00	7,600.00
9	Asphalt Base Course	167	Ton	100.00	16,700.00
10	3/4"-0" Aggregate Base	947	Ton	18.00	17,046.00
11	Geotextile	1,569	SY	1.50	2,353.50
12	Concrete Curb & Gutter	741	LF	15.00	11,115.00
13	4" Thk. Concrete Sidewalk	3,603	SF	6.00	21,618.00
14	6" Thk. Conc. Driveways	876	SF	8.00	7,008.00
15	Extra for 2" Thicker Sidewalk at Driveways	600	SF	2.00	1,200.00
16	Concrete Sidewalk Ramps	120	SF	12.00	1,440.00
17	Extra for Truncated Dome Texturing	4	EA	500.00	2,000.00
18	Adjusting Boxes	4	EA	100.00	400.00
19	Minor Adjustment of Manholes	3	EA	250.00	750.00
Subtotal					\$107,022.50

SECTION 3 - STORM DRAINAGE					
Item	Description	Quantity	Units	Unit Price	Amount
20	12" Storm Main - Public	36	LF	50.00	1,800.00
21	12" Storm Main - Driveways	126	LF	50.00	6,300.00
Subtotal					\$8,100.00

SECTION 4 - LANDSCAPING					
Item	Description	Quantity	Units	Unit Price	Amount
22	Water Quality Swale	331	SY	20.00	6,617.78
Subtotal					\$6,617.78

Subtotal		\$149,840.28
Engineering & Management	8%	\$11,987.22
Engineering and Contingencies	20%	29,968.06
Total		191,795.56

Appendix C

Locust Street LID Assessment Calculations

Section 1 - Site Work Factor:

Subtotal of Improvement Costs	\$ 149,840.28
Less: Section 1 - Site Work	<u>\$ (28,100.00)</u>
Net Subtotal of Improvement Costs	\$ 121,740.28

Section 1 - Site Work Factor 0.23

Driveway Costs:

Item 14 - 6" Thk. Conc. Driveways	\$ 7,008.00
Item 15 - Extra for 2" Thicker Sidewalk at Driveways	\$ 1,200.00
Item 21 - 12" Storm Main - Driveways	<u>\$ 6,300.00</u>
Subtotal	\$ 14,508.00

Plus: Section 1 - Site Work (.23) \$ 3,336.84
Subtotal w/Section 1 - Site Work \$ 17,844.84

Engineering & Management (8%)	\$ 1,427.59
Engineering & Contingencies (20%)	<u>\$ 3,568.97</u>
Subtotal	\$ 4,996.56

Total Driveway Costs \$ 22,841.40

Driveway Cost Per Lot - 6 lots \$ 3,806.90

Street & Other Improvements Cost

Total Locust Street LID Preliminary Cost	\$ 191,795.56
Less: Total Driveway Costs	<u>\$ (22,841.40)</u>
Net Street & Other Improvement Cost	\$ 168,954.16

Total property frontage to Locust Street 660 Feet
Cost per linear foot \$ 255.99

Appendix D

Locust Street LID
Property Descriptions and Preliminary Assessments

LID Parcel	Yamhill Co. Tax Acct. No.	Tax Map/Lot	Owner Name	Street Frontage		Driveways		Total Preliminary Assessment
				Feet	Assessment	No.	Assessment	
1	555694	R3325CC 00401	Chehalem Park & Recreation District	210	\$ 53,758.14	0	\$ -	\$ 53,758.14
2	78203	R3325CC 01000	Mark Colby	150	\$ 38,398.67	0	\$ -	\$ 38,398.67
3	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
4	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
5	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
6	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
7	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
8	78267	R3325CC 01100	ALR Brown & Associates LLC	50	\$ 12,799.56	1	\$ 3,806.90	\$ 16,606.46
								\$ 191,795.56

Note: Yamhill County Tax Assessor has not assigned individual tax account numbers for Lots 7 through 12, Block 52, Town of Dundee. LID Parcel number corresponds to the following legal descriptions and street addresses:

LID Parcel 3	Lot 7, Block 52, Town of Dundee	701 SE Locust Street
LID Parcel 4	Lot 8, Block 52, Town of Dundee	727 SE Locust Street
LID Parcel 5	Lot 9, Block 52, Town of Dundee	743 SE Locust Street
LID Parcel 6	Lot 10, Block 52, Town of Dundee	769 SE Locust Street
LID Parcel 7	Lot 11, Block 52, Town of Dundee	785 SE Locust Street
LID Parcel 8	Lot 12, Block 52, Town of Dundee	797 SE Locust Street