

Memorandum



To: Florence Planning Department
From: Mike Miller, Public Works Director *MM*
Date: December 16, 2024
Re: Referral Comments on Elm Park PUD

Florence Public Works is please to provide the following comments regarding the proposals:

The City has existing water and sanitary sewer capacity for the development of the site. Specifically:

Sanitary Sewer

Currently, the total sanitary sewer capacity of the treatment plant is 1.3 million gallons per day (mgd) dry weather flow. Our current average dry weather flow is 0.745 which equates to 0.555 mgd of excess capacity at the treatment plant.

The City currently has an 8-inch gravity sewer line located on Greenwood Street between 9th and approximately 11th Street. The City is also developing plans to extend the sanitary sewer along Fir Street from 9th to north of 11th Street. Additionally, with the City project, the City will extend sewer along 11th to a point just west of Hemlock Street.

Water

The City has adequate water pressure and flow to meet fire flow requirements for a development such as this. Currently, the water system has a peak day capacity of 3 mgd per day and the system experiences a 2.0 mg peak day demand which equates to a 1.0 mgd excess capacity under peak day conditions.

The City currently has an 8-inch water main located within Greenwood Street between 9th and 11th streets. The City is also developing plans to extend the water system along Fir Street between 9th and 11th street; 10th Street between Fir and Greenwood streets; and 11th Street between Fir and Hemlock streets.

Streets

Currently only Greenwood Street is constructed. The City will be extending Fir Street from 9th to north of 11th Street; as well as developing 10th Street between Fir and Greenwood Street and 11th Street from Fir to Hemlock street. The streets will be developed to local street standards, providing on-street parking opportunities. Additionally, as part of the City's project, the City will be constructing sidewalks along Fir; Greenwood; 10th; and 11th streets.

Due to the type of development that is being proposed, the alley between Fir and Greenwood will be functioning exclusively to the benefit of the Elm Park PUD and the Early Learning Center. The City does not have the resources to provide for the on-going maintenance responsibilities of the alley. Therefore, since there really is no public benefit as proposed (basically the alley is providing access to private parking) Public Works is recommending that the alley be vacated.

Stormwater

The City has existing stormwater infrastructure on Greenwood Street between 9th and 11th Streets. The City is currently developing plans for stormwater treatment and conveyance in conjunction with the construction of Fir Street (between 9th and 11th streets); 10th Street (between Fir and Greenwood streets); and 11th Street (between Fir and Hemlock streets).

For the Elm Park PUD and Early Learning Center, stormwater facilities need to be designed and meet City standards. Public Works received the stormwater plans for the Elm Park PUD and Early Learning Center on Wednesday, December 11, 2024. The plans have been forwarded to Civil West Engineering for peer review and comment. We have also forwarded the plans to RH2 Engineering for their awareness. RH2 Engineering is the design engineers for the City infrastructure project that will develop Fir, 10th, 11th and Greenwood streets in this area.

The Elm Park PUD is planning on developing the undeveloped alley between Fir and Greenwood streets. Currently, the developer's Stormwater Report does not cover the alley drainage, but drainage is included in their stormwater plans. Just like all projects, the developer needs to show treatment for stormwater for their project regardless if it is on 'their' property or within the alley (which is currently shown as a public right-of-way). Treatment of stormwater can be accomplished in several ways, either through vegetated swales or raingardens to other onsite filtration systems such as Contech Filterra® bioretention or other means.

Public Works reserves the right to provide further comments and requirements on the developer's stormwater management system once the peer review has been completed.

NW 9th Street Neighborhood Project Comments – City Infrastructure Project to support housing efforts

The City of Florence NW 9th Street Neighborhood Project is a Direct Appropriation from Oregon Senate Bill (SB) 1530 that was awarded to Florence during the 2024 short legislation session. The City was identified as a local government to receive funding for an infrastructure project to catalyze building much needed housing in Florence. The project unlocks an undeveloped section of the community in the heart of the City with easy access to all necessary and discretionary amenities and services.

As part of our application to the State, the City put forth City owned blocks in the heart of the City Center to construct local streets and utilities to create ready to build lots at a cost of \$1.9 million. With the infrastructure investment in the public rights-of-way (ROW) for transportation related facilities, water, wastewater, stormwater and open space (park) the City can unlock and provide access to 6 privately owned blocks and two City owned blocks creating ready to build

lots for a minimum of 113 to 176 units of housing for the area that we are calling the Northwest 9th Street Neighborhood.

Due to the current configuration of Greenwood Street with the landscaped median, with engineering at 50% design level, we had to modify the intersection of 10th and Greenwood streets (west side) with curb extensions (bulb outs) to help provide better pedestrian circulation and on-street parking needs for the Early Learning Center.

With Elm Park PUD and the Early Learning Center ahead of our project (in terms of developing the infrastructure plans) due to delays from the State of Oregon for our contract/agreement for the \$1.9 million in funding, we are only at a 50% design level. We are working with our engineers on the street and stormwater designs, including the best method of working with the natural environment, i.e. wetlands.

Wetlands have been identified within the 11th and Fir streets ROW as well as the west side of Fir Street at the alley between 9th and 10th streets. Our wetland specialist completed their report in November 2024, with our ability to release the findings on December 5, 2024. The amount of wetlands within the City project area are small. Wetland 1 (11th and Fir) is 0.133 acres and Wetland 2 (west side of Fir mid-block between 9th and 10th streets) is only 0.004 acres in size. We are working with our consulting engineers with RH2 Engineering on how best to address the wetlands, with the possibility of mitigation on City property to the west of Fir Street (proposed open space and future park). No decision has been made; however Public Works has reached out to Wilbur Island Mitigation Bank to inquire about current mitigation credit costs. With the wetlands being so small, a total of 0.137 acres, the minimum cost to purchase credits is \$25,000.

In conversations with our engineers, we are looking at a number of alternatives including the installation of a box culvert or arch pipe to convey the waters of the wetlands under Fir Street to the west. We will compensate for the impacts to the natural resources for a net zero loss of wetland area. This may entail the creation of new wetlands, enhancement of existing wetlands and possibility purchasing wetland mitigation credits. Again, more details are to follow now that we have the wetland delineation report from our wetlands specialist.

Elm Park PUD commissioned a wetland study that shows what we identified as Wetland 1 (Fir and 11th Street) being on the NW corner of the Elm Park PUD property. The City wetland specialist, Rabe Consulting, shows the wetland all within the undeveloped City ROW. This discrepancy, with respect to how the wetlands are shown on the two reports, can be explained. While the two reports identify the same area as wetland, the maps show them in slightly different locations with respect to the property lines. Neither of the wetland maps are at survey level accuracy and both used GIS layers from outside sources as depicted on their maps. We believe that the mapping shown by our consultant, Rabe Consulting, is at a higher level of accuracy since its mapping ties to the Lidar survey information that RH2 Engineering collected onsite by their Professional Land Surveyor. In other words, we believe that the Wetland 1 is all within the undeveloped public ROW.

City Project Funding and Timelines

In order to help provide some context to the City project and our funding source from the State, our 'grant' is pursuant to ORS 285A.075(3) and Oregon Laws 2024, Chapter 109, Section 9(10) (the "act" aka SB 1530 (2024)).

SB 1530 is very specific in what are eligible components of the project. City staff and our engineer spent considerable amount of time working through the complexities of the funding source. Our project, including engineering, is estimated at \$2,187,269 with only \$1,900,000 eligible to be reimbursed.

Due to the way the SB 1530 was written, sidewalks and ADA curb ramps are not included in the items to be funded using the State funds. Stormwater and streets are together, as far as our funding is concerned, because without a street with curbs and gutters, there is no stormwater collection system.

As mentioned, our project is estimated to be \$2,187,269. Sidewalks and ADA curb ramps make up a sizable portion of the project at \$299,943. The 50% design level plans do not show sidewalks, but they are part of the project. Sidewalks and ADA curb ramps simply are not a reimbursable cost according to SB 1530. In future versions of our plans, sidewalks will be shown.

SB 1530 has milestones and anticipates that the funds will be expended by summer of 2025. The City's infrastructure and utilities project is a key consideration in the success of Elm Park PUD and the Early Learning Facility development proposal.

We anticipate that construction engineering services will be completed late winter 2025 and the project would be advertised for competitive bid in late February 2025, with Flornce City Council award in March 2025. A notice to proceed to the contractor to begin construction is anticipated to be issued April/May 2025. Construction is anticipated to take 120 days for substantial completion with final completion occurring within 30 days of substantial completion (total of 150 days from notice to proceed). Depending on weather and the contractor, we anticipate that the infrastructure project (water, wastewater, streets and stormwater) for the NW 9th Street Neighborhood Project to be completed October/November 2025.