

# HBH CONSULTING ENGINEERS

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Luke Shepard  
City Manager  
City of Rockaway Beach  
276 Hwy 101 S  
Rockaway Beach, OR, 97132

Dear Luke,

HBH met with the City of Rockaway Beach City Council at the October 11<sup>th</sup> work session to discuss a preliminary set of streets to be evaluated for inclusion in the Capitol Improvements Projects over the next five-years. The input received from Council and City Staff at this meeting was added to an initial inventory of streets.

HBH has developed four separate project categories: Rehab and Overlay, Maintenance, New Asphalt Roads, Low Priority New Asphalt Roads. These four categories are described in detail below.

1. Rehab And Overlay  
Streets qualifying for work under the Rehab And Overlay section are streets in need of significant asphalt repair. These streets may have additional utility improvements that should be completed prior to the repaving of the road.
2. Maintenance  
Streets listed under Maintenance are streets in relatively good condition but are starting to experience signs of distress. These streets do not yet need a full overlay and can instead have their useful life extended through less invasive means such as a crack and slurry seal.
3. New Asphalt Roads  
HBH worked with City staff to identify a handful of roads that may be in good enough condition to transition from gravel to asphalt. Working with City staff, this list is very selective. Streets that have subdividable properties or insufficient infrastructure were not considered. Additionally, the only streets considered were streets that have underground utilities in good condition and at future design capacity.
4. High Capital Cost New Asphalt Roads  
This final category is gravel roads that were considered for transitioning from gravel to asphalt. However, for a variety of reasons, they may not meet the minimum requirements for paving. It is recommended that newly paved roads be left undisturbed for a period of five years. The roads in this category may have additional undeveloped land, inadequate gravel surfacing, or undersized water and/or sewer mains that may require disturbing the new asphalt road. Additionally, these streets may contain buried water and/or sewer mains constructed out of brittle material. While these pipes are in safe working condition, they are prone to leaks and a risk to new pavement. For these reasons, these roads require capital improvements that put them outside the five-year study window.

In order to prioritize the capital improvements projects for the next five years, HBH worked with City Staff and the City Council to develop five criteria for reviewing streets. The proposed criteria for reviewing streets would center around the following items:

- Road Condition
- Project Cost
- Project Timeline
- Funding Sources/Leveraging Opportunities
- Condition of Buried Utilities

Asphalt Condition will involve an onsite review of the street by HBH staff. For asphalt roads, staff will be looking for signs of distress, including but not limited to cracking, patch failure, potholes, surface deformation, surface defects, and other miscellaneous signs of distress. For gravel roads, this will involve working with City Staff to dig test pits to determine if the existing gravel road is of suitable design for an asphalt overlay, or if a more significant road base reconstruction will be required. As part of the review of the road condition HBH staff will consider the use of the road. This will consider whether the road primarily serves dead end residential traffic, or if it is a high density through street.

Project cost will consider how much value a project adds for a given amount of money. While a road may be small, it may have an outsized impact on the community it is serving. The aim of this criteria is to ensure small projects are not completely removed from rehabilitation simply because they serve a small area.

Project Timeline considers the duration in which repairs may be needed. Some roads may be able to have their useful life dramatically extended with minimal repairs. This is especially true for maintenance projects showing early signs of pavement distress. If left unaddressed, the road may continue to deteriorate at an exponential rate, resulting in a costly rehabilitation project for the City. However, a simple maintenance project could repair the distress and dramatically extend the pavement's useful life. Other roads may be on the verge of being unsafe for vehicle traffic and require an immediate overlay. The timeline for completing the project will have a significant impact on where it lands in the final CIP priority list.

Currently, there is a significant amount of state and federal funding available for municipalities for public works projects. If the City can leverage a street project into obtaining additional funding from an outside agency, this provides an outsized benefit to citizens as it maximizes public funds. For example, if the City can obtain \$250,000 from a state funding agency in order to complete a \$500,000 project on this list, that project may move up in priority as a best use of public funds.

Tables 1-4 below show the proposed under the categories described above. Notes have been added to identify potential additional work items that should be completed either with or prior to paving is completed. The City should strive to ensure newly paved roads are not disturbed for a period of at least five years after paving work has been completed. This may mean postponing a paving project if buried utility improvements may be needed soon.

**Table 1 – Rehab & Overlays**

Street	Cross Street 1	Cross Street 2	Length (ft)	Notes
<b>N Pacific St</b>	N 3rd Ave	NW 11th Ave	4,300	Currently funded through SCA, but only for Asphalt, water main needs to be replaced, some spot sewer upgrades needed
<b>S Pacific St</b>	S 2nd Ave	S 3rd Ave	450	Need to upgrade water mains
<b>S Pacific St</b>	S 3rd Ave	S 4th Ave	650	Will not be included in report as it is already under design
<b>NE Lake Blvd</b>	NE 12th Ave	NE 15th Ave	650	May need subgrade repairs
<b>S Pacific View Dr</b>	Hillside Dr	End	450	Will need drainage improvements
<b>SE Kesterson Ct</b>	S Pacific View Dr	End	250	Half asphalt, half gravel
<b>S Crest Terrace</b>	S Terrace Dr	End	350	Severely degraded asphalt, exposed aggregate
<b>S Home Ct</b>	S Pacific View Dr	End	80	Listed as asphalt, street view photos appear to be a gravel dead end road
<b>Intersection</b>	S Nehalem Ave	S Juniper St		

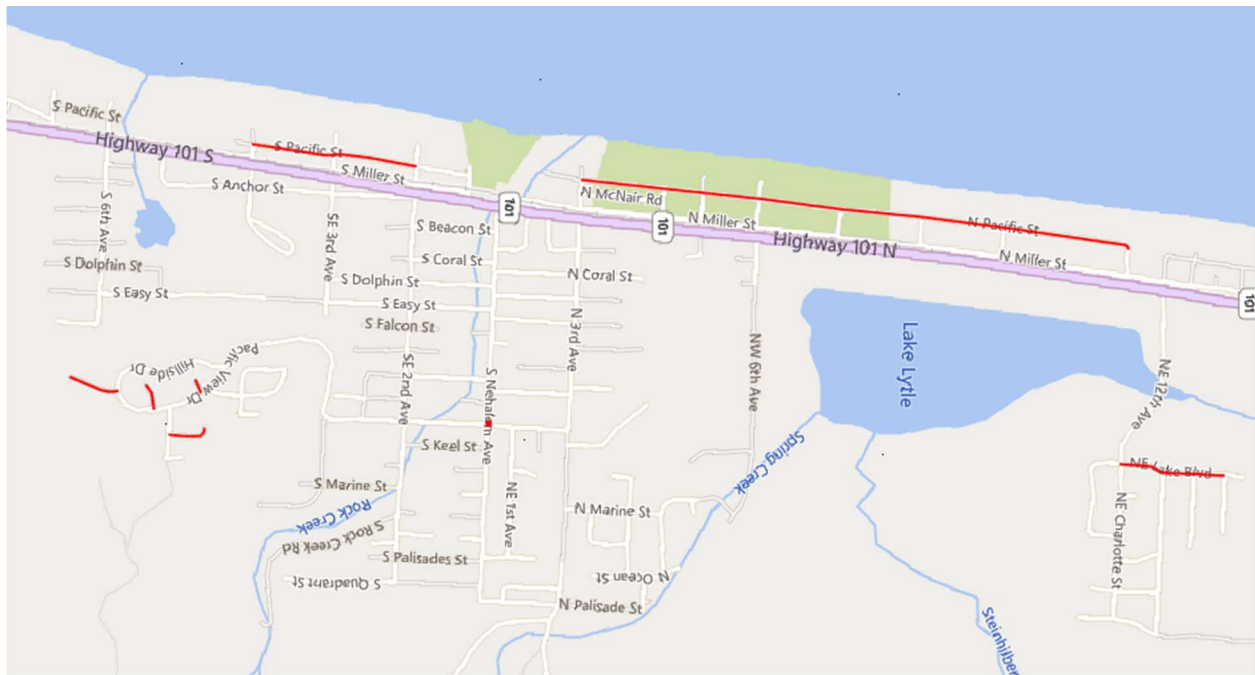
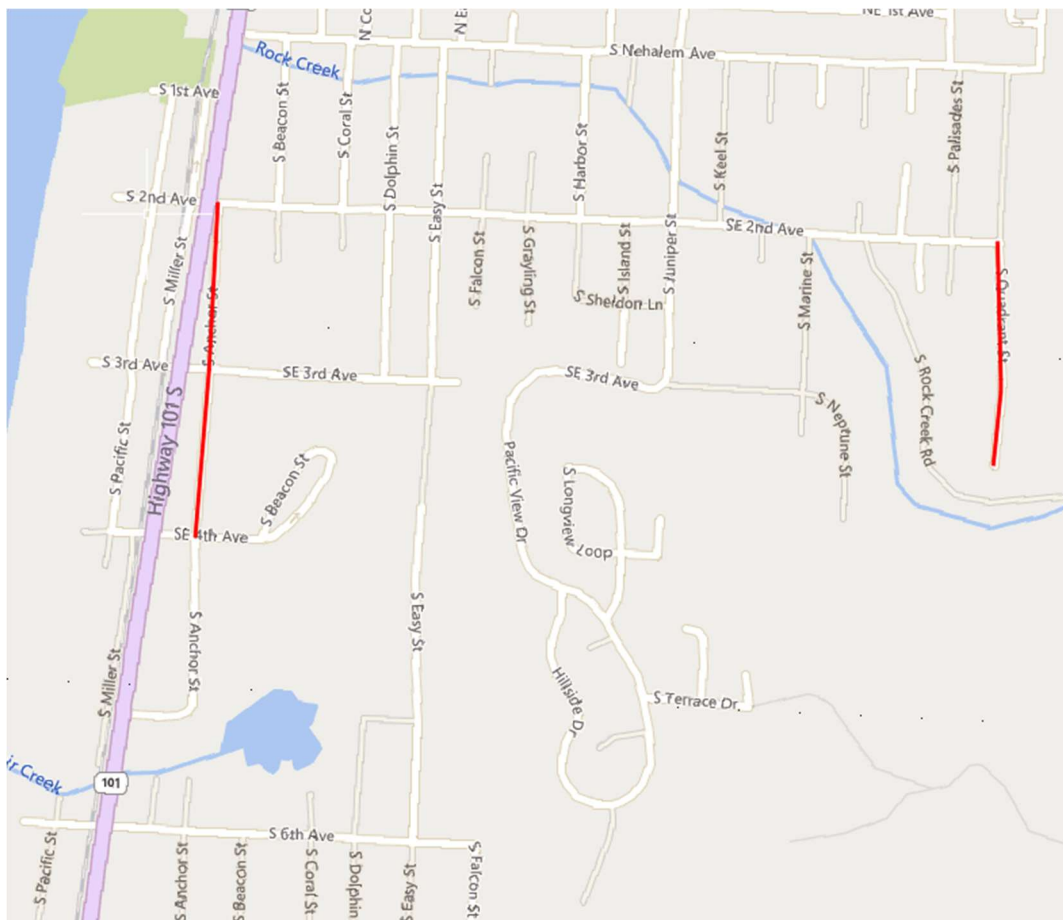


Figure 1 – Proposed Major Road Rehab & Overlay Project Locations

The asphalt roads included in this section are known to be showing signs of severe asphalt distress and contain significant amounts of cracking, potholes, etc. A sample of roads were aimed to be included from various areas of town. The list does not list projects by priority and is only serving as an initial inventory. Streets will be further evaluated once their condition is reviewed in person.

**Table 2 – Maintenance Projects**

Street	Cross Street 1	Cross Street 2	Length (ft)	Notes
<b>S Quadrant St</b>	S 2nd Ave	S 4th Ave	950	
<b>S Anchor St</b>	S 2nd Ave	SE 5th Ave	2,000	

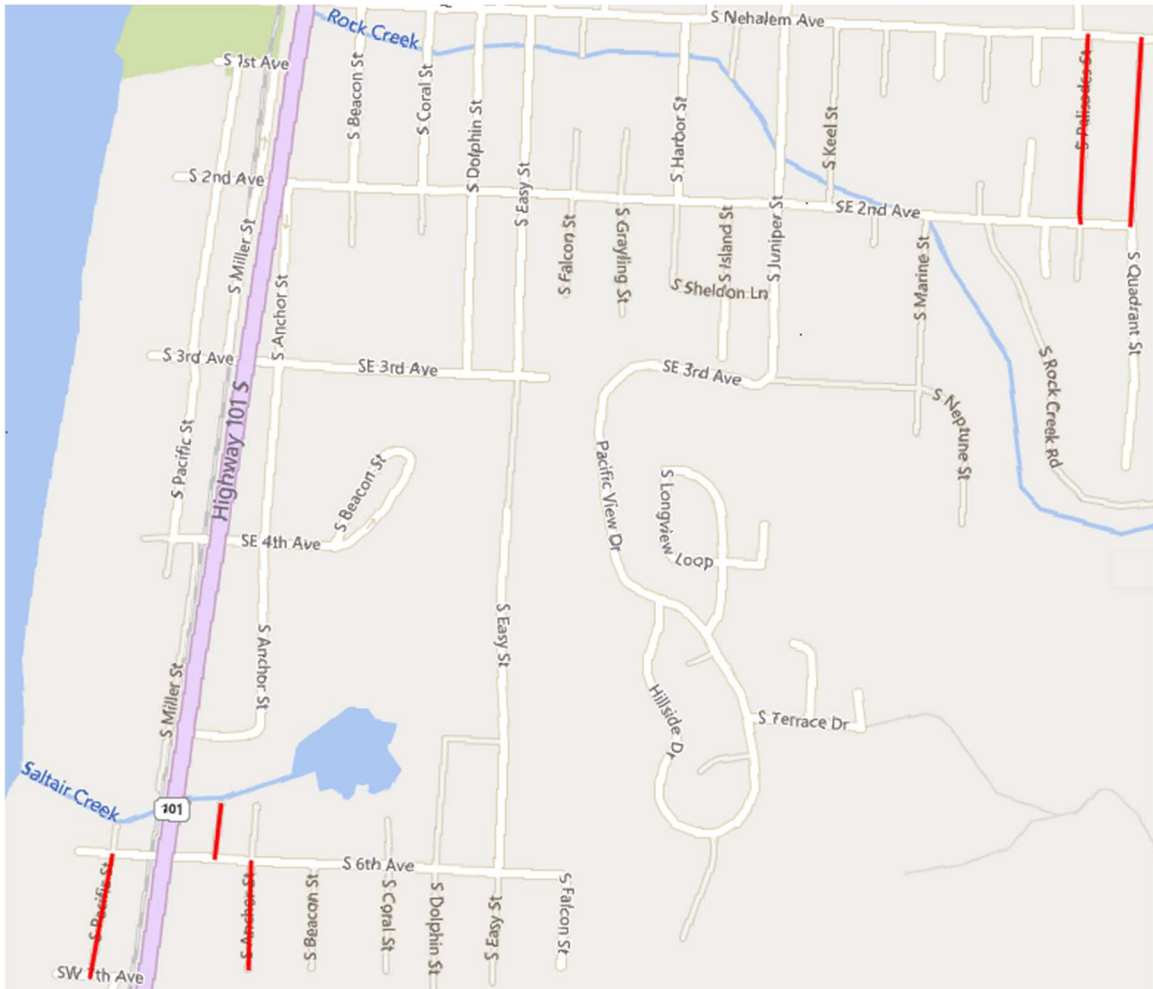


**Figure 2 – Proposed Maintenance Project Locations**

Roads listed in Table 2 and highlighted in Figure 2 are believed to be candidates for maintenance repairs. This work would potentially include crack sealing projects or similar that would dramatically extend the useful life of the roads at minimal cost to the City. Once street evaluation begins, streets included in this category could move into the major rehab category. Likewise, streets from the major rehab category could be moved to the maintenance category if the asphalt condition isn't as dire as anticipated.

**Table 3 – New Asphalt Roads**

Street	Cross Street 1	Cross Street 2	Length (ft)	Notes
<b>S Pacific St</b>	S 6th Ave	S 7th Ave	450	Water main has been upgraded and development is wrapped up
<b>S Front St</b>	S 6th Ave	End	350	Water main is listed as 6"
<b>S Anchor St</b>	S 6th Ave	South to End	350	Water main is listed as 6"
<b>S Quadrant St</b>	S Nehalem Ave	S 2 <sup>nd</sup> Ave	650	12" Water Main, 7+ Buildable Lots
<b>S Palisades St</b>	S Nehalem Ave	S 2 <sup>nd</sup> Ave	650	4" Water Main, high pressure zone



**Figure 3 – Proposed New Asphalt Road Projects**

This represents a tentative list of gravel streets to evaluate for transition into asphalt roads. These roads are considered mostly fully developed with utilities in sufficient condition and not believed to need short-term upgrades. Traditionally, dead end water mains are recommended to have a minimum of 8" water mains to ensure adequate fire flow is available. Many of these roads have 6" water mains, so pressure tests will be needed to confirm their place on the list.

Appendix A includes an extensive list of streets discussed for conversion from gravel to asphalt. However, most of the streets in the appendix failed to meet the criteria for a street conversion. A couple streets may still be considered in the final report once more information is available.

The goal of the CIP is to limit the work to a realistic planning timeline of five years. The list of streets included above is intended to serve as a preliminary jumping off point. The list may grow with Public input or contract if the work evaluated is anticipated to take a larger chunk of public funds than initially anticipated. While the City may not be able to complete all projects within the 5-year planning horizon, it will serve as a realistic basis to begin completing work. Following receipt of input from the Public, HBH will begin working to evaluate the road conditions in person and develop a more refined list.

It should also be noted the list of roads in this list is still preliminary. Streets may change sections based on an in person evaluation. Additionally, streets may be added or removed based on further information and public input. The inclusion or exclusion of a street on these lists does not guarantee its placement in the final CIP report.

If you have any questions or would like to submit additional information, you can contact me at [mdelmoro@hbh-consulting.com](mailto:mdelmoro@hbh-consulting.com) or through our office at (503) 554-9553.

Sincerely,

Matt Del Moro, PE  
Project Manager

### Appendix A – New Paving Projects

Street	Cross Street		Length (ft)	Notes
	Cross Street 1	2		
<b>5th Ave</b>	S Easy St	S Dolphin St	200	4" water main, should be looped to 6"
<b>S Harbor St</b>	S Nehalem Ave	S 2nd Ave	650	2" water mains
<b>S Island St</b>	S 2nd Ave	S Sheldon Ln	300	4" water main
<b>S Harbor St</b>	S 2nd Ave	South to End Timberlake	650	2" water mains
<b>Cedar Cr Cir</b>	N Marine	Dr	500	8" water main, eligible for promotion
<b>Timberlake Dr</b>	NW 6th Ave	Cedar Cr Cir	525	8" water main, eligible for promotion
<b>NW 15th St</b>			200	6" water main and looped, but 6" deadend AC sewer
<b>NW 16th St</b>			275	2" water mains
<b>NW 17th St</b>			225	2" water mains
<b>N Pacific Ln</b>	NW 13th Ave	NW 17th Ave	825	2" water mains
<b>S 3rd St</b>	S Juniper St	East to End	950	Road needs major repairs
<b>S Marine St</b>	S 2nd Ave	South to End	650	No Water Main
<b>N Beacon St</b>	N 3rd Ave	North to End	400	4" AC deadend
<b>S Easy St</b>	S 6th Ave	South to End	400	4" dead end water main
<b>S Neptune St</b>	S 2nd Ave	North to End	200	2" dead end water main, potential for development
<b>N Dolphin St</b>	N 3rd Ave	North to End	350	4" looped water main with 8" AC sewer
<b>N Easy St</b>	N 3rd Ave	North to End	300	6" dead end water with 8" AC sewer
<b>S Anchor St</b>	S 6th Ave	South to End	500	6" dead end water with 8" sewer
<b>S Beacon St</b>	S 6th Ave	South to End	375	4" dead end water with 8" sewer
<b>S Coral St</b>	S 6th Ave	North to End	400	4" dead end water with 8" PVC Sewer
<b>S Coral St</b>	S 6th Ave	South to End	175	Road is near a swamp, check road base
<b>S Dolphin St</b>	S 5th Ave	South to End	850	4" water looped north of S 6th, dead end south of S 6th, 8" Sewer
<b>S Falcon St</b>	S 6th Ave	South to End	375	4" dead end water main, 8" ABS sewer
<b>S Falcon St</b>	S 2nd Ave	North to End	150	4" dead end water main, 6" sewer
<b>S Falcon St</b>	S 2nd Ave	South to End	175	4" dead end water short stub, 6" sewer, developable land.
<b>S Rock Creek Rd</b>	S 2nd Ave	South to End	1350	Can possibly stop well short of this
<b>NW 14th Ave</b>	N Miller St	N Pacific Ln	125	2" water mains
<b>NW 18th Ave</b>	N Miller St	West to End	275	2" water mains
<b>NW 22nd Ave</b>	NW 23rd Ave	South to End	400	4" dead end water, 8" AC Sewer
<b>NW 20th Ave</b>	N Miller St	West to End	275	4" looped (?) water, 6/8" AC Sewer

<b>NW 21st Ave</b>	Scenic Coast RR	West to End	275	4" looped (?) water, 6/8" AC Sewer
<b>NE 20th Ave</b>	Highway 101	East to End	125	2" dead end water, 8" AC sewer
<b>S Beacon St</b>	E Washington St	North to End	325	4" dead end water, no sewer (twin rocks sewer?)
<b>S Coral St</b>	E Washington St	North to End	350	Listed in City Document as "North to Washington St", is this a typo? 4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Dolphin St</b>	E Washington St	North to End	350	4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Dolphin St</b>	E Washington St	South to End	450	4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Easy St</b>	E Washington St	North to End	350	4" dead end water, no sewer (twin rocks sewer?), not developable
<b>S Easy St</b>	E Washington St	South to End	450	4" dead end water, no sewer (twin rocks sewer?), not developable
<b>S Falcon St</b>	E Washington St	North to End	350	Listed in City Document as "North to Washington St", is this a typo? 4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Juniper St</b>	E Washington St	North to End	300	4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Juniper St</b>	E Washington St	South to End	450	4" dead end water, no sewer (twin rocks sewer?), developable
<b>S Keel St</b>	S Nehalem Ave	S 2nd Ave	650	Water main needs to be extended
<b>S Palisades St</b>	S 2nd Ave	South to End	225	2" water main
<b>N Grayling St</b>	N 3rd Ave	South to End	400	4" dead end, 8" PVC, behind school, developable?
<b>N 5th Ave</b>	Highway 101	East to End	275	8" water main, no sewer, not developable, eligible to move up
<b>N 5th Ave</b>	N Juniper St	East to End	125	4" water, no sewer, developable
		Cross Street		
<b>Street</b>	Cross Street 1	2	Length (ft)	Notes
<b>5th Ave</b>	S Easy St	S Dolphin St	200	4" water main, should be looped to 6"
<b>S Harbor St</b>	S Nehalem Ave	S 2nd Ave	650	2" water mains