



Where Life is Sweet

**CITY OF HERMISTON
REQUEST FOR QUALIFICATIONS
PROPOSED URBAN GROWTH BOUNDARY EXPANSION
SEPTEMBER 2023**

SUBMIT PROPOSAL TO:

City of Hermiston

180 NE 2nd Street

Hermiston, OR 97838

(541)667-52025

ATTN: Clinton Spencer, Planning Director

RESPONSE DUE DATE OCTOBER 6, 2023, AT 5:00 PM

General Information

The City of Hermiston is a rapidly growing community of nearly 20,000 in northeast Oregon. Located in the economically and culturally diverse Columbia Basin, the city strives to be a regional economic engine. From modest beginnings, Hermiston has grown into a modern, progressive city enjoying a wealth of assets in people, land, climate, the mighty Columbia River. As the largest city in Eastern Oregon, Hermiston has tremendous potential for further agricultural, commercial and industrial expansions, because of logistics and land availability.

Hermiston is the largest and fastest-growing city in the Hermiston-Pendleton Micropolitan Statistical Area, the eighth largest Core Based Statistical Area in Oregon. Hermiston sits near the junction of I-82 and I-84, and is 7 miles south of the Columbia River, Lake Wallula, and the McNary Dam. The Hermiston area has become a hub for logistics and data center activity due to the proximity of the I-82 and I-84 interchange, Pacific Northwest fiber optic backbone, and low power costs. The city is also known for its watermelons, which are part of its branding.

Project Description

Hermiston has enjoyed a large industrial land supply for many years. Recent development has secured all large industrial parcels within the Hermiston UGB, creating an immediate need for additional land to service projected demand. The City engaged in an 18-month long process to analyze industrial land opportunities within and immediately surrounding the existing UGB, and now proposes to add numerous large industrial and agricultural parcels adjacent to the existing urban growth boundary to accommodate this future demand. The area under consideration for inclusion includes a mix of vacant industrial parcels, cultivated agricultural parcels, and numerous small developed and committed industrial sites. The existing Hermiston urban growth boundary contains approximately 8,900 acres and the area under consideration for addition will add up to 1,400 acres.

The City is preparing an update to the economic opportunities analysis demonstrating the need for additional employment land. The City also will prepare amendments to the transportation system plan and public facilities plan to reflect land added to the UGB. Additional supporting information as required by OAR 660-024 is necessary and will form the basis for the scope of work. Consultants submitting proposals should be familiar with the Oregon requirements for expanding urban growth boundaries, specifically those requirements in OAR 660-024-065 and -067.

Anticipated tasks within this scope of work include:

1. Establishment of study area for UGB expansion.
2. Conduct alternative sites analysis.
3. Amend 2021 Housing Needs Analysis as necessary to reflect additional employment potential.
4. Preparation of supporting findings for all UGB land use actions.
5. Public outreach and meeting attendance.
6. Document preparation and report drafting.
7. Other tasks as necessary to comply with OAR-024.

Project Schedule

The City seeks to begin the project immediately upon consultant selection and contract approval. The project is anticipated to require 12 to 24 months. The City anticipates completion by June, 2025.

Consultant Role

The consultant will provide technical assistance and document preparation for all listed tasks necessary to complete the urban growth boundary expansion. The consultant will attend public meetings as necessary and attend status meetings via teleconference with the entire project team and other outside consultants. It is anticipated that at least eight public meetings will be required.

City Role

The City will provide project management and team coordination. The City will be the lead for all survey preparation, transportation planning, and public facilities planning. The City will schedule and lead all public meetings. The City will provide all necessary consultant support, including making all GIS data available as well as existing comprehensive planning documents. The City will prepare and distribute all meeting agendas and minutes.

Qualification Submittal

Firms submitting statements shall be evaluated on the following criteria:

1. Capability and experience to perform all or most aspects of the project.
2. Knowledge of local conditions.
3. Key personnel's professional background and qualifications, including the project manager and/or team for this project. Define their roles and extent of participation anticipated for this project. Provide a list of all projects worked on by the proposed project manager in the last three years, including an identification of this person's role/responsibility for each project.
4. Qualifications and experience of subconsultants who will participate in the project. Please identify the portions of the project anticipated to be performed (in part) by subconsultants.
5. Quality of projects previously undertaken.
6. Ability to manage and complete projects that may be considerable distance from your offices. Please include a description of where your key personnel for this project will be based, as well as the amount of travel anticipated, and other items you consider important to demonstrate this ability.

Please submit summaries, or examples, of similar work which your firm has completed for other municipalities. Deadline for submission is 5 p.m. on Friday, October 6, 2023.

Submit to:

Clint Spencer, Planning Director

cspencer@hermiston.or.us

(541) 667-5025

City is not required to select from proposals if no proposals are satisfactory.