



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Date: December 14, 2016

TO: City Council Members

FROM: Andrew Aebi, Local Improvement District Administrator

COPY: Sandra Burtzos, Portland Open Space Sequence Project Manager

SUBJECT: **December 14, 2016 – 9:30 AM Regular Agenda Item #1410: Proposed Amendments to Portland Open Space Sequence LID Formation Ordinance**

Ordinance Title:

Create a local improvement district to construct park improvements in the Portland Open Space Sequence Local Improvement District in partnership with the Halprin Landscape Conservancy (Hearing; Ordinance; C-10054)

Background & Purpose of Amendments:

The Portland Open Space Sequence Local Improvement District (LID) in partnership with the Halprin Landscape Conservancy had petition support of \$1,268,800 and pending support of \$275,200 as of Council's adoption of Resolution No. 37245 on November 2, 2016, with \$1,544,000 in LID resources identified. This left a gap of \$606,000 (or 28%) towards a target LID amount of \$2,150,000.

Negotiations with individual property owners has continued since passage of the LID Resolution, and the City Auditor provided notification to property owners of the December 7, 2016 LID Formation Hearing. The total amount of the LID as notified was \$1,977,000. The City Auditor confirmed that no remonstrances were received against LID formation as of December 13, 2016, reducing the LID funding gap to 8% prior to the inclusion of additional petition support and the creation of an additional pending lien record directed by Council as detailed on the next page.

Administration

1120 S.W. 5th Ave., Suite 1302
Portland, OR 97204
Tel: (503) 823-7529 Fax: (503) 823-6007

www.PortlandParks.org
Amanda Fritz, Commissioner
Mike Abbate, Director



The December 7, 2016 LID Formation Hearing was continued to December 14, 2016, allowing time for these proposed amendments. Additional LID support of \$53,100 is reflected on an additional signed petition being submitted into the Council record, with the owner of the 200 SW Market Street property voluntarily increasing its LID support from \$259,400 per Resolution No. 37245 to a new amount of \$312,500 per a petition previously entered into the Council record. The LID funding gap has therefore been further reduced to \$119,900, or 6% of the target LID amount of \$2,150,000.

The revised LID amount in Exhibit E will be higher than the amount notified by the Auditor in Exhibit A. The reference to Exhibit A is being deleted since the two exhibits' amounts will now be different, and the higher Exhibit E amount will prevail.

At the December 14, 2016 hearing, the Council directed the creation of a pending lien for the property at 1700 SW Fourth Avenue in the amount of \$119,900, which is less than the previously petitioned amount for this property. The owner of this property did not receive mail notice of this proposed assessment but did receive posting and publication notice, meeting the requirements of Section 17.08.070 of City Code.

There is no change to Exhibit A (assessment register), Exhibit C (LID Administrator's Estimate), Exhibit D (Engineer's Estimate),

Therefore:

- 1) A second sentence is appended to the end of Finding No. 4: "The local improvement district formation hearing was continued to December 14, 2016."
- 2) The reference to Exhibit A in the final sentence of Finding No. 12 is deleted.
- 3) Exhibit B is updated with the version attached to this memorandum.
- 4) Exhibit E is amended to reflect a zero pending lien amount for 310 SW Lincoln Street with a new pending lien number assigned by the City Auditor for 1600 SW Fourth Avenue in the amount of \$100,000. This revised exhibit will be provided to the City Auditor after final Council approval of this Ordinance and will include the first of two (2) new pending lien numbers.
- 5) Exhibit E is further amended to add a new pending lien record for 1700 SW Fourth Avenue in the amount of \$119,900. This revised exhibit will be provided to the City Auditor after final Council approval of this Ordinance and will include the second of two (2) new pending lien numbers.
- 6) Exhibit E is further amended so that the reference to "additional petition support to be determined" amount of \$173,000 is eliminated with the total of the apportionment worksheet remaining at \$2,150,000.
- 7) Exhibit F is replaced with the version attached to this memorandum.

- 8) Add directive 'n': "The City Auditor to change the amount of pending lien no. 159823 from \$259,400 to \$312,500; the amount of pending lien no. 159830 from \$100,000 to zero; and create a new pending lien for 1600 SW Fourth Avenue in the amount of \$100,000."
- 9) Add directive 'o': "The City Auditor to create a new pending lien record for the property at 1700 SW Fourth Avenue in the amount of \$119,900."

Respectfully submitted,



Andrew H. Aebi

Local Improvement District Administrator

12-14-16

188165

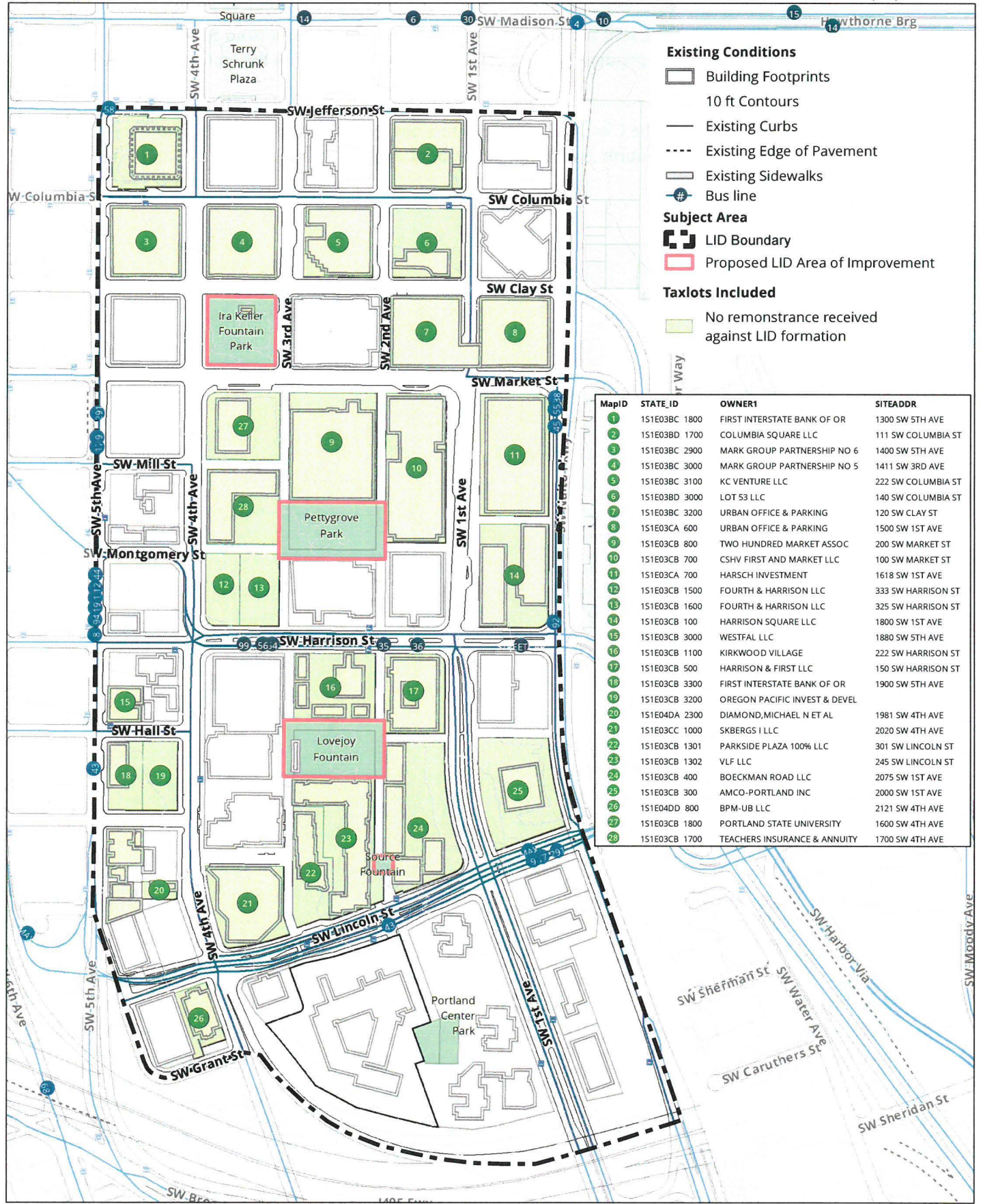


Open Space Sequence LID Map

EXHIBIT B

0 100 200 Feet

All properties 1S1E



Existing Conditions

- Building Footprints
- 10 ft Contours
- Existing Curbs
- Existing Edge of Pavement
- Existing Sidewalks
- Bus line

Subject Area

- LID Boundary
- Proposed LID Area of Improvement

Taxlots Included

- No remonstrance received against LID formation

MapID	STATE_ID	OWNER1	SITEADDR
1	1S1E03BC 1800	FIRST INTERSTATE BANK OF OR	1300 SW 5TH AVE
2	1S1E03BD 1700	COLUMBIA SQUARE LLC	111 SW COLUMBIA ST
3	1S1E03BC 2900	MARK GROUP PARTNERSHIP NO 6	1400 SW 5TH AVE
4	1S1E03BC 3000	MARK GROUP PARTNERSHIP NO 5	1411 SW 3RD AVE
5	1S1E03BC 3100	KC VENTURE LLC	222 SW COLUMBIA ST
6	1S1E03BD 3000	LOT 53 LLC	140 SW COLUMBIA ST
7	1S1E03BC 3200	URBAN OFFICE & PARKING	120 SW CLAY ST
8	1S1E03CA 600	URBAN OFFICE & PARKING	1500 SW 1ST AVE
9	1S1E03CB 800	TWO HUNDRED MARKET ASSOC	200 SW MARKET ST
10	1S1E03CB 700	CSHV FIRST AND MARKET LLC	100 SW MARKET ST
11	1S1E03CA 700	HARSH INVESTMENT	1618 SW 1ST AVE
12	1S1E03CB 1500	FOURTH & HARRISON LLC	333 SW HARRISON ST
13	1S1E03CB 1600	FOURTH & HARRISON LLC	325 SW HARRISON ST
14	1S1E03CB 100	HARRISON SQUARE LLC	1800 SW 1ST AVE
15	1S1E03CB 3000	WESTFAL LLC	1880 SW 5TH AVE
16	1S1E03CB 1100	KIRKWOOD VILLAGE	222 SW HARRISON ST
17	1S1E03CB 500	HARRISON & FIRST LLC	150 SW HARRISON ST
18	1S1E03CB 3300	FIRST INTERSTATE BANK OF OR	1900 SW 5TH AVE
19	1S1E03CB 3200	OREGON PACIFIC INVEST & DEVEL	
20	1S1E04DA 2300	DIAMOND, MICHAEL N ET AL	1981 SW 4TH AVE
21	1S1E03CC 1000	SKBERGS I LLC	2020 SW 4TH AVE
22	1S1E03CB 1301	PARKSIDE PLAZA 100% LLC	301 SW LINCOLN ST
23	1S1E03CB 1302	VLF LLC	245 SW LINCOLN ST
24	1S1E03CB 400	BOECKMAN ROAD LLC	2075 SW 1ST AVE
25	1S1E03CB 300	AMCO-PORTLAND INC	2000 SW 1ST AVE
26	1S1E04DD 800	BPM-UB LLC	2121 SW 4TH AVE
27	1S1E03CB 1800	PORTLAND STATE UNIVERSITY	1600 SW 4TH AVE
28	1S1E03CB 1700	TEACHERS INSURANCE & ANNUITY	1700 SW 4TH AVE



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

EXHIBIT F

Date: December 13, 2016

SUMMARY OF REMONSTRANCES AND FINDINGS TO COUNCIL

Create a local improvement district to construct park improvements in the Portland Open Space Sequence Local Improvement District in partnership with the Halprin Landscape Conservancy (Hearing; Ordinance; C-10054)

I. SUMMARY

No written remonstrance representing any of the owners of the properties proposed for inclusion in the Portland Open Space Sequence Local Improvement District was received by the date of this memorandum registering objections to formation of the local improvement district. Total remonstrances represent 0% of the total area of properties included in the local improvement district and 0% of the estimated assessment within the local improvement district.

II. RECOMMENDATION

It is the recommendation of the Local Improvement District Administrator that the City Council overrule any and all remonstrances and form the Portland Open Space Sequence Local Improvement District.

Respectfully submitted,

Andrew H. Aebi

Andrew H. Aebi
Local Improvement District Administrator

Administration

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Date: December 13, 2016

TO: City Council Members

FROM: Andrew Aebi, Local Improvement District Administrator

COPY: Sandra Burtzos, Portland Open Space Sequence Project Manager

SUBJECT: **December 14, 2016 – 9:30 AM Regular Agenda Item #1410: Proposed Amendments to Portland Open Space Sequence LID Formation Ordinance**

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Negotiations with individual property owners has continued since passage of the LID Resolution, and the City Auditor provided notification to property owners of the December 7, 2016 LID Formation Hearing. The total amount of the LID as notified was \$1,977,000. No remonstrances against LID formation have been received as of the date of this memorandum, reducing the LID funding gap to 8% prior to the inclusion of additional petition support detailed on the next page.

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The December 7, 2016 LID Formation Hearing was being continued to December 14, 2016, allowing time for these proposed amendments. Additional LID support of \$53,100 is reflected on an additional signed petition being submitted into the Council record, with the owner of the 200 SW Market Street property voluntarily increasing its LID support from \$259,400 per Resolution No. 37245 to a new amount of \$312,500 per the attached petition. *The LID funding gap has therefore been further reduced to \$119,900, or 6% of the target LID amount of \$2,150,000.*

The cumulative effect of these changes and the lack of any remonstrances against LID formation is to reduce the LID funding gap by \$486,100 or 80%.

The purpose of these amendments is to reflect the additional funding being provided for the LID while reducing the LID amount from \$2,150,000 to \$2,030,100. Per directive 'i' of this Ordinance, the Director of Portland Parks & Recreation will identify scope reductions of \$119,900 to align the project with LID resources being slightly below target. Per directives 'k' and 'l' of this Ordinance, any such scope reductions may be partially or fully restored should Halprin Landscape Conservancy identify owners of properties within the LID boundary who wish to make new contributions towards the LID, or to increase existing contributions to the LID.

The third amendment below reflects that the revised LID amount in Exhibit E will be higher than the amount notified by the Auditor in Exhibit A. The reference to Exhibit A is being deleted since the two exhibits' amounts will now be different, and the higher Exhibit E amount will prevail.

Therefore:

- 1) A second sentence is appended to the end of Finding No. 5: "The local improvement district formation hearing was continued to December 14, 2016."
- NO 2) The \$2,150,000 amount referenced Finding No. 10 is changed to \$2,030,100.
- 3) The reference to Exhibit A in the final sentence of Finding No. 12 is deleted.
- NO 4) The reference to 21,500 equal shares in directive 'c' is replaced with a reference to 20,301 equal shares.
- Update 5) Exhibit B is updated with the version attached to this memorandum.
- NO 6) Exhibit C is replaced with the version attached to this memorandum.

Keep 1st
part
strike

- 7) Exhibit E is amended to reflect a zero pending lien amount for 310 SW Lincoln Street with a new pending lien number assigned by the City Auditor for 1600 SW Fourth Avenue in the amount of \$100,000. The "additional petition support to be determined" amount of \$173,000 is eliminated and the total of the apportionment worksheet is revised from \$2,150,000 to \$2,030,100.

yes

- 8) Exhibit F is replaced with the version attached to this memorandum.

yes

- 9) Add directive 'n': "The City Auditor to change the amount of pending lien no. 159823 from \$259,400 to \$312,500; the amount of pending lien no. 159830 from \$100,000 to zero; and create a new pending lien for 1600 SW Fourth Avenue in the amount of \$100,000."

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Local Improvement District Administrator



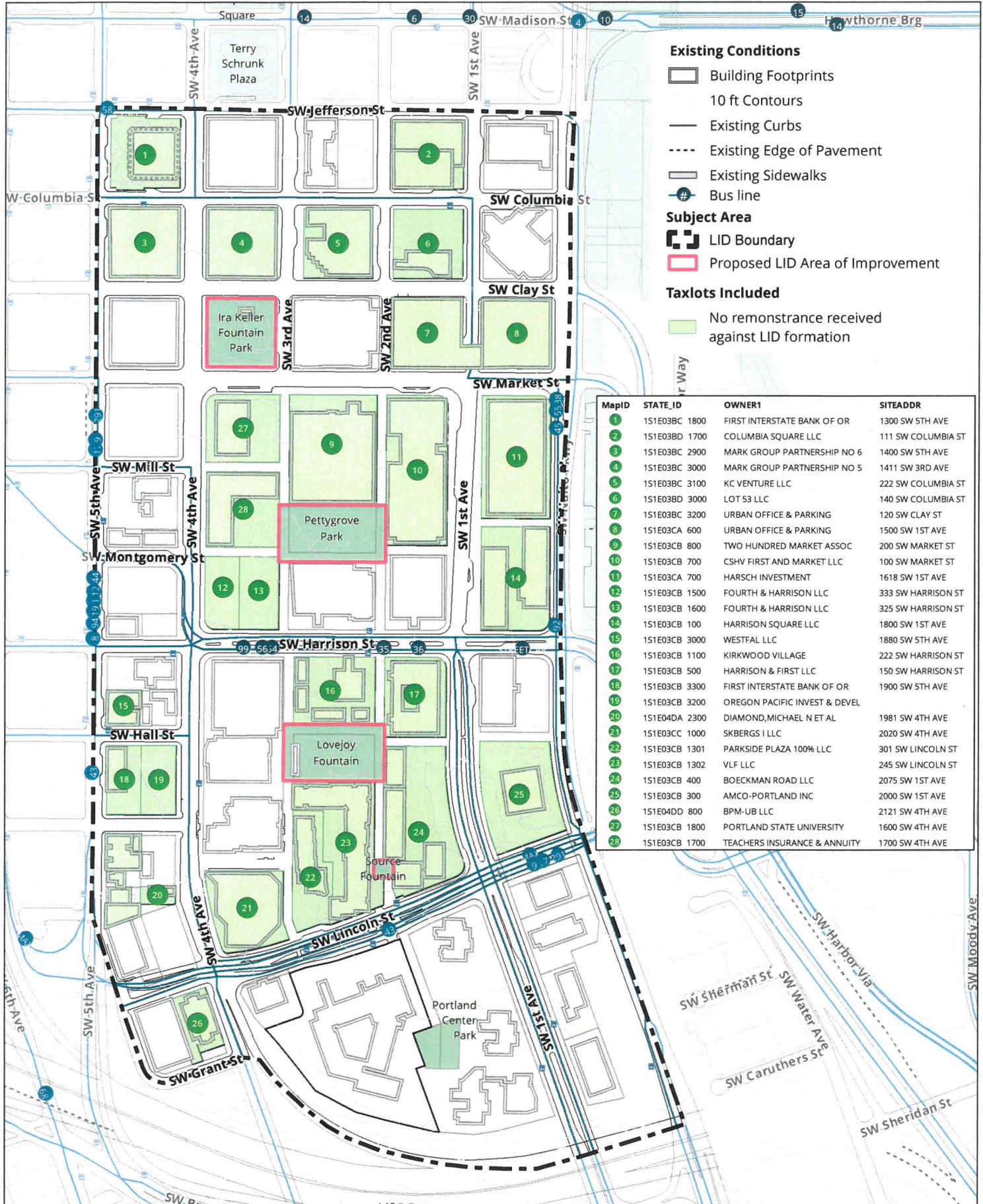
PORTLAND PARKS & RECREATION
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Open Space Sequence LID Map

EXHIBIT B

0 100 200 Feet

All properties 151E





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

12-13-16
EX F 188165

Date: December 13, 2016

SUMMARY OF REMONSTRANCES AND FINDINGS TO COUNCIL

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Local Improvement District Administrator

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Mike Abbaté, Director

Sustaining a healthy park and recreation system to make Portland a great place to live, work and play.



IMPACT STATEMENT

Legislation title:

Create a local improvement district to construct park improvements in the Portland Open Space Sequence Local Improvement District in partnership with the Halprin Landscape Conservancy (Hearing; Ordinance; C-10054)

Contact name: Andrew Aebi
Sandra Burtzos

Contact phone: 503-823-5648
503-823-5594

Presenters' names: Andrew Aebi, Sandra Burtzos

Purpose of proposed legislation and background information:

This ordinance will approve the formation of a local improvement district ("LID") to improve Ira Keller Fountain, Pettygrove Park, Lovejoy Fountain and The Source Fountain. This project reflects a partnership between the Portland Bureau of Transportation (administering the LID), Portland Parks & Recreation (overseeing design and construction of the improvements as the Responsible Bureau for the LID) and Halprin Landscape Conservancy. This project will eliminate a maintenance backlog for these four (4) park assets.

Financial and budgetary impacts:

- The total project budget is \$3,850,000.00
- The level of confidence is Low.
- No change to staffing levels.
- 55.8% of the Project revenue (\$2,150,000.00) is to be added to the FY16-17 fiscal year budget from LID.
- 39.0% of the Project revenue (\$1,500,000.00) is to be added to the FY16-17 fiscal year budget from General Fund one-time funds included in the Fall Budget Monitoring Process.
- 5.2% of the Project revenue (\$200,000.00) was added to the FY14-15 fiscal year budget from the General Fund.
- The project is not currently in the 5-year CIP.

- If this Ordinance is amended to reflect LID funding of less than \$2,150,000 then the Director of Portland Parks & Recreation is authorized to reduce the General Fund contribution proportionate to the LID funding reduction below \$2,150,000 and delete both mandatory and optional scope items as identified in Exhibit D as necessary to build the project within available resources.

Community impacts and community involvement:

There has been an extensive outreach effort with Halprin Landscape Conservancy ("HLC") since December, 2012. HLC has also had extensive outreach with property owners tendering their voluntary petition support for the LID.

Budgetary Impact Worksheet**Does this action change appropriations?**

☐ YES: Please complete the information below.

☒ NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount


PP&R Finance Manager Approval

11/23/16