

ORDINANCE No. 186790

*Authorize a Development Agreement with Hoyt Street Properties, LLC to ensure the construction and timing of full street improvements for three properties in NW Portland (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Hoyt Street Properties owns Blocks 23, 26, and 27 in Northwest Portland on NW 13th Street.
2. While Hoyt Street Properties has dedicated Right-Of-Way to accommodate future street improvements, the frontages adjacent on NW 13th are not improved to City standards for street improvements.
3. Development on Block 27 will commence soon, and Hoyt Street Properties has plans for development in the near future for Blocks 23 and 26.
4. Hoyt Street Properties desires to defer the construction of full street improvements for this portion of NW 13th and coordinate the construction of full street improvements with the installation of underground utilities and the construction of buildings on the adjacent Blocks.
5. Portland Bureau of Transportation (PDOT) agrees that construction of full street improvements would best be accomplished on NW 13th after installation of underground utilities and when building construction has occurred to avoid duplicative pavement cuts and repeated street construction at the same location over a short period of time.
6. PBOT and Hoyt Street Properties are entering into a Development Agreement to establish the conditions and timing of the construction of full street improvements on this portion of NW 13th.

NOW, THEREFORE, the Council directs:

- a. That the Director of the Bureau of Transportation is authorized to execute a Development Agreement with Hoyt Street Properties in a form similar to the contract attached as Exhibit A.
- b. That the Director of the Bureau of Transportation, with the approval of the Commissioner-in-Charge and written agreement from Hoyt Street Properties, may amend this Development Agreement to ensure full street improvements are constructed as intended.

Section 2. The Council declares that an emergency exists because construction on the first of these three blocks will begin soon and City staff need to provide resolution to the street improvement issue prior to construction beginning; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

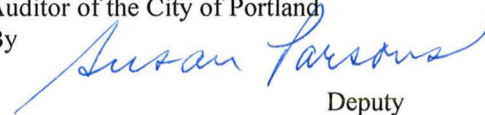
Passed by the Council,

SEP 03 2014

Commissioner Steve Novick
Prepared by: Kurt Krueger:slg
Date Prepared: July 31, 2014

LaVonne Griffin-Valade
Auditor of the City of Portland

By



Deputy

2146

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Agenda No. 186790
ORDINANCE NO.
Title LLC

*Authorize a Development Agreement with Hoyt Street Properties, to ensure the construction and timing of full street improvements, (Ordinance)

for three properties in NW Portland

<p>INTRODUCED BY Commissioner/Auditor: COMMISSIONER STEVE NOVICK</p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety – Novick <i>CW</i></p> <p>BUREAU APPROVAL</p> <p>Bureau: Bureau of Transportation Interim Group Mgr.: Christine Leon <i>cjl</i> Development Services / Streetcar & Transit Partnerships <i>off</i> Other: Greg Jones <i>for</i></p> <p>Prepared by: Kurt Krueger: slg Date Prepared: July 31, 2014</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date August 27, 2014 <i>SEPTEMBER 3, 2014</i></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>Mark Malone</i></p>	<p>CLERK USE: DATE FILED <u>AUG 29 2014</u></p> <p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p>ACTION TAKEN:</p>
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AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input checked="" type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	—	—
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	