

**RESOLUTION No. 37125**

Declare intent to initiate local improvement district formation proceedings to create a local improvement district to construct street, sidewalk and stormwater improvements from NW Raleigh St to NW Upshur St in the NW 20th Ave Local Improvement District (Resolution; C-10049)

WHEREAS, valid petitions from owners of properties within the proposed NW 20th Avenue Local Improvement District were filed with the Local Improvement District (LID) Administrator as contained in Exhibit A (attached to the original only); and

WHEREAS, the LID Administrator has reviewed the petitions attached in Exhibit A and determined all of them to be valid; and

WHEREAS, the Bureau of Transportation is the Responsible Bureau for the proposed improvement and recommends initiation of local improvement district formation proceedings; and

WHEREAS, the petitions and waivers of remonstrance contain signatures of owners of property representing a majority of the property which will be specially benefited by the proposed improvement as evaluated in Exhibit B; and

WHEREAS, the proposed project is located in the Northwest District Association (“NWDA”), and NDNA was notified of this LID by the Local Improvement District Administrator on April 7, 2015; and

WHEREAS, the proposed project is located in the Neighbors West / Northwest (“NWNW”) and NWNW was notified of this LID by the Local Improvement District Administrator on May 5, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the general character and scope of the improvement The general character and scope is to remove the existing dirt, gravel and/or hard surface; grade the street to its proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater management facilities; construct sidewalks on both sides of the street; and plant street trees in most locations except underneath the U.S. Highway 30 ramp connecting to the Interstate 405 Freeway; and

BE IT FURTHER RESOLVED, that the Council declares the intent of the City to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements to NW 20th Avenue plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer, including but not limited to NW 23rd Avenue between NW Thurman Street and NW Vaughn Street (consisting of restriping and other minor changes) and to NW Thurman Street from NW 20th Avenue to NW 21st Avenue (consisting of partial reconstruction to accommodate truck traffic and to realign the NW 20th Avenue & Thurman Street intersection); and

BE IT FURTHER RESOLVED, that the local improvement district shall be known as the NW 20th Avenue Local Improvement District and for purposes of the Local Improvement District Formation Hearing as set forth in Section 17.08.070 of City Code, the boundary shall be as shown in the map in Exhibit C; and

BE IT FURTHER RESOLVED, that the preliminary estimate of the cost of the improvements is \$4,299,783.15 and the Local Improvement District Administrator's level of confidence in the cost estimates for this project as of the filing date of this resolution is "Low" per Exhibit A of Resolution No. 36430 adopted by City Council on July 26, 2006 given that project specifications are preliminary; and

BE IT FURTHER RESOLVED, that the assessment methodology of the NW 20th Avenue Local Improvement District shall be on square footage basis unless this assessment methodology is modified by City Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that property owners consisting of varying forms of common ownership of Con-way Properties Inc. will provide funding estimated at \$4,299,783.15; and the Portland Bureau of Transportation will issue system development charge (SDC) credits to Con-way Properties, Inc.; and

BE IT FURTHER RESOLVED, that as of April 2, 2015, SDC credits for Con-way Properties, Inc. were estimated to be equal to 39.8288% of LID costs; with \$1,712,552.03 of LID costs eligible and \$2,587,231.12 ineligible based on estimated LID costs of \$4,299,783.15; and

BE IT FURTHER RESOLVED, that as of May 11, 2015, SDC credits for Con-way Properties, Inc. were adjusted to be equal to 25.7554% of LID costs; with \$1,107,426.16 of LID costs eligible and \$3,192,356.99 ineligible based on estimated LID costs of \$4,299,783.15; and

BE IT FURTHER RESOLVED, that the adjustment in SDC credit eligibility is based on 2022 existing trip volume increasing from 3,125 trips to 3,475 trips with 2022 future capacity remaining unchanged at 4,830 trips; and

BE IT FURTHER RESOLVED, that the Council intends to construct the project; and

BE IT FURTHER RESOLVED, that the Council directs the Local Improvement District Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a Local Improvement District Formation Hearing on June 24, 2015, or on the earliest practicable date thereafter; and

BE IT FURTHER RESOLVED, that passage of the subsequent LID Formation Ordinance will provide assurance of performance per Section 17.24.055 of City Code for required street improvements to NW 20th Avenue from NW Raleigh Street to NW Upshur Street; NW 23rd Avenue from NW Thurman Street to NW Vaughn Street; and NW Thurman Street from NW 20th Avenue to NW 21st Avenue.

Adopted by the Council, MAY 27 2015

Commissioner Steve Novick  
Prepared by: Andrew Aebi:slg  
Date Prepared: May 12, 2015

**Mary Hull Caballero**  
Auditor of the City of Portland

By



Deputy

88178

521

140

Agenda No.  
**RESOLUTION NO. 37125**  
Title

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MAY 22 2015

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>COMMISSIONER STEVE NOVICK</b>	CLERK USE: DATE FILED _____
<b>COMMISSIONER APPROVAL</b>	Mary Hull Caballero Auditor of the City of Portland  By: <u><i>Susan Parsons</i></u> Deputy  <b>ACTION TAKEN:</b>
Mayor—Finance and Administration - Hales	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick <i>CW</i>	
<b>BUREAU APPROVAL</b>	
Bureau: <b>Transportation</b>	
Policy, Planning and Projects Manager: <b>Art Pearce</b> <i>AP</i>	
Director: <i>[Signature]</i>	
Prepared by: Andrew Aebi:slg <i>AA</i>	
Date Prepared: May 12, 2015 <i>5/14/15</i>	
Supervisor:	
Impact Statement Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	
<b>Council Meeting Date</b> May 27, 2015	

<b>AGENDA</b>
<b>TIME CERTAIN</b> <input checked="" type="checkbox"/>
Start time: <b>9:30</b>
Total amount of time needed: _____ (for presentation, testimony and discussion) <i>30 min scheduled JP</i>
<b>CONSENT</b> <input type="checkbox"/>
<b>REGULAR</b> <input type="checkbox"/>
Total amount of time needed: _____ (for presentation, testimony and discussion)

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	✓	