



JILL R. LONG
503.778.2147
longj@lanepowell.com

May 11, 2015

RECEIVED
MAY 14 2015
TRANSPORTATION

Andrew Aebi
Local Improvement District Administrator
Portland Bureau of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204

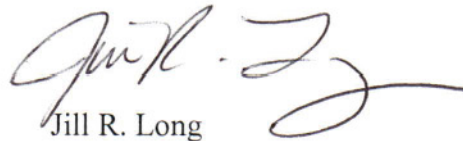
Re: Con-way Properties -- Petition for NW 20th Avenue Local Improvement District
File No.: 704662.0087

Dear Andrew:

Enclosed please find the original LID Petition for the above-referenced project.

Very truly yours,

LANE POWELL PC



Jill R. Long

JRL
Enclosure
704662.0087/6343570.1

Petition for NW 20th Avenue Local Improvement District

NOTICE TO PETITION SIGNERS:

If owner of a property is a corporation, the petition must be signed in the name of the Corporation by its president, secretary or manager. If the name of the owner is signed by an agent or person holding power of attorney, the agent or Attorney-In-Fact must have authority to sign.

TO THE CITY COUNCIL:

1. This petition is to create the NW 20th Avenue Local Improvement District (LID).
2. This LID project will improve the following: NW 20th Avenue from the south line of NW Raleigh Street to the north line of NW Upshur Street; plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer. Transition improvements include but are not limited to: a) Reconstructing and regrading NW Thurman Street (perpendicular to NW 20th and 21st Avenues) between NW 20th Avenue and NW 21st Avenue; b) Restriping NW 23rd Avenue between NW Upshur Street and NW Vaughn Street; and c) Making appropriate signage changes to eliminate the currently legal U-turn from Interstate 405 northbound / US Highway 30 westbound to the reverse.
3. 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 I-405 Freeway.
4. PBOT will issue system development charge (SDC) credits for item #2 costs assessed to Con-Way currently estimated at 39.8288% SDC credit eligibility.
5. The scope of this LID does not include: a) Improving NW Savier Street from west of NW 19th Avenue to NW 21st Avenue; b) Improving NW Quimby Street from NW 20th Avenue to NW 21st Avenue; c) Constructing a new north-south pedestrian path in a newly-dedicated public right-of-way from NW Pettygrove Street to NW Raleigh Street approximately midway between NW 20th Avenue and NW 21st Avenue. This work may be funded by this LID at additional expense through execution of Extra Work Agreement(s) approved as to form by the City Attorney if work is in the public right-of-way.
6. A nonabutting square footage assessment methodology is proposed. PBOT will require a waiver of remonstrance from Con-Way prior to LID formation. *The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve NW 20th Avenue in conformity with the charter, ordinances and regulations of the City of Portland.*

Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
 Portland Bureau of Transportation
 1120 SW Fifth Avenue, Suite 800
 Portland, OR 97204
 Telephone: (503) 823-5648
 E-Mail: andrew.aebi@portlandoregon.gov

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... - _____
...and date - 5.6.15
Please sign here... - _____
...and date - _____

Deed Holder or Contract Purchaser: _____ **State I.D. #:** _____ **Tax Acct. #:** _____ **Site Address/Property Location:** _____ **Estimate:** _____

CON-WAY PROPERTIES INC ATTN TAX DEPT ITX

Total S.F.:	26,689	Assessable S.F.:	26,689	1N1E28CD 1600	R080301300	2169 NW THURMAN ST	\$162,023.79
Total S.F.:	100,071	Assessable S.F.:	79,431	1N1E28CD 2300	R180230570	2055 NW SAVIER ST	\$482,210.33
Total S.F.:	112,702	Assessable S.F.:	104,062	1N1E28CD 2400	R180230390	NEC/ RALEIGH & NW 21ST A	\$631,740.40
Total S.F.:	105,804	Assessable S.F.:	104,964	1N1E28CD 2700	R180231070	1621 NW 21ST AVE	\$637,216.27

Petition for NW 20th Avenue Local Improvement District

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Please sign here... _____

...and date - 5.6.15

Please sign here... _____

...and date - _____

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address/Property Location: Estimate:

CON-WAY PROPERTIES INC ATTN TAX DEPT ITX

Total S.F.: 61,999	Assessable S.F.: 61,309	1N1E28CD 2800	R180230750	1621-1717 NW 21ST AVE	\$372,195.15
Total S.F.: 43,798	Assessable S.F.: 43,798	1N1E28CD 2900	R180230870	1621-1717 WI/ NW 21ST AVE	\$265,889.24
Total S.F.: 46,381	Assessable S.F.: 38,939	1N1E28DC 3500	R180223140	2055 WI/ NW SAVIER ST	\$236,391.18
Total S.F.: 57,200	Assessable S.F.: 46,660	1N1E28DC 3900	R180223300	1635 W/ NW 19TH AVE	\$283,263.89
Total S.F.: 211,600	Assessable S.F.: 202,420	1N1E33BA 100	R180230010	1417 NW 20TH AVE	\$1,228,852.90

Petition for NW 20th Avenue Local Improvement District

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S.G. 5.15

Please sign here... -

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

CON-WAY PROPERTIES INC ATTN TAX DEPT ITX

Total S.F.: 766,244 Assessable S.F.: 708,272

Total Estimate: \$4,299,783.15