RESOLUTION NO. 406

A RESOLUTION ADOPTING FINDINGS; DECLARING THE CITY'S INTENTION TO REINSTATE LID NO. 5 PETITION BY THE ADOPTION OF A NEW LID NO. 5 PETITION AND MODIFY THE SCOPE OF IMPROVEMENTS AND THE DISTRICT BOUNDARIES THEREOF; AND AUTHORIZING THE CITY ENGINEER TO PREPARE A PRELIMINARY ENGINEERING REPORT IN ACCORDANCE WITH SECTION 3.212 WC.

WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "1", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2nd day of July, 1984, and filed with the Wilsonville City Recorder this same day.

WILLIAM G. LOWRIE, Mayor

ATTEST:

THOP City Recorder DEANNA J RESOLUTION NO 406 CB-R-60-84

PAGE 1 OF 1



PLANNING DEPARTMENT

SUMMARY STAFF REPORT

TO: City Council

DATE: June 28, 1984

SUBJECT: Reinstatement and Modification of LID No. 5.

MEETING DATE: July 2, 1984

ACTION REQUIRED: Accept or reject Petitions. If accepted, the Council must declare its intention to form the LID, authorize a Preliminary Engineer's Report by an appointed Engineer, and schedule a public hearing for consideration of said Report.

PREVIOUS ACTION TAKEN: LID No. 5 was formed in 1980, revised several times and then tabled for resolution of road alignments and scope of improvements to be made under the LID.

CONCLUSIONARY FINDINGS:

- 1. Petitions to form an LID have been received in accordance with Section 3.210 WC. Said Petition further represents more than 50% of the properties within the proposed LID boundaries.
- 2. There is a need to expedite decisions and actions if the LID is to be formed and bonded. The time constraints are imposed by the Property Tax Limitation ballot measure "Son of 3".
- 3. See attached Findings.

RECOMMENDATION:

- 1. Adopted attached Resolution declaring the City's intention to reinstate LID No. 5 and to modify the scope of work and boundaries thereof.
- 2. Direct CRS Engineers to prepare a Preliminary Report in accordance with Section 3.212 WC.
- 3. Schedule a public hearing for consideration of said Report on July 16 or August 6.

EXHIBIT 1

FINDINGS

The following Findings are hereby adopted by the City Council in consideration of Petitions received to form a local improvement district for road and utility improvements for the Town Center Loop and portions of Parkway Avenue.

- On November 5, 1979, property owners within the Town Center filed Petitions with the City to form a Local Improvement District (LID) to complete the Town Center Loop Road and pertinent facilities. Subsequently, a Preliminary Engineer's Report was prepared and LID No. 5 was formed by Council action in January, 1980. The Engineer's Report was then revised February 13, 1980, February 19, 1980, June 9, 1980 and June 26, 1980. Consequently, the City Council discontinued further action on the LID until agreements were reached amongst the various property owners as to the specific improvements to be made.
- On January 25, 1982, the City received a request from Pacific Horizons Real Estate, Inc. for the acceptance of right-of-way for the Town Center Loop Road. The proposed right-of-way was in accordance with the alignment as approved by the City Council on June 15, 1981, based on the recommendations of the Planning Commission.

Subsequently, the Council accepted said right-ofway under the provisions of Resolution No. 290, later amended by Resolution No. 362.

Adequate right-of-way exists for the proposed Parkway Avenue improvements.

The City currently does not, however, have deeded right-of-way for the remaining eastern portion of the Loop Road. Such right-of-way must be secured prior to the City committing to Bancroft bonding.

3. On June 22, 1984, the City received three Petitions from property owners to reinstate LID No. 5 and modify the scope of improvements and boundaries thereof. The Petitions are attached hereto as Exhibit II, A, B and C, together with maps identified as Exhibits A and B.

The Petitions are signed by persons representing 73.78% of the proposed new district boundary, including a total of approximately 265 acres. However, the Council notes that within the original LID No. 5 boundary only approximately 123.49 acres were included. Within this same area the signed Petitions only represent 47.23% of the area.

4. The Council finds that the proposed improvements are consistent with the Comprehensive Plan and Capital Improvements Plan.

The Council further finds that said improvements are necessary to promote orderly and efficient housing and economic development.

5. All three Petitions, attached hereto as Exhibits II, A, B and C, include a section requesting that KPFF Engineers be appointed by the City Council as the project engineers.

The Council finds that KPFF is not under contract with the City at this point in time. However, the firm has worked under a private agreement with the petitioners to prepare preliminary plans and a report on the reinstatement Petitions. Said report is attached hereto as Exhibit II D.

The Council further finds that the City is currently under contract with the engineering firms of CRS Serrine and DeHaas and Associates to function as the City's engineers. Westech Engineers were, at one time, exclusively retained as the City's engineers, and are still under contract for various projects in the City, including LIDs No. 4 and 6. They were also the original project engineers for LID No. 5.

While the City has generally relied on one or two engineering firms for its work, the City has recently departed from this policy by contracting with David Evans and Associates for LID No. 9.

This, however, was not done as a precedent, setting a new policy of using different engineers for every project. Rather, it was intended as an expeditious exception to the rule for a specific project. Contractually, the City has agreed to rely on CRS and DeHaas and Associates for engineering services as needed in implementing the Capital Improvements Plan. By using the same firms for all projects, coordination and consistency are maximized by minimizing the transfer of information from one agency to another.

- 6. A major portion of the original LID No. 5 area remains under farm deferral of property tax. This may create problems in meeting the required match of assessed value to support any bond lien assessment upon the property from the LID.

Further, Tax Lot 200 (Young, Anderson, et al.) already carries a bond lien and assessment imposed by LID No. 2. That is, the full amount of any and all bond liens must not be greater than double the assessed value of the property.

While under the deferral, the property carries a minimal assessed value. To remove the property from deferral requires paying back taxes for the last five-year period. This could be a substantial financial burden to the property owners. The financial burden would be further increased by the LID assessment.

The Council finds that the City holds a significant interest in resolving this financial dilemma, to promote orderly, efficient and economically feasible development of the Town Center.

- 7. An Engineer's Report must be prepared by the City's appointed Engineer. Said report must further be reviewed in a public hearing, with notice to affected parties, in accordance with Section 3.210 WC.
- 8. The Council finds that with the filing of the property tax limitation initiative petition known as "Son of 3", there is a critical time frame imposed in processing LIDs prior to the November election. This time frame is outlined in a memorandum by the City Administrator which is hereby referenced and attached hereto as Exhibit III.

TO: City Council, City of Wilsonville

PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT

Town Center Loop Road and Utilities and Parkway Avenue Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstate an Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, and by providing herein Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and providing typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

We, the undersigned, do hereby allege and request as follows:

I.

That the City of Wilsonville reinstate real property described in Exhibit "A" attached hereto as a District comprised of approximately 260 acres for the purpose of accomplishing street, storm drainage, sanitary sewer, water, street lights, and landscape improvements as provided by City Code Section 3.210 through 3.218.

II.

That the method of financing the street, storm drainage, sanitary sewer, water, street lights, and landscape improvements be as provided by the Bancroft Bonding Act (ORS 223.205 - 223.295).

III.

That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

v.

That the undersigned persons represent more than \bigcirc % of the recorded property owners or recorded property purchasers within the proposed Local Improvement District (LID).

EXHIBIT II A

VI.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

- 1. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed; and
- 2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid.
- 3. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited; and
- 4. The description of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement with the names of the owners or reputed owners thereof, and the estimated assessments against each such lot or parcel.

VII.

That the report on the proposed public improvement to be filed with the Council within sixty (60) days of receipt of this petition or said petition shall be rendered null and void.

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the report within thirty (30) days of receipt and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing.

IX.

That the report described in paragraph VI, herein above, be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207

2. Don Mala, P.O. Box 6, Wilsonville, OR 97070

3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

х.

That upon completion of the proposed improvement, said District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpff consulting engineers be appointed the Engineer of work.

XII.

That should the project's low bid exceed by more than 15% the estimated cost described in paragraph VI, herein above, it is hereby requested that such bid be held in abeyance for sufficient time to allow two (2) weeks notice of such cost increase to the property owners in the proposed District. It is further requested that the bid be then awarded unless more than 50% of the property owners owning more than 50% of the property within the proposed District, file written remonstrance against the proposed improvement within the said two (2) week period.

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TO: City Council, City of Wilsonville

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June 21 , 1984

PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT (Incorporating Resolution 290) Town Center Loop Road and Utilities and Parkway Avenue Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstate the Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, do herewith provide Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and do herewith provide typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

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That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement district is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

V.

That the undersigned persons represent more than 7.21%, by acreage, of the recorded property owners or recorded property purchasers within the proposed local Improvement District (LID).

Page 1 EXHIBIT II B

VI.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

- 1. A map or plat showing the general nature, location and extent of the proposed improvement and the land to be included in the proposed improvement district.
- 2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid. Where the proposed project is to be carried out in cooperation with any governmental agency, the report may adopt the estimates of such angency.
- 3. An analysis of the extent to which the proposed improvement benefits the entire city and a recommendation for the project costs that would be born by the entire city.
- 4. The description and assessed values of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners thereof and, when readily available, the names of the contract purchasers thereof.
- 5. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed.
- 6. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited.
- 7. A statement of outstanding assessments against property to be assessed.

VII.

That the above report on the proposed public improvement be filed with the Council within sixty (60) days of receipt of this petition.

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the above report within thirty (30) days of receipt, and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing.

IX.

That the report described in paragraph VI herein be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207

2. Don Mala, P.O. Box 6, Wilsonville, OR 97070

3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

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That upon completion of the proposed improvement, the District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpff consulting engineers be appointed the Engineer of work. Attached hereto as Exhibit Cl is the kpff-prepared Preliminary Engineer's Report, together with a Recommended District assessment, attached hereto as Exhibit C2.

XII.

That, in the event the project's low bid exceed by more than 15% the estimated cost reported pursuant to subparagraph VI 2 above, the council provide for holding a hearing of objections to proceeding with the improvement on the basis of such bid, and that the council direct the city recorder to publish one (1) notice thereof in a newspaper of general circulation to the city; such notice to state the purpose, date, time and place of said hearing; and that after the hearing the council determine whether said bid shall be accepted or rejected.

XIII.

That the improvements of the LID include the following:

- A. Removal of overhead PGE power lines along Parkway Avenue;
- B. Removal of road surface of Parkway Avenue upon completion of Town Center Loop West roadway; and
- C. Construction of water, electrical, and gravity-fed sewer facilities along the right-of-way of the Town Center Loop West roadway in order to service the properties which are owned by the signers of this petition.

XIV.

That all improvements of the LID, and the financing thereof, be accomplished in accordance with Resolution 290 adopted by the City Council of the City of Wilsonville on February 7, 1983, a copy of which is attached hereto as Exhibit D and incorporated herein.

Signature of Owner or Authorized Representative

(1) Wilsonville Park (Oreg.) LID, an Oregon Limited Partnership

Jack E. Kohl, Jr. General Partner Phillip W. Lapp



Skyland, Inc., an Oregon Corporation, general partner

By Donald F. Mala, President

Date Tax Iots 3 1W 14D Jack E. Kohl, Jr. 100, 104 471 SW River Bend Road West Linn, OR 97068 Philip W. Lapp Rt. 3 Box 81-A Sherwood, OR 97140 Sky-Land, Inc. PO Box # 65 Wilsonville, OR 97070 6/21/84

State of Oregon) ss. County of Clackamas ne 30, 1984

Personally appeared the above named Jack E. Kohl, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Address

NOZARY PUBLIC OF OREGON My Commission Expires: 1-7-0

Acres

9.06

State of Oregon ; ss. County of Clackamas; ine 20, 1984

Personally appeared the above named Phillip S. Lapp and acknowledged the foregoing instrument to be his voluntary act and deed.

NOIARY PUBLIC OF OREGON

My Commission Expires: 1-7.87

State of Oregon County of Clackamas) ss. June 21, 1984

Personally appeared the above named Donald F. Mala and acknowledged the foregoing instrument to be his voluntary act and deed.

NOTARY PUBLIC OF OREGON My Commission Expires: 1-17

Signature of Owner or Authorized Representative

(2) Pacific Plaza Center, an Oregon general partnership

malil

Donald F. Malá, Attorney in Fact for all general partners

(3) Plaza Royal, an Oregon general partnership

Phillip W. La General Partner

Skyland Inc., an Oregon Corporation, general partner

Bν Mala Dona

President

State of Oregon) County of Clackaman) ss.

Personally appeared the above named Donald F. Mala and acknowledged the foregoing instrument to be his voluntary act and deed.

Address

Plaza Royal

PO Box # 6

Sky-Land, Inc.

PO Box # 65

Wilsonville, OR 97070

Wilsonville, OR 97070

OREGON My Commission Expires: 1-7-8

6/21/84

State of Oregon) County of Clackamaa) ss.

Personally appeared the above named Phillip W. Lapp and acknowledged the foregoing instrument to be his voluntary act and deed.

'India) I

NØTARY FUBLIC OF OREGON My Commission Expires: 1-7-87

Pacific Plaza Center 201 PO Box #6 Wilsonville, OR 97070 6/21/84

Date

Tax Lots

3 1W 14D

101, 102

Acres

4.5

5.17

PRELIMINARY ENGINEER'S REPORT Town Center Loop Road and Utilities and Parkway Avenue LID #5 (Reinstatement)

. A. GENERAL DESCRIPTION AND BACKGROUND

. , 1984, property owners in township 3 south, range 1 west, On sections 13 and 14 filed a petition with the City of Wilsonville to reinstate a Local Improvement District (LID). The purpose of this LID would be to construct the remainder of Town Center Loop Road and primary utilities and to improve S.W. Parkway to Boeckman Road. The project construction costs equivalent to a 24 foot roadway and necessary utilities would be borne by benefited landowners through property assessments. The remainder would be borne by the City of Wilsonville. The attached map (Exhibit "B" of the petition) shows existing improvements solid and proposed improvements dashed. This project differs from the previously approved (and abandoned) LID #5L as follows:

- 1. S.W. Parkway Avenue is to be constructed to a modified parkway section of two 17 foot lanes and a 14 foot landscaped median from Town Center Loop to Boeckman Road. The necessary storm drainage facilities on S.W. Parkway would also be constructed, as well as any necessary utility adjustments.
- 2. The intersection of Parkway Avenue and Town Center Loop is a four way intersection to allow for future planning as it relates to future interior circulation. Near its intersection with Town Center Loop, Parkway Avenue will widen to five lanes in a 72 foot right-of-way. South of Town Center Loop, Parkway would be a 40 foot wide pavement in a 60 foot right-of-way.
- 3. The full parkway section, on a 72 foot right-of-way is to be developed with two 24 foot travel lanes and a 14 foot landscaped median for the remainder of Town Center Loop.
- 4. The utilities proposed as shown conceptually on the Revised Town Center Utility Plan would be constructed.
- 5. Storm water detention associated with each site would be required in lieu of existing and proposed detention shown on the Revised Town Center Utility Plan. Sheet flow and surface detention would be encouraged.
- 6. Only Town Center Loop and Parkway Avenue would be constructed. No other roadway improvements are included.

Exhibit "A" of the petition shows the boundary of LID #5 (Reinstated) and the general configuration of the proposed improvements. Exhibit "B" is the Revised Town Center Utility Plan.

Included in this report are estimates of the project costs. These estimates assume the project would be constructed during Summer and Fall 1984, and completed by Summer 1985.

PRELIMINARY E				
Town Center L	oop Road and	Utilities and	Parkway	Avenue
LID #5 (Reins	tatement)			
Page 2				

B. RIGHT-OF-WAYS

The required 72 foot wide right-of-way through tax lot 100 (township 3 south, range 1 west, section 14D) has been placed in escrow. Otherwise, the required right-of-way for Town Center Loop West has been dedicated. Similarly, the 30 foot west half of the right-of-way for realignment of Parkway Avenue north of Town Center Loop has been dedicated but an additional 6 feet will be needed. Dedication of a 72 foot right-of-way, or 36 foot where the centerline is a lot line. would be required from lots 400 through 409. A 36 foot dedication is required from lots 603 and 600 to complete Town Center Loop East. Vacation of Old Parkway Avenue should be accomplished for the portion inside the Loop, and where unneeded north of the Loop. Additional dedication 36 feet wide would be required on the east side of Parkway between Town Center Loop and the 1/4 corner. No additional right-of-way is required to improve Parkway from the 1/4 corner to Boeckman Road, except construction easements.

In addition to the road rights-of-way, easements will be required from tax lots 101, 200, and 201 for the water line, from tax lots 400 and 500 for the sewer, and from tax lot 101 for storm drainage outfall (all in township 3 south, range 1 west, section 14D).

C. UTILITIES

As part of the privately financed construction of the improvements outside of Parkway Avenue and the Loop, we expect that the major drainage facilities serving that area will be installed. Water lines will be available to serve the area by extending from an existing water line along the north boundary of tax lots 401 and 404.

The following utility work is anticipated as part of LID #5 (Reinstatement)

1. <u>Sanitary Sewers</u>: The existing sanitary sewer on the portion of Parkway Avenue which will be abandoned will be replaced. The routing of the new sewer line is shown on Exhibit "B". Service lines will be extended from this sewer line to serve tax lot 100, the portion of tax lot 400 which is north of the new roadway and a stub to be extended by others to serve properties east of the district. The existing sanitary sewer within the vacated portion of Parkway Avenue will be stubbed off and abandoned.

To provide sewer service to the southerly portions of tax lots 400, 401 and 404, a sewer line will be extended northward as shown on Exhibit "A" along the west boundary of tax lot 500.

2. Water Service: A 12 inch water line will be extended from its terminus just north of the project on Parkway Avenue along a routing as shown on Exhibit "B". This water line will be extended to connect to the water line built as part of LID #2. It will also provide service to tax lots 100 and 400, and extend along Town Center Loop East connecting with the existing line there. PRELIMINARY ENGINER'S REPORT Town Center Loop Road and Utilities and Parkway Avenue LID #5 (Reinstatement) Page 3

3. Drainage: The drainage facilities for the east portion of the project, together with the outfall line to Boeckman Creek, should be constructed as a portion of the LID. Appropriate drain lines will need to be extended across the Loop Road to provide outlets from the northeast of this area. On the west end of the project, drain facilities as shown on Exhibit "B" will be provided. That area will drain into the detention basin built as part of LID #2, and from there the water will cross the freeway and eventually will flow into Seeley ditch. The future development of tax lot 101 and 200 may wish to eliminate the open pond if other means of detention can be provided.

No provision has been made for providing a piped drainage outlet to the lower portions of tax lots 101, 200, 201, 400 and 406. Presumably as development of those tax lots takes place, the drainage will be deposited in the natural swale which eventually runs to Boeckman Creek. Such development must account for the capacity of existing drainage facilities.

The drainage way which crosses Boeckman Road and Parkway also crosses I-5, eventually reaching Seeley Ditch. Future development along these properties must also account for existing capacity limitations.

- 4. Street Lights: We anticipate that all street lighting will be installed as a part of the LID. As has been the case previously, the street lighting plan will be laid out by Portland General Electric Company and will be refined by the project engineers for the roadway, and will thereafter be submitted to the City Planning Commission for approval. The cost of the light poles, luminaries, underground wiring, and other such facilities will be borne in part by the City and by the LID. Selection of poles and fixtures will be made by the City.
- 5. Landscaping: The landscaping of the street medians will be accomplished as part of LID #5 (Reinstated). Landscape plans will be prepared and will be approved by the City prior to the beginning of any construction.
- 6. <u>Electrical and Telephone Service</u>: Underground electrical and underground telephone service will be provided by the serving utilities, but the installations by the utilities will need to be coordinated with LID construction activities. Likewise, natural gas service by Northwest Natural Gas Company will need to be coordinated.
- 7. <u>Project Entry Signs</u>: Distinctive signs, including provision for irrigation and lighting, will be installed on each side of Town Center Loop at its intersection with Wilsonville Road and on each side of Parkway Avenue at its intersection with Town Center Loop. Their design, easements as necessary, and construction is included in the LID.

PROJE			R LOOP ROAL INSTATED> UNIT	KPFF	IES CONSULTING SED IMPROVE	
ITEM	QUANTITY	UNITS		ITEM COST		PAGE
SITEWORK			•			
STRIPPING	7860	CY	3.00	23579.33	i	
CLEAR&GRUB		LS		15000.00		
LANDSCAPE						
AND BERMS	•	LS	100000.00	100000.00		•
STREETS	5	UBTOTAL S	ITEWORK		138579.33	
EXCAVATION	23579	CY	4.00	94317.33		
3" AC CL B	47159	SY		278236.13		
2"-3/4-0	47159	SY		47158.67		
10" 2"-0	47159	SY		196494.44		
VERT. CURB	19606	LF		58818.00		
C & G	19606	LF		88227.00		
REMOVE EXIS	j 1 m	LS	4000.00	4000.00		
SPECIAL CRO						
TREATMENT	800	SY	25.00	20000.00		
STORM (ONS	ITE) S	UBTOTAL SI	TREETS		1278703.90	
10"CP ROCK	V · 350	LF	17.00	6650.00		
12"CP ROCK	2470	LF	20.00	49400.00		
15"CP ROCK	800	LF		20800.00		
18"CP ROCK	310	LF		10540.00		
21"CP ROCK	100			4000.00		
24"CP ROCK	2740		46.00			
O'SIZE CB	11	EA		8250.00		
STD CB	25	EA		10000.00		
NEW MH	14			14000.00		
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12"CP NAT.	340	LF	17.50	6630-00		
15"CP ROCK 15"CP NAT.	630	LF	26.00	16380.00		
15"CP NAT_	1480	LF	24.00	35520.00		
6' MH	3	EA	1200.00	3600.00		
CONNECT EX			500.00			
ADJUST MH	1		150.00			
GANITARY (O	NSITE) S	UBTOTAL SA	- ANITARY (DF	FBITE)	62780.00	
B"CP ROCK	2160	LF	15.00	32400.00		
12"CP ROCK		LF	15.00 21.50 1200.00	17200.00		
6' MH	5	EA	1200.00	6000.00		
6' MH Connect ex	2	EA	500.00	1000.00		
WATER (OFFS	ITE) E	UBTOTAL SA	- ANITARY (ON	NSITE)	56600.00	
12"DIP	1120	LF	28.00	31360.00		
12"GV	2	EA	860.00			
FH ASSY.	2		1400.00			
BLOWDFF	1		400.00			
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KPFF CONSULTING ENGINEERS 1994 O

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3" DIP		280	LF	19.00	5320.00		
12"GV		8	EA	860.00	6880.00 2250.00		•
B" GV FH ASBY.	4	2	EA	450.00	2250.00		
-H ASSY.		. 4	EA	1400.00	5600.00		
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OWN CENTE	R	-	,	120000			
IDENTIFIC							
SIGNS		3	EA	6000.00	18000.00		
		5	UBTOTAL MI	SC.		95429.90	
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			UNIT		24' WHOLE	
ITEM	QUANTITY	UNITS	PRICE			PAGE 1
SITEWORK			•			
STRIPPING	9077	CY	3.00	27230.56		
CLEAR&GRUB			15000.00			
AND BERMS	ı	LS	100000.00	100000.00		•
STREETS	SUB	TOTAL SI	TEWORK		142230.56	
	27231	CY	4.00	108922.22	t	
S" AC. CL B	22874	SY	5.90	134954.63		
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PAVEMENT	ICCINA		4000.00			
TREATMENT	800	SY	25.00	20000.00		
STORM (ONS	ITE) SUB	TOTAL ST	REETS		474284.47	
	• 168	LF	19.00	3192.00		
	2470					
15"CP ROCK	800	LF	26.00	20800-00		
B"CP ROCK	310	LF	34.00	10540.00		
	80	LF	40.00	3200.00		
21"CP ROCK 24"CP ROCK	7740		40.00	126040.00		
LA CF RULK	2/40	LF EA				
SIZE CB		EA	400.00	8250.00		
STD CB		EA	400.00			
NEW MH	14	EA	1000.00	14000.00		
SANITARY (O	FFSITE) SUB	TOTAL ST	DRM (ONSI)	E)	245422.00	
2"CP NAT.	340	LF	17.50	6630.00		
15"CP ROCK	630	LF	26.00	16380.00		
5"CP NAT.	1480	LF		35520.00		
5' MH	3	EA		3600.00		
CONNECT EX	· 1	EA	500.00			
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B"CP ROCK	2160	LF	15.00	32400.00		•
2"CP ROCK	800	LF	21.50	17200.00		
6" MH	5	EA	1200.00	6000.00		
CONNECT EX	2	EA	500.00			
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2"DIP	1120	LF	28.00	31360.00		
12"GV	2	EA		1720.00		
FH ASSY.	2	EA				
BLOWOFF	1	EA	400.00	400.00		
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			SUBTI	TAL DTI	HER FEES			24300
		ICT COST INANCE (AND INTI	EREST)		\$ \$	1649214

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1	PROJE	CT NAME: T		NSTATED)	KPFF	IES CONSULTING EN SOUTH PORTION	S/24
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STREE	TS	່ວນ	BTOTAL SI	TEWORK		124469.44	
		14469		4.00			
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		12154					
C & 6	9	10418	LF	4.50	46881.00		
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SPECI	EMENT			4000.00			
TREA	TMENT	800	SY	25.00	20000.00		
STORM	1 (ONS	ITE) SU	BTOTAL ST	REETS		263266.73	
10"CP	ROCK	72	LF	19.00	1368.00		
12"CF	ROCK	B10	LF	20.00	16200.00		
15"CF	ROCK	800	LF	26.00	20800.00		
18"CF	ROCK	150	LF	34.00	5100.00		
12"CF	ROCK		LF	40.00	3200.00		
24"CF	ROCK	2680	ĹF	46.00 750.00	123280.00		
0'812	E CB	11	EA	750.00	8250.00		
STD C	В	17	EA	400.00	6800.00		
NEW M	IH	9	· EA	1000.00	9000.00		
		FFSITE) SU	BTOTAL ST	DRM (ONSIT	E)	193998.00	
	NAT.			19.50			
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	NAT.	1480	LF	24.00	35520.00		
	ł	3	EA	1200.00	3600.00		
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SANIT	ARY (D	NSITE) SU	BTOTAL SA	NITARY (OF	FSITE)	62780.00	
	ROCK			15.00			
12"CP	ROCK	800	LF	21.50	17200.00		
				1200.00			
CONNE	CT EX	2	EA	500.00	1000.00		
WATER	OFFS	ITE) SU	BTOTAL SA	NITARY (ON	SITE)	56600.00	
12"DI		1120	LF	28.00	31360.00		
12"GV		2	EA	860.00	1720.00		
	SY.	2	EA	1400.00	2800.00		
	FF	1			400.00		

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• KPFF CONSULTING ENGINEERS 1994

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	CT NAME:	TOWN CENTER LID #5 (RE) / UNITS	(NSTATED) UNIT	KPFF	CONSULTING SOUTH PORTI	05/24/84 ENGINEERS ON DNLY PAGE 2
WATER (ONSI	TE)	که اینان اینک بلست منتجا میش مقدم ماک رمینو که قایش میر	د زیری هسر بروی آست هده اخت هید پیراه ۱۹۵۰ م	یہ جس شہر جون سے ہیں بینٹ میں سب اب	ین وی	ويتي ويعنيه فيلمغ فينعن منهما فلايت بريس ويتبع وينهم وينبع و
12"DIP 8" DIP 12"GV 8" GV FH ASSY.		D LF B EA	17.00 860.00 450.00	116200.00 5320.00 6880.00 2250.00 5600.00)))	•
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S	UBTOTAL C	ONSTRUCTION				1069690
CONSULTING (FEES					
ENGINEERING FEE55000.00DESIGN SURVEY4500.00PLATTING RIGHTS-DF-WAY6000.00REPLACE 50% FRONT CORNERS1000.00CONTRACT ADMINISTRATION18000.00CONSTRUCTION STAKING55000.00INSPECTION18000.00					•	
OTHER FEES		SUBTOTAL CO	NSULTING F			157500
INSPECTION AND CHECKING RECORDING				18000.00 300.00		
		SUBTOTAL OT		المتلا المتر علي المتر المتر المتر المتر المتر المتر المتر		18300
TOTAL DISTR (EXCLUDING		EES AND INT	EREST)		 \$ 	1245490

 WILSONVILLE TOWN CENTER LID #5 (REINSTATED)
 RECOMMENDED DISTRICT
 06/06/84

 SUMMARY OF RIGHTS-OF-WAY
 ASSESSMENT METHODS WITH APPROXIMATE COST

 SUMMARY OF RIGHTS-OF-WAY ASSESSMENT ME SUMMARY OF APPROXIMATE ASSESSMENTS AND ACREAGES.

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OWNER OR CONTACT T3S R1W 13B:	TOTAL VAC	ATION DED	ICATION	NET AP	PROX.	FEE
2600	39.00	0.00	0.00	39.00	111400	2072
2700	23.86	0.00	0,00	23.86	68154	1267
2701	1.82	0.00	0.00	1.82	5199	97
2900	1.00	0.00	0.00	1.00	2856	53
3000	0.80	0.00	0.00	0,80	2285	42
3001 KDHL TRACT	23.86 1.82 1.00 0.80 0.02	0.00		0,00	0	0
T3S R1W 13BC:			•			
	2.27	0.00	0.00	2.27	6484 80	
T3S R1W 13BC SUPPL.:			•			
ASH MEADOWS 81 UNITS PER UNIT	8.04	0.00	0.00	8.06	23023 284	428 12
T38 R1W,14A:						
100	40.83	0.02	0.00	40.85	116684	2170
200	23.68	0.00	0.00	23.68	67640	1258
TOTAL NORTH HALF 24' COSTS		0.02	0.02	141.34		7508
T3S R1W 13:	میں میں جنوب ہوتا ایک میں میں کرتے ہیں۔ میں ایک میں ایک میں ایک	ین بروی میرو میرو میرو میرو میرو میرو میرو م	به قریت برای کرد: این	ین مانو _{است} ار این که اس راسه روی _ا ین کار اس م		وارتب الثالم يوري وريك النقد ويي جنار ومين من
400 GEORGE AND BETTY VLAHOS		0.00	0.79	8.78	99684	1854
401 LINDQUIST	3.39	0.00	0.46	2.93	32525	605
401 LINDQUIST 404 LINDQUIST	9.08	0.00	0.55	8.53	94688	1761
406 THE WILSONVILLE PROJECT	13.86	0.00	0.46	13.40	148748	2766
404 LINDQUIST 406 THE WILSONVILLE PROJECT 407 THE WILSONVILLE PROJECT	0.92	0.00	0.55	0.37	4107	• 76
408 LINDQUIST	2.26	0.00	0.23	2.03	22534	419
409 THE WILSONVILLE PROJECT	0.59	0.00	0.23	0.36	3996	74
500 LO70 FT AL	14.54	0.00	0.00	14.54	161403	3001
600 YOUNG ET AL 601 YOUNG ET AL	4.08	0.00	0.31	3.77	41849	778
601 YOUNG ET AL	6.07 10.89 3.72	0.00	0.00	6.07	67381	1253
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603 KAISER FOUNDATION	10.89	0.00	0.93	9.96	110562	2056

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RECOMMENDED DISTRICT COSTS (CONT T3S R1W 14D:	Γ.)		•		•	PAGE 2 06/06/84
200 ANDERSON ET AL 201 MALA (PACIFIC PLAZA CTR)	9.06 4.93 0.24 1.92 18.07 4.50 0.50	0.00 0.49 0.59	0.00 1.92 0.00 0.37	5.57 0.34 0.00	3774 0 206028 52395	70 0
	118.39	الم المالية المالية الترك الترك الترك المترك المترك المالية المالية المرك ال	8,29	112.20	ے۔ سے بچے سب سے سے اندر نیاد خان میں میں ا	
TOTAL DISTRICT 24' COSTS CITY OF WILSONVILLE	259.73	2.12			1649214 6505	30669 121
COSTS IN EXCESS OF 24' IMPROVEN	IENT	N/A	N/A	N/A	1039535	19331
TOTALS	259.73	2.12		253.54 ACRE \$ >	2688749 10605	50000 197

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NOTE: AREAS AND COSTS ARE VERY APPROXIMATE. ACTUAL AREAS WILL BE CALCULATED.

ASSUMING PARTICIPATION BY THE CITY, THE ADVANCE FEE DEPOSIT REQUIRED OF THE PROPERTY OWNERS WOULD BE **\$** 30669 IN ADVANCE TO COVER COSTS THROUGH BIDDING.

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RESOLUTION NO. 290

ACCEPTANCE OF DEDICATED RIGHT-OF-WAY FOR THE REMAINDER OF THE TOWN CENTER LOOP WEST AND A T-INTERSECTION WITH PARKWAY AVENUE - PORTIONS OF TAX LOT 100, 101 AND 201, T3S-R1W, SECTION 14D, PORTIONS OF TAX LOT 400, T3S-R1W, SECTION 13 AND TAX LOT 3000, T3S-R1W, SECTION 13B

WHEREAS, Pacific Horizons Real Estate, Inc., represented by Donald Mala, has submitted engineering documents for the dedication of right-of-way for the completion of the Town Center Loop Road West, and

WHEREAS, said engineering documents prepared by Riverside Engineering represent a right-of-way alignment in compliance with the plans previously approved by the Planning Commission and City Council, and

WHEREAS, the Council finds that accepting the dedication of right-of-way prior to initiation of street improvements is a logical and orderly step for its completion of road improvements in compliance with the Capital Improvements Plan, and

WHEREAS, the applicant has requested that Tract 5 as identified in Exhibit 1B be held in reserve to be dedicated at the City's request upon initiation of actual street improvements, and

WHEREAS, the City finds this request appropriate and consistent with the City's Housing policies in that it will prolong the life of the Wilsonville Mobile Park until such time as the land is necessary for street improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Wilsonville City Council does hereby conditionally agree to accept the dedication of right-of-way as herein described.

FINDINGS

The following Findings are hereby adopted by the City Council and entered into the public record in consideration of the request as submitted.

RESOLUTION NO. 290

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1. The property affected by the right-of-way dedication consists of Tax Lot 100, 101 and 201, T3S-R1W, Section 14D, Tax Lot 400, T3S-R1W, Section 13 and Tax Lot 3000, T3S-R1W, Section 13B.

The Council further finds that the subject property is located in the area designated as the Wilsonville Town Center which is currently zoned Planned Development Commercial under the provisions of the Town Center Master Plan.

2. That in December, 1979, the City Council initiated an LID (No. 5) for construction for the remainder of the Town Center Loop Road. Subsequently, the improvement plans were modified on February 13, 1980, February 19, 1980, June 9, 1980 and June 26, 1980.

Prior to further action on LID No. 5, the Planning Commission identified concerns regarding the proposed alignment of the northwest leg of the loop. Consequently, the Commission initiated a study of the right-of-way alignment which was ultimately reviewed and approved by the Commission on May 11, 1981.

The Commission's alignment was then forwarded to the City Council with said recommendation reviewed and approved by the Council on June 15, 1981.

On January 25, 1982, the City received a request from Pacific Horizons Real Estate, Inc. regarding the acceptance of right-of-way for the loop road as approved by the City. This request was reviewed by the Council on February 1, 1982, at which time Council moved to tentatively approve the right-of-way alignment and directed the applicant to work with City staff to prepare the necessary legal documents for Deed transfer.

PAGE 2 OF 6

3. The applicant has submitted survey drawings, together with legal descriptions, of the property to be dedicated. The drawings and legal descriptions are attached hereto as Exhibit 1A including Riverside Engineering Survey No. 8246 and Exhibit 1B, Riverside Engineering Map No. 8236, together with legal descriptions of said drawings.

The Council further finds that in order to complete the dedication requirements, a title report must be prepared to insure that all properties are free and clear from all encumbrances.

4. Council finds that Tract No. 5 as identified as part of Map 8236 extends into the southern portion of the Wilsonville Mobile Home Park. It is further found that this area is currently occupied by tenants of the Park who are on short-term month-to-month rental agreements with the landowners. The occupants of this portion of the Park are in RV units and are all aware of the pending street improvements.

However, the Council further finds that during the development of the Comprehensive Plan and during the confirmation of the Loop Road right-of-way alignment, there was considerable discussion about prolonging the life of the Wilsonville Park as long as practically possible.

In this regard, the Council finds that no specific timetable has been set for initiation or completion of the street improvements although they were scheduled for fiscal year '82-'83 in the Capital Improvements Plan.

PAGE 3 OF 5

(Priority 1-9) While this project is a high priority scheduling in the Capital Improvements Plan, the current economic conditions do not warrant immediate action on completion of the street improvements.

Therefore, the Council concludes that it would be premature to accept the rightof-way and force the removal of the temporary residences prior to a confirmed construction date of the improvements.

The Council further finds that this tract could be placed in escrow with the condition that Deed transfer occur at the City's request upon initiation of a street improvement project. Until such time, the owner of said property would be entitled to secure rents and associated profits from the operation of the mobile park and would be further obligated to pay taxes on said portion until such time as the City executes the transfer.

5. The Council further finds that during the Planning Commission's discussion and previous Council discussion regarding the Loop Road alignment, it was acknowledged that the Loop Road would serve the north-south arterial street linking to Parkway Avenue. Therefore, while the applicant would be obligated to provide a collector street adequate to serve their properties, they would not be obligated for full-street improvements of an arterial street.

It is further noted that the applicant was a willing participant in the initial LID No. 5 which is still pending further action.

PAGE 4 OF 6

Therefore, the Council acknowledges that in initiating any further action on LID No. 5 or modifications thereof, appropriate consideration must be given to the applicant's fair share of the street improvement's noting that the applicant has essentially agreed to a half-street obligation. The LID, therefore, must make appropriate assessments on other parties to account for their main half-street improvement.

6. In accepting the right-of-way dedication, the Council acknowledges the necessity to vacate the existing right-of-way for Parkway Avenue at such time that the Loop Road improvements are made.

The existing right-of-way is under the jurisdiction of Clackamas County. However, the City has an adopted Intergovernmental Agreement with the County for transfer of jurisdiction of streets within the City. Therefore, the City, in approving this dedication, will assume the obligation to initiate and administer a street vacation of the existing portion of Parkway Avenue, also known as Market Road 27, at an appropriate time following initiation of street improvements to the Loop Road.

It is further noted by the Council that said vacation should include a small rectangular section of right-of-way excluded from previous vacation of Barber Street along the north property line of Tax Lot 100, T3S-R1W, Section 14D.

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of

PAGE 5 OF 6

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the application as submitted.

1.A. Riverside Engineering Survey Map No. 8246 and attached legal description.

B. Riverside Engineering Survey Map No. 8236 and attached legal description.

 Letter from Don Mala dated January 24, 1983.

3. Planning Commission Meeting Minutes dated May 11, 1981.

4. Memorandum from Ben Altman dated June 10, 1981.

5. City Council Minutes dated June 15, 1981.

 Letter from Don Mala dated January 25, 1982.

7. Memorandum from Ben Altman dated January 27, 1982.

8. City Council Minutes dated February 1, 1982.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this <u>7th</u> day of <u>February</u>, 1983 and filed with the Wilsonville City Recorder this same day.

WILLAIM G. LOWRIE, MAYOR

ATTEST:

DEANNA J. THON, City Recorder

PAGE 6 OF 6

TO: City Council, City of Wilsonville

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PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT

Town Center Loop Road and Utilities and Parkway Avenue Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstate an Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, and by providing herein Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and providing typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

We, the undersigned, do hereby allege and request as follows:

I.

That the City of Wilsonville reinstate real property described in Exhibit "A" attached hereto as a District comprised of approximately 260 acres for the purpose of accomplishing street, storm drainage, sanitary sewer, water, street lights, and landscape improvements as provided by City Code Section 3.210 through 3.218.

II.

That the method of financing the street, storm drainage, sanitary sewer, water, street lights, and landscape improvements be as provided by the Bancroft Bonding Act (ORS 223.205 - 223.295).

III.

That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

V.

That the undersigned persons represent more than -69 % of the recorded property owners or recorded property purchasers within the proposed Local Improvement District (LID).

EXHIBIT II C

TO: City Council, City of Wilsonville PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT Town Center Loop Road and Utilities and Parkway Avenue Local Improvement District #5 (Reinstatement) Page 2

vı.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

- 1. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed; and
- 2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid.
- 3. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited; and
- 4. The description of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement with the names of the owners or reputed owners thereof, and the estimated assessments against each such lot or parcel.

VII.

That the report on the proposed public improvement to be filed with the Council within sixty (60) days of receipt of this petition or said petition shall be rendered null and void.

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the report within thirty (30) days of receipt and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing. TO: City Council, City of Wilsonville PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT Town Center Loop Road and Utilities and Parkway Avenue Local Improvement District #5 (Reinstatement) Page 3

IX.

That the report described in paragraph VI, herein above, be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207

2. Don Mala, P.O. Box 6, Wilsonville, OR 97070

3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

X.

That upon completion of the proposed improvement, said District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpff consulting engineers be appointed the Engineer of work.

XII.

That should the project's low bid exceed by more than 25% the estimated cost described in paragraph VI, herein above, it is hereby requested that such bid be held in abeyance for sufficient time to allow two (2) weeks notice of such cost increase to the property owners in the proposed District. It is further requested that the bid be then awarded unless more than 50% of the property owners owning more than 50% of the property within the proposed District, file written remonstrance against the proposed improvement within the said two (2) week period.

Signature of Owner Authorized Representative	Address POBer 145, 30150 Sw Perkway Avenue Wilsonville, ar	Date 6/20/14	351W138 Tax Lots(5) 2400/3000	Acres /.80
	Wilsonville, OR	• • * 	16-19-	
. • 		• • • • • • • • • • • • • • • • • • • •	1999-1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1	
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and a state of the		• • •	anjifansiya disanyayar na kana sayagasar	
Title of Above Signature	OWNER.			
Representing Figmilia Company State of Oregon)				
State of Oregon) ss County of Clackamas ss , 19	84	$(\cap$	1 -	
Personally appeared the abov authorized represenative of the foregoing instrument to	e named <u>(ACK)</u> <u>Jamiliar Projon</u> be their voluntary act a	Dawn	and ackno <u>-</u> and ackno <u>dual</u> - <u>ic of OREGON</u>	a duly wledged
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PRELIMINARY ENGINEER'S REPORT Town Center Loop Road and Utilities and Parkway Avenue LID #5 (Reinstatement)

... A. GENERAL DESCRIPTION AND BACKGROUND

, 1984, property owners in township 3 south, range 1 west, On m sections 13 and 14 filed a petition with the City of Wilsonville to reinstate a Local Improvement District (LID). The purpose of this LID would be to construct the remainder of Town Center Loop Road and primary utilities and to improve S.W. Parkway to Boeckman Road. The project construction costs equivalent to a 24 foot roadway and necessary utilities would be borne by benefited landowners through The remainder would be borne by the City of property assessments. Wilsonville. The attached map (Exhibit "B" of the petition) shows existing improvements solid and proposed improvements dashed. This project differs from the previously approved (and abandoned) LID #5L as follows:

- 1. S.W. Parkway Avenue is to be constructed to a modified parkway section of two 17 foot lanes and a 14 foot landscaped median from Town Center Loop to Boeckman Road. The necessary storm drainage facilities on S.W. Parkway would also be constructed, as well as any necessary utility adjustments.
- 2. The intersection of Parkway Avenue and Town Center Loop is a four way intersection to allow for future planning as it relates to future interior circulation. Near its intersection with Town Center Loop, Parkway Avenue will widen to five lanes in a 72 foot right-of-way. South of Town Center Loop, Parkway would be a 40 foot wide pavement in a 60 foot right-of-way.
- 3. The full parkway section, on a 72 foot right-of-way is to be developed with two 24 foot travel lanes and a 14 foot landscaped median for the remainder of Town Center Loop.
- 4. The utilities proposed as shown conceptually on the Revised Town Center Utility Plan would be constructed.
- 5. Storm water detention associated with each site would be required in lieu of existing and proposed detention shown on the Revised Town Center Utility Plan. Sheet flow and surface detention would be encouraged.
- 6. Only Town Center Loop and Parkway Avenue would be constructed. No other roadway improvements are included.

Exhibit "A" of the petition shows the boundary of LID #5 (Reinstated) and the general configuration of the proposed improvements. Exhibit "B" is the Revised Town Center Utility Plan.

Included in this report are estimates of the project costs. These estimates assume the project would be constructed during Summer and Fall 1984, and completed by Summer 1985.

<u>EXHIBIT II D</u>

PRELIMINARY	EN. NEEF	'S RE	PORT			
Town Center	Loop Roa	ið and	Utilities	and	Parkway	Avenue
LID #5 (Reir	nstatemer	it)				
Page 2						

B. RIGHT-OF-WAYS

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The required 72 foot wide right-of-way through tax lot 100 (township 3 south, range 1 west, section 14D) has been placed in escrow. Otherwise, the required right-of-way for Town Center Loop West has been dedicated. Similarly, the 30 foot west half of the right-of-way for realignment of Parkway Avenue north of Town Center Loop has been dedicated but an additional 6 feet will be needed. Dedication of a 72 foot right-of-way, or 36 foot where the centerline is a lot line, would be required from lots 400 through 409. A 36 foot dedication is required from lots 603 and 600 to complete Town Center Loop East. Vacation of Old Parkway Avenue should be accomplished for the portion inside the Loop, and where unneeded north of the Loop. Additional dedication 36 feet wide would be required on the east side of Parkway between Town Center Loop and the 1/4 corner. No additional right-of-way is required to improve Parkway from the 1/4 corner to Boeckman Road, except construction easements.

In addition to the road rights-of-way, easements will be required from tax lots 101, 200, and 201 for the water line, from tax lots 400 and 500 for the sewer, and from tax lot 101 for storm drainage outfall (all in township 3 south, range 1 west, section 14D).

C. UTILITIES

As part of the privately financed construction of the improvements outside of Parkway Avenue and the Loop, we expect that the major drainage facilities serving that area will be installed. Water lines will be available to serve the area by extending from an existing water line along the north boundary of tax lots 401 and 404.

The following utility work is anticipated as part of LID #5 (Reinstatement)

 Sanitary Sewers: The existing sanitary sewer on the portion of Parkway Avenue which will be abandoned will be replaced. The routing of the new sewer line is shown on Exhibit "B". Service lines will be extended from this sewer line to serve tax lot 100, the portion of tax lot 400 which is north of the new roadway and a stub to be extended by others to serve properties east of the district. The existing sanitary sewer within the vacated portion of Parkway Avenue will be stubbed off and abandoned.

To provide sewer service to the southerly portions of tax lots 400, 401 and 404, a sewer line will be extended northward as shown on Exhibit "A" along the west boundary of tax lot 500.

2. <u>Water Service</u>: A 12 inch water line will be extended from its terminus just north of the project on Parkway Avenue along a routing as shown on Exhibit "B". This water line will be extended to connect to the water line built as part of LID #2. It will also provide service to tax lots 100 and 400, and extend along Town Center Loop East connecting with the existing line there. PRELIMINARY ENGINEER'S REPORT Town Center Loop Road and Utilities and Parkway Avenue LID #5 (Reinstatement)

Page 3

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3. Drainage: The drainage facilities for the east portion of the project, together with the outfall line to Boeckman Creek, should be constructed as a portion of the LID. Appropriate drain lines will need to be extended across the Loop Road to provide outlets from the northeast of this area. On the west end of the project, drain facilities as shown on Exhibit "B" will be provided. That area will drain into the detention basin built as part of LID #2, and from there the water will cross the freeway and eventually will flow into Seeley ditch. The future development of tax lot 101 and 200 may wish to eliminate the open pond if other means of detention can be provided.

No provision has been made for providing a piped drainage outlet to the lower portions of tax lots 101, 200, 201, 400 and 406. Presumably as development of those tax lots takes place, the drainage will be deposited in the natural swale which eventually runs to Boeckman Creek. Such development must account for the capacity of existing drainage facilities.

The drainage way which crosses Boeckman Road and Parkway also crosses I-5, eventually reaching Seeley Ditch. Future development along these properties must also account for existing capacity limitations.

- 4. <u>Street Lights:</u> We anticipate that all street lighting will be installed as a part of the LID. As has been the case previously, the street lighting plan will be laid out by Portland General Electric Company and will be refined by the project engineers for the roadway, and will thereafter be submitted to the City Planning Commission for approval. The cost of the light poles, luminaries, underground wiring, and other such facilities will be borne in part by the City and by the LID. Selection of poles and fixtures will be made by the City.
- 5. Landscaping: The landscaping of the street medians will be accomplished as part of LID #5 (Reinstated). Landscape plans will be prepared and will be approved by the City prior to the beginning of any construction.
- 6. Electrical and Telephone Service: Underground electrical and underground telephone service will be provided by the serving utilities, but the installations by the utilities will need to be coordinated with LID construction activities. Likewise, natural gas service by Northwest Natural Gas Company will need to be coordinated.
- 7. <u>Project Entry Signs</u>: Distinctive signs, including provision for irrigation and lighting, will be installed on each side of Town Center Loop at its intersection with Wilsonville Road and on each side of Parkway Avenue at its intersection with Town Center Loop. Their design, easements as necessary, and construction is included in the LID.

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	PROJE		TOWN CENTER LID #5 (RE]	INSTATED)	KPFF (IES CONSULTING E SED IMPROVEN	
	ITEM	QUANTITY	UNITS				PAGE
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AND	BERMS	•	LS	100000.00	100000.00		
STREE	TS	ę	SUBTOTAL SI	TEWORK		138579.33	
EXCAV	ATION	23579	CY	4.00	94317.33		
3" AD	CL B	47159	SY	5.90	278236.13		
2"-3/		47159	SY	1.00	47158.67		
10" 2	"~0	47159	SY	4-17	196494.44		
VERT.	CURB	19606	LF	3.00	58818.00		
C & G	E EXIS	19606			88227.00		
PAV	E EAIS EMENT AL CRO		LS	4000.00	4000.00		
	TMENT		SY	25.00	20000.00		
STORM	(ONS	ITE)	SUBTOTAL ST	REETS		1278703.90	
10"CP	ROCK	350			6650.00		
12"CP	ROCK	2470		20.00	49400.00		
15"CP	ROCK	800		26.00	20800.00		
18"CP	ROCK	310	LF	34.00	10540.00		
21"CP	ROCK		LF	40.00	4000.00		
24"CP	ROCK	2740	LF	46.00	126040.00		
O'SIZ	E CB	11			8250.00		
STD C	B	25		400.00	10000.00		
NEW M	н	14	EA	1000.00	14000.00		
		FFSITE) :	SUBTOTAL SI	ORM (ONSI	ГЕ)	249680.00	
12"CP	NAT.	340	LF	19.50	6630.00		
15000	POCK	430	16	74 00	16380.00		
15"CP	NAT.	1480	LF	24.00	35520.00		
6' MH	1	3	EA	1200.00	3600.00		
CONNE	CT EX	1	LI LF EA EA	500.00	500.00		
ADJUS	T MH	1	EA	150.00	150.00		
SANIT	ARY (O	NSITE>	SUBTOTAL SA	NITARY (D	FFSITE)	62780.00	
8"CP	ROCK	2160	LF	15.00	32400.00		
12"CF	ROCK	800	LF	21.50	17200.00		
6" MH		5	EA	1200.00	6000.00		
CONNE	CT EX	2	EA EA	500.00	1000.00		
WATER	(OFFS		SUBTOTAL SA				
12"DI		1120	LF EA EA	28.00	31360.00		
12"OV	,	2	EA	860.00	1720.00		
FH AS		2	EA	1400.00	2800.00		
BI DUD	FF	1	EA	400,00	400.00		

C KPFF CONSULTING ENGINEERS 1984

			NSTATED) UNIT	KPFF C	ES CONSULTING SED IMPROVE	
WATER (ONSIT	Έ)	و بینا سب سال بین «ش»بید اید	ماندو المربع والمربع المربع الم	17 Mar 200 Alan 444 444 444 444 444 444 444 444 444 4	أ مينت بينار ماري ماين مودن ما المراج معال معال معال معال من م	1999 - 1914 - 1915 - 1915 - 19
12"DIP	4150	LF	28.00	116200.00		
8" DIP	280	LF		5320.00		
12"GV	8	EA		6880.00		
8" GV	5	EA		2250.00		
FH ASSY.	4	EA	1400.00	5600.00		
MISC.	SUB	TOTAL WA	TER (ONSI	TE)	136250.00	
MOBILIZE						
AND BOND		LS		40000.00		
STR. LTS.	12	EA		9803.00		
VAULTS	5	EA	800.00	4000.00		
UTILITY						
TRENCHING	9803	LF	2.30	22546.90		
PVC CONDUIT						
CROSSING	6	EA	180.00	1080.00		
TOWN CENTER						
IDENTIFICAT						
SIGNS	3	EA	6000 . 00	18000.00		
	SUB	TOTAL MI	sc.		95429.90	
SL	IBTOTAL			_		20
CC	NTINGENCIES		157	4	_	3
SL	IBTOTAL CONS	TRUCTION			\$	23
CONSULTING F	EES					
=	GINEERING F	EE		90000.00		
	SIGN SURVEY			6000.00		
	ATTING RIGH		Y	12000.00		
	PLACE 50% F			3000.00		
	NTRACT ADMI			40000.00		
C.C.	NSTRUCTION			95000.00		
	SPECTION			40000.00		
OTHER FEES	SUB	TOTAL CO	NSULTING P	EES		2
TA	SPECTION AN	D CHECKI	NG	40000.00		
	CORDING			300.00		
	SUB	TOTAL OT	HER FEES	متلية يتبلغ فلمل فليل والم والمتر ومن والم		

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PROJE	CT NAME: TO LI		(NSTATED)		IES CONSULTING 24' WHOLE	
ITEM	QUANTITY	UNITS	PRICE			PAGE
SITEWORK			•			میں ہوتا جات برنے میں میں میں ہے۔
STRIPPING	9077	CY	3.00	27230.56		
CLEAR&GRUB		LS		15000.00		
LANDSCAPE AND BERMS		16	100000.00	100000 00		
HOD BERTO			-	100000.00		
STREETS	SUI	BTOTAL SI	TEWORK		142230.56	
EXCAVATION			4.00			
3" AC CL B			5.90			
2"-3/4-0			1.00			
10" 2"-0			4.17			
C & G REMOVE EXIST		LF	r -	88227.00		
PAVEMENT SPECIAL CROS		LS		4000.00		
TREATMENT	800	SY	25.00	20000.00		
STORM (ONSI	TE) SUI	BTOTAL ST	REETS		474284.47	
10"CP ROCK	168	LF	19.00	3192.00		
12"CP ROCK	2470	LF	20.00	49400.00		
15"CP ROCK	800	LF	26.00	20800.00		
18"CP ROCK	310	LF	34.00	10540.00		
21"CP ROCK	80	LF	40.00	3200.00		
24"CP ROCK	2740	LF	46.00	126040.00		
O'SIZE CB	11	EA	750.00	8250.00		
STD CB	25		400.00	10000.00		
NEW MH	14	EA		14000.00		
SANITARY (OF	FSITE) SUI	BTOTAL ST	ORM (ONSI)	ΓE)	245422.00	
12"CP NAT.	340	LF	17.50	6630.00		
15"CP ROCK	630	LF	19.50 26.00 24.00 1200.00	16380.00		
15"CP ROCK 15"CP NAT.	1480	LF	24.00	35520.00		
6' MH	3	EA	1200.00	3600.00		
CONNECT EX	1	EA	500.00	500.00		
ADJUST MH	1	EA	150.00	150.00		
SANITARY (ON	SITE) SUI	BTOTAL SA	NITARY (OF	FSITE)	62780.00	
8"CP ROCK 12"CP ROCK 6' MH CONNECT EX	2160	LF	15.00	32400.00		
12"CP ROCK	800	LF	21.50	17200.00		
6' MH	5	EA	1200.00	6000.00		
CONNECT EX	2	EA	500.00	1000.00		
WATER (OFFSI	TE) SUI	BTOTAL SA	NITARY (O	SITE)	56600.00	
12"DIP						
12"GV	2	EA	860.00	1720.00		
FH ASSY.	2	EA	1400.00	2800.00		
BLOWDFF	4		400.00			

• KPFF CONSULTING ENGINEERS 1994

WATER (ONS) 12"DIP 8" DIP 12"GV 8" BV FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	4150 280 8 5 4 12 5 9803 3 7 7803 3 7 710N 3	LF EA EA SUBTOTAL W LS EA EA LF EA	28.00 17.00 860.00 450.00 1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30	TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	PAGE
12"DIP 8" DIP 12"GV 8" GV FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	4150 280 8 5 4 12 5 9803 3 7 7803 3 7 7803 3 7 3 7 3 7 3 3 3 3 3 3 3 3 3 3 3 3 3	LF EA EA SUBTOTAL W LS EA EA LF EA	19.00 860.00 450.00 1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	5320.00 6880.00 2250.00 5600.00 TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
8" DIP 12"GV 8" GV FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	280 8 5 4 12 5 9803 3 7 7803 3 7 7110N 3	LF EA EA SUBTOTAL W LS EA EA LF EA	19.00 860.00 450.00 1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	5320.00 6880.00 2250.00 5600.00 TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
12"GV B" GV FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	8 5 4 12 5 9803 3 7 3 7 3 7 3 7 3 3 3 3 3 3 3 3 3 3 3	EA EA SUBTOTAL W LS EA EA LF EA	860.00 450.00 1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	6880.00 2250.00 5600.00 TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
B" GV FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	5 4 12 5 9803 3 7 3 7 3 7 3 3 3 3 3 3 3 3 3 3 3 3 3	EA EA SUBTOTAL W LS EA EA LF EA	450.00 1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	2250.00 5600.00 TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
FH ASSY. MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	4 12 5 9803 3 3 3 3 1 1 10 N 3	EA SUBTOTAL W LS EA EA LF EA	1400.00 ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	5600.00 TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
MISC. MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	12 5 9803 3 3 3 3 3 1 1 10 N 3	SUBTOTAL W LS EA EA LF EA	ATER (DNSI 24000.00 800.00 800.00 2.30 180.00	TE) 24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	12 5 9803 3 3 ATION 3	LS EA EA LF EA	24000.00 800.00 800.00 2.30 180.00	24000.00 9600.00 4000.00 22546.90 540.00	136250.00	
MOBILIZE AND BOND STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	5 9803 3 3 3 3 1 1 1 0 N 3	EA EA LF EA	800.00 800.00 2.30 180.00	9600.00 4000.00 22546.90 540.00		
STR. LTS. VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	5 9803 3 3 3 3 1 1 1 0 N 3	EA EA LF EA	800.00 800.00 2.30 180.00	9600.00 4000.00 22546.90 540.00		
VAULTS UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	5 9803 3 3 3 3 1 1 1 0 N 3	EA LF EA	800.00 2.30 180.00	4000.00 22546.90 540.00		
UTILITY TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	9803 3 3 3 3 1 1 1 0 N 3	LF EA	2.30 180.00	22546.90 540.00		
TRENCHING PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	3 R ATION 3	EA	180.00	540.00		
PVC CONDUIT CROSSING TOWN CENTER IDENTIFICA SIGNS	3 R ATION 3	EA	180.00	540.00		
CROSSING TOWN CENTER IDENTIFICA SIGNS	3 ATION 3					
TOWN CENTER IDENTIFICA SIGNS S	R ATION 3					
IDENTIFIC SIGNS S	ATION 3	EA	6000-00			
SIGNS	3	EA	6000-00			
9 0 9	-	EA	6000.00			
c				18000.00		
c	:	SUBTOTAL M	tsc.	_	78686.90	
S	UBTOTAL					12325
	CONTINGENC	IES	15	%	_	1846
CONSULTING	SUBTOTAL C	DNSTRUCTIO	1		\$	14174
	FEES					
		~ ~ ~ ~				
	ENGINEERIN			72000.00		
	DESIGN SUR		~~	6000.00 B000.00		
		IGHTS-OF-W		8000.00		
		% FRONT CO DMINISTRAT		1500.00 24000.00		
		DMINISIKAI DN STAKING		72000.00		
	INSPECTION	• • • • • • •		24000.00		
· · · ·						
OTHER FEES		SUBTOTAL C	DNSULTING	FEES		2075
1	INSPECTION	AND CHECK	ING	24000.00		
	RECORDING			300.00		
	:	SUBTOTAL D	THER FEES	البينة البلية والتي والتي فيبني ولينيا بالتي المالة الم		243
TOTAL DIST					-	16492

•	PROJE					IES CONSULTING	
				UNIT	24'	SOUTH PORTI	ON ONLY
	ITEM	QUANTITY	UNITS				PAGE
ŞITE	WORK					المريخ	
STRIP	PING	4823	CY	3.00	14469.44		
	R&GRUB		LS	10000.00	10000.00		
	BERMS		LS	100000.00	100000.00	•	
STREE	TS	S	UBTOTAL SI	TEWORK		124469.44	
EXCA	JATION	14469	CY	4.00	57877.78		
3" A	CLB	14469 12154	SY				
	/4-0	12154	SY Sy	1.00	12154.33		
101	2"-0	12154	SY	4.17	50643 06		
			LF				
			6. F	4.30	40001.00		
	VE EXIS	1 t		4000.00			
	VEMENT		LS	4000.00	4000.00		
	IAL CRO						
TRE	ATMENT	800	SY	25.00	20000.00		
STOR	M (ONS	ITE) S	SUBTOTAL ST	REETS		263266.73	
10"05	P ROCK	72	LF	19.00	1368.00		
			LF		16200.00		
		150	LF				
	P ROCK		LF	40.00	3200.00		
	P ROCK		LF	46.00	123280.00		
	ZE CB	11	EA	750.00	8250.00		
STD C	CB	17	EA	400.00	6800.00		
	мн	9	EA	1000.00	9000.00		
SANI	TARY (O	FFSITE) S	SUBTOTAL SI	FORM (ONSI	TE)	193998.00	
12"CF	> NAT.	340	LF	19.50	6630.00		
			LF				
15"0	P NAT.	1480	LF	24.00	35520.00)	
47 MI	н	3	LF EA	1200.00	3600.00	,	
CONNE	ECT EX	1	FΔ	500.00	500.00		
	ST MH	1	EA	500.00 150.00	150.00		
			SUBTOTAL SA	NITARY (O	FFSITE)	62780.00	
	ROCK		LF	15.00	32400.00		
	P ROCK	800	LF	21.50	17200.00		
12"CF	4	5	FA	1200.00	6000.00		
12"CF	•	2	EA EA	500.00	1000.00		
12"CF 6' MF CONNE	ECT EX			•	سی میں امیں ہیں، معن الدیر بدت جمع بنی میں 	-	
67 Mł Conne		SITE) S	SUBTOTAL SA	ANITARY (D	NSITE)	56600.00	
6' MH CONNE WATEI	R (OFFS		15	28.00	31360.00		
6' MH CONNE WATEI	R (OFFS	1120	15	28.00	31360.00		
6' MH CONNE WATEI 12"DJ 12"GY	R (DFFS IP V	1120 2 2	LF EA EA	28.00	31360.00		
6' MH CONNE WATEI 12"DJ 12"GV FH AS	R (OFFS	1120	LF EA EA		31360.00 1720.00 2800.00		

PRO	JECT N			NSTATED)		IES CONSULTING SOUTH PORTI	
ITE	M QUA	NTITY	UNITS		ITEM COST		PAG
WATER (ON	SITE)				ang pana sing ang pang man	س ے میں ہیں ہیں ہیں بندر این میں این میں میں میں میں میں میں	é bina paté, ana dési, ang ing
12"DIP	·····	4150	LF	28.00	116200.00		
8" DIP **		280		19.00			
12"GV		8	EA		6880.00		
B" GV		5	EA		2250.00		
FH ASSY.		4	EA	1400.00	5600.00		
MISC.		ຣບ	BTOTAL WA	TER (DNSI	re)	136250.00	
MOBILIZE			· · ·				<i>i</i>
AND BOND		-	LS	18000.00			
STR. LTS.		7 3	EA		5600.00		
VAULTS UTILITY		ు	EA	800.00	2400.00		
TRENCHIN		5209	LF	2.30	11980.70		
CROSSING		3	EA	180.00	540.00		
TOWN CENT							
IDENTIFI	LATION	3	EA	6000.00	18000.00		
		SU	BTOTAL MI	sc.	یہے ہیں جب عن غیر میں بیے عن میں م	56520.70	
	SUBTO				-	an ann ann agus agus ann ann ann ann ann ann	930
		NGENCIE	3	157	•		139
	SUBTO	TAL CON	STRUCTION			\$	1069
CONSULTIN	G FEES						
یست نسم دانم سنو وی پین پینو نمار هم	ENGIN	EERING	FEE		55000.00		
		IN SURVE			4500.00		
	PLATT	ING RIG	HTS-OF-WA	Y	6000.00		
	REPLA	CE 50%	FRONT COR	NERS	1000.00		
	CONTR	ACT ADM	INISTRATI	ON	18000.00		
			STAKING		55000.00		
	INSPE	CTION		-	18000.00		
OTHER FEE	5	su	BTOTAL CO	NSULTING F	FEES		157
	INSPE RECOR		ND CHECKI	NG	18000.00 300.00		
		SU	BTOTAL OT		يري فالد عين والر الى الي عما الله ا		18

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WILSONVILLE TOWN CENTER LID #5 (REINSTATED) SUMMARY OF RIGHTS-OF-WAY

SUMMARY OF APPROXIMATE ASSESSMENTS

RECOMMENDED DISTRICT 06/06/84 ASSESSMENT METHODS WITH APPROXIMATE COST AND ACREAGES.

وي جيني هيند بيديد ومن عني جين حين عني مان مايد جين ومنه بين عني عني

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OWNER OR CONTACT T3S R1W 13B:			- 0		SH SSM NT	FEE DEPOSIT
2600			0.00 0.00 0.00			
2700	23.86	0.00	0.00	23.86	68154	1267
2701	1.82	0.00	0.00	1.82	5199	97
2900	1.00 0.80 0.02	0.00	0.00	1.00	2856	53
3000	0.80	0.00	0.00	0.80	2285	42
3001 KOHL TRACT	0.02	0.00	0.02	0.00	0	0
T38 R1W 13BC:			•			
DAK VIEW CONDO'S 36 UNITS PER UNIT	2.27	0.00	0.00	2.27	6484 80	121 3
T3S R1W 13BC SUPPL.:						
ASH MEADOWS 81 UNITS	8.06	0.00	0.00	8.06	23023	
PER UNIT					284	12
T38 R1W,14A:						
100	40.83	0.02	0.00	40.85	116684	2170
200 1	23.68	0.00	0.00	23.68	67640	1258
TOTAL NORTH HALF 24' COSTS			0.02	141.34	403724	7508
			\$ PER 6	ACRE \$ >	2856	53
T35 R1W 13:				اس همه والي العلم العلم العلم العلم العلم العلم الم	، بينغ ميد الله الله الله الله الله الله الله الل	وسيد ويرب وسي وينها ومن منظر وميا ميش
400 GEORGE AND BETTY VLAHOS	9.77	0.00	0.79	8.98	99684	1854
401 LINDQUIST	3.39	0.00	0.46	2.93	32525	605
404 LINDQUIST	9.08	0.00	0.55	8.53	94688	1761
401 LINDQUIST 404 LINDQUIST 406 THE WILSONVILLE PROJECT	13.86	0.00	0.46	13.40	148748	2766
407 THE WILSONVILLE PROJECT	0.92	0.00	0.55	0.37	4107	76
407 THE WILSONVILLE PROJECT 408 LINDQUIST 409 THE WILSONVILLE PROJECT 500 LOZO ET AL	2.26	0.00	0.23	2.03	22534	419
409 THE WILSONVILLE PROJECT	0.59	0.00	0.23	0.36	3996	74
500 LOZO ET AL	14.54	0.00	0.00	14.54	161403	3001
600 YOUNG ET AL 601 YOUNG ET AL	4.08	0.00	0.31	3.77	41849	778
601 YOUNG ET AL	6.07	0.00	0.00	6.07	67381	1253
603 KAISER FOUNDATION	4.08 6.07 10.89	0.00	0.93	9.96	110562	2056
604 KAISER FOUNDATION	3.72	0.00	0.00	3.72	41294	768

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RECOMMENDED DISTRICT COSTS (CON T3S R1W 14D:	T. >					PAGE 2 06/06/84
100 MALA (WILSONVILLE PARK)	9.06	0.28	0.99	8.35	92690	· 1724
101 MALA (PLAZA RDYAL)	4.93	0.64	0.00	5.57	61830	' 1150
102 MALA	0.24	0.10	0.00	0.34	3774	
103 CITY OF WILSONVILLE	1.92	0.00	1.92	0.00	0	0
200 ANDERSON ET AL	18.07	0.49	0.00	18.56	206028	3831
201 MALA (PACIFIC PLAZA CTR)	4.50	0.59	0.37	4.72	52395	974
208 CITY OF WILSONVILLE	0.50	0.00	0.50	0.00	0	Ó
TOTAL SOUTH HALF 24' COSTS	118.39	2.10				
			\$ PER A	ACRE \$ >	11101	206
TOTAL DISTRICT 24' COSTS	259.73	2.12	8.31	253.54	1649214	30669
			S PER A	CRE \$ >	6505	121
CITY OF WILSONVILLE						
COSTS IN EXCESS OF 24' IMPROVE	MENT	N/A	N/A	N/A	1039535	19331
TOTALS	259.73	2.12	8.31	253.54	2688749	50000
						197
NOTE: AREAS AND COSTS ARE VERY	APPROXIMATE.	ACTUAL	AREAB WILL	. BE CALCI	JLATED.	

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ASSUMING PARTICIPATION BY THE CITY, THE ADVANCE FEE DEPOSIT REQUIRED OF THE PROPERTY OWNERS WOULD BE \$ 30669 IN ADVANCE TO COVER COSTS THROUGH BIDDING.

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EMPT CONSULTING ENGINEERS IMPL

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