

RE: *WALNUT STREET LID STAFF REPORT*

TO: *Honorable Mayor Thompson and City Council*

FROM: *Catherine Comer, Economic Development Manager*

THROUGH: *Mark C. Adcock, City Administrator*

DATE: *August 29, 2008 for City Council Meeting September 3, 2008*

Summary

Attached, please find the South Walnut Street Local Improvement District Preliminary Engineer's Report which the Canby City Council requested on August 6, 2008 by approval of Resolution 999 declaring the City's intent to initiate improvements to Walnut Street located in the Canby Pioneer Industrial Park and directing the City Engineer to make a survey and written report. The Engineer's report recommends that the "Canby Urban Renewal Agency and the Canby City Council provide the required notice, conduct remonstrance hearings and, contingent upon property owner's support, approve formation of the District." As determined in Resolution 999, the City Council would order the above actions. Public Works Director Dwayne Barnes will be taking over this project and will direct the City Engineer and provide reports to Council and Agency.

Staff Recommendation

Staff recommends that the Council "accept the South Walnut Street Local Improvement District Preliminary Engineer's Report and move forward in forming the LID by providing the required notice, conducting remonstrance hearings and direct staff to continue discussions with property owners to obtain continued support in forming the District."

Rationale

The improvement of S. Walnut Street is necessary to continued development of the Canby Pioneer Industrial Park. Development on Walnut without full-length street improvements would be difficult if not impossible due to the City's standards for traffic flow. The Agency has previously stated that Urban Renewal funding will not be applied to S. Walnut Street project, and this proposal complies with that direction.

Background

Staff has met with property owners since fall of 2007 to determine a process and agreement with the City/Agency in forming an LID. In a meeting on July 10th, the majority of property owners indicated their support of the City taking the lead in forming the LID to fund the Walnut Street project and having the City Engineer determine a feasible cost allocation of all property owners in the District.

As stated previously, the City Council ordered the Engineer's Report in Resolution 999 on August 6th and on that same date, the Canby Urban Renewal Agency approved the contract with City Engineer, Curran McLeod to provide the report.

Fiscal impact

This project has been budgeted for the Urban Renewal District for the current fiscal year, only to include minor support costs for the initial engineer's report and other upfront project costs in addition to the Agency's agreement to pay for the cost of Zoar Cemetery which is estimated at approximately \$41,000,

The remainder of the project will be funded by the property owners because the LID will be established to cover the costs of engineering, construction, and the costs of obtaining a loan. The City and Agency would also be contributing a significant amount of staff time to carry out this project.

If the project is constructed, both the Agency and City will gain tax revenues earlier than they would otherwise if development happened in an uncoordinated fashion.

Attachment:

Exhibit A: South Walnut Street Local Improvement District Preliminary Engineer's Report

Exhibit "A"

August 28, 2008

CURRAN-McLEOD, INC. CONSULTING ENGINEERS

6655 S.W. HAMPTON STREET, SUITE 210
PORTLAND, OREGON 97223

City of Canby
182 N Holly Street
Canby, OR 97013

Canby Urban Renewal Agency
182 N Holly Street
Canby, OR 97013
Attn: Mr. Tony Helbling, Chairman

**RE: SOUTH WALNUT STREET LOCAL IMPROVEMENT DISTRICT
 PRELIMINARY ENGINEER'S REPORT**

Honorable Mayor & City Council; Honorable Chairman and Agency Board Members:

The Canby Urban Renewal Agency has been working with the property owners along South Walnut Street within the Canby Pioneer Industrial Park to determine a feasible means to accomplish infrastructure development. Improvement of the transportation and utility systems on South Walnut Street would provide an inventory of shovel-ready properties for industrial development.

A consensus of property owners has requested the Agency to initiate a Local Improvement District to determine the feasibility and, if feasible, complete this construction. The Canby Municipal Code, Chapter 4.04 PUBLIC IMPROVEMENT ASSESSMENT PROCEDURES, as well as Oregon Revised Statutes Chapter 223 LOCAL IMPROVEMENTS, provides the requirements for creation of a special assessment district for undertaking construction of public improvements. This letter report provides the information to identify project scope, estimated costs, benefitting area and preliminary assessments for approval of the Urban Renewal Agency and City of Canby, in accordance with Chapter 4.04.

Attached to this report are spreadsheets and a sketch showing the boundary of the proposed District, and an inventory of the benefitted property owners, addresses, and preliminary cost allocations and assessments.

PROJECT SCOPE AND SERVICE BOUNDARY

The scope of the infrastructure improvements includes all public and private utilities (water, sanitary sewer, storm infiltration trenches, telephone, cable, electricity & gas) and roadway improvements for South Walnut Street (curbs and 32 foot traveled surface) and SE 4th Avenue (one curb and 25 foot wide half-street). Sidewalks are not included in the scope of the work and are anticipated to be installed concurrently with development of each industrial property.

The project will serve all frontages between SE 1st Avenue and SE 4th Avenue, excepting the most northerly properties on each side of the roadway. These two northerly property owners have elected to be excluded from the LID with the intent of completing their frontage improvements privately. Their properties would have accounted for approximately 2000 feet of roadway frontage, or approximately one-third of the entire reach of S Walnut Street.

The project has been evaluated in light of two alternative roadway alignments. Improvements completed within the existing right-of-way would begin at the intersection of Sequoia Parkway and SE 4th Avenue, and extend easterly along SE 4th Avenue (half street improvement) to Walnut Street and then along the northerly alignment of Walnut Street (32' full street construction) to a termination point approximately 1,000 south of SE 1st Avenue. This alignment requires construction of approximately 1,750 feet of full street and 220 feet of half street, with all associated utilities.

In the absence of an acceptable alternative, redevelopment of this existing alignment becomes the selected option by default. Cost estimates and allocations related to this option are identified as **OPTION 1: EXISTING ALIGNMENT** in the attachments.

An alternative alignment promoted by the City of Canby and favorably received by the property owners is shown as **OPTION 2: ALTERNATIVE ALIGNMENT** on the attached information. This alignment proposes to realign S. Walnut Street directly to a new intersection with Sequoia Parkway and vacate approximately 800 feet of the existing South Walnut Street right-of-way, south of the point of diversion. This alternative has many benefits including a net reduction of construction cost, reconfiguring the street grid to increase intersection separation distance, and the major benefit of providing a more direct route for industrial traffic to access Sequoia Parkway from Walnut street, with minimal out-of-direction travel.

The scope of construction work for this Option 2 will include the impacts with the existing Sequoia Parkway, such as any utility connections and potential relocations, area lighting relocation, curb reconstruction and a new roadway connection with large radius curb returns for truck access.

This alternative will also require the vacated portion of the existing Walnut Street to be salvaged for industrial use. This will include removal of all roadway surfaces, existing utilities and any identified contamination that would prevent the site from being used for industrial activity. This is anticipated to be accomplished by the removal of the top 18" of the surface and replacement with acceptable native material.

With the elimination of Tax Lot 2400 frontage onto Walnut Street under Option 2, a new access is proposed to be created by modifying the property line alignments. The goal promoted by the City staff is to provide an access wide enough to allow for a landscaped entrance to a future industrial site on Tax Lot 2400 from the realigned Walnut Street. This access is envisioned to be a private driveway that would have minimal impact on the adjoining properties yet allow industrial traffic direct access.

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At the request of the property owner of Tax Lot 1709, the development of a half street along SE 4th Avenue is also included with this Option 2 in order to complete all of the infrastructure requirements associated with this specific property. All of the costs of this half street are allocated to the one adjoining property, and the extent of the construction will extend easterly to the east boundary of Tax Lot 1709, including any lot line adjustments that may be negotiated with the adjoining lot 2400.

The OPTION 2: ALTERNATIVE ALIGNMENT includes approximately 1,400 lineal feet of roadway improvements on Walnut Street and 220 feet of half street improvements on SE 4th Avenue.

The benefitted properties are the same in either option, are shown on the attached sketch and are described by Tax Lot as Section 34, T3S, R1E, WM, Tax Lots 200, 301, 1709, 1710, 1805, 1900, 2000, 2100, 2101, 2300, 2400 and 3300.

ESTIMATED PROJECT COSTS

Project costs are estimated on the attached spreadsheets and summarized below:

OPTION 1 COST SUMMARY: EXISTING ALIGNMENT

Construction Cost (excepting CU power)	\$804,500
SDC Funding Reimbursements	
25' Half Street @\$30/FL	-7,700
17' excess ROW Dedication @ \$5/SF	-18,700
Land Dedications (est 19,368 SF @ \$5)	96,840
LID Report & Remonstrance Hearing	3,500
Engineering Design Phase (7%)	60,100
Engineering Construction Management (8%)	68,700
ROW Dedication documents, 9 @ \$800	7,200
Canby Utility Electric Infrastructure	<u>100,000</u>
Subtotal Cost	\$1,114,440
 Preliminary Legal/Engr Expenses	 24,140
Bond Counsel & Sale (Est 3%)	40,000
Contingencies (10%)	<u>\$106,420</u>
 TOTAL OPTION 1 COST ESTIMATE	 <u>\$1,285,000</u>

OPTION 2 COST SUMMARY: ALTERNATIVE ALIGNMENT

A. Walnut Street Component

Construction Cost	\$660,100
SDC Funding Estimate	
Sanitary Sewer Oversizing @\$16/LF	-22,400
Land Dedication (est 2,628 SF @ \$5)	13,140
LID Report & Remonstrance Hearing	3,200
Engineering Design Phase (7%)	46,000
Engineering Construction Management (8%)	52,800
LLA, Dedications, Vacations, est 20 @ \$1,200	24,000
Canby Utility Electric	<u>90,000</u>
Subtotal Cost	\$866,840

Preliminary Legal/Engr Expenses	24,140
Contingencies (10%)	<u>89,020</u>

Walnut Street Construction Cost Estimate **\$980,000**

B. SE 4th Avenue Component

Construction Cost (excepting CU power)	\$59,810
SDC Funding Estimate	
Right-of-way Dedication 2,731 @ \$5/SF	-13,655
12" Sanitary Sewer Oversizing \$25/lf	-5,000
Land Dedication, 2,731 @ \$5/SF	13,655
LID Report & Remonstrance Hearing	300
Engineering Design Phase (7%)	4,450
Engineering Construction Management (8%)	5,100
Dedications, Vacations, est 2 @ \$1,200	2,400
Canby Utility Electric	8,000
Contingencies (10%)	<u>6,940</u>

SE 4th Ave Construction Cost Estimate **\$82,000**

TOTAL OPTION 2 COST ESTIMATE **\$1,062,000**

The costs include preliminary expenses of \$21,000 in legal work and \$3,140 for engineering services incurred in the organization and formation of the many property owners. These services were provided over the past several months and established much of the basis for formation of the Local Improvement District. These charges will need to be paid as a component of the roadway improvements to Jordan, Schrader & Ramis (\$21,000) for legal services and to AAI Engineering (\$3,140) for engineering services.

Option 2 provides the most desirable roadway alignment and is the least cost. Accordingly, this report recommends that Option 2 be implemented.

The estimates for Option 2 are broken into two components, S Walnut Street and SE 4th Avenue. The costs associated with each cost component are allocated independently, as discussed in a later section of this text.

The estimates include the cost of right-of-way dedications and value of right-of-way vacations needed to create the 40-foot ROW at a proposed \$5 per square foot. The value of the dedications and vacations are included in the total project cost estimates. The previous dedications for Tax Lots 1709 and 1805 are proposed to be vacated without cost to the property owners as they were recent engineering requirements that were imposed prior to determining the regional need for the lands.

In addition to dedications, there are a substantial number of property transfers recommended to provide access improvements and re-associate stranded parcels. The primary land transfers are between the Parsons and Burden properties as needed to provide the alternative alignment to Sequoia Parkway and to provide Walnut Street frontage for Tax Lot 2400.

There were many issues to address, and many iterations of roadway alignments that were explored to select the least intrusive alignment. The primary criteria used to align the roadway were to assure a minimum of a 200-foot separation between the common driveway and Tax Lots 1709 and 1710, provide a point of access for Tax Lot 2400 to Walnut Street, and to attempt to balance all land transfers. The roadway alignment was also shifted easterly to avoid impacting the existing large fir trees located on the cemetery site, Tax Lot 200.

As a result of an election to utilize the alternative roadway alignment, a substantial amount of the South Walnut Street right-of-way may be vacated. The value of this land created by the realignment will be assessed to the adjoining property that benefits from the vacation. All property adjustments, including dedications for right-of-way, vacation of existing right-of-way or property transfers were ultimately accounted for by applying a value of \$5 per square foot, as can be seen in the spreadsheets.

The impacts of right-of-way dedications or vacations are applied to each specific property after assessment of their proportionate share of the total project costs identified above. The right-of-way costs reduce the net assessment where additional dedication is required, and where land is vacated, the value of the right-of-way is added to their share of the project costs.

In addition to the right-of-way dedications, 16 foot wide utility easements will be required on all Walnut Street roadway frontages to account for the installation of utilities (stormwater, electricity, telephone, cable and gas), and a 12-foot easement will be required along SE 4th Avenue. No costs are included for the easement dedications as these areas can be included in total developable area of the private properties with minimal inconvenience.

The cost estimates do not include payment of System Development Charges for any private connections to the utilities. Line extension charges and SDC charges will be imposed when individual properties are developed.

COST ALLOCATION

The goal to selecting a cost allocation method is to identify an assessment that is equitable and in proportion to the benefit to each property. Due to the irregular shape of many of the benefitted properties, and the disproportionate lengths of a frontage to area, the project costs for S Walnut Street are proposed to be allocated at 50% each for frontage and area.

The area component is proposed to include that component of each lot that falls within 500 feet of the centerline of the right-of-way. This spacing is approximately half of the distance from Walnut Street to Mulino Road, and approximates the area that will be served directly by this roadway improvement, without the construction of additional local streets.

Although Tax Lot 1709 has no direct access to Walnut Street, it is recommended this lot be included in this area assessment as a result of being in common ownership as the adjoining lot 1710, and as a result of the redistribution of assessments resulting from realigning the roadway away from this lot 1709. Although this has some overlapping area with the allocations of SE 4th Avenue, as a result of being a corner lot, this is a reasonable and equitable cost allocation.

The Zoar Lutheran Cemetery on Tax Lot 200 presents a unique situation of very limited benefit from the proposed improvements. Although allowed by state statute to assess costs to the cemetery property, the Canby Urban Renewal Agency has indicated they will be responsible for the cost of the Cemetery assessments to avoid impacting this historic site.

The allocation of cost for the SE 4th Avenue half street is also unique in that it is not an essential component of the S Walnut Street improvements and benefits a single adjoining property owner. The allocation of the SE 4th Avenue half-street costs are proposed to be assessed solely to the adjoining Tax Lot Number 1709.

For OPTION 2, the above described methodology results in the following unit costs assessments:

WALNUT STREET UNIT COST ALLOCATIONS

Area Assessment = \$15,884 per acre
Frontage Assessment = \$170 per front foot
Real Estate Value = \$5 per square foot

SE 4th AVENUE UNIT COST ALLOCATIONS

Area Assessment = \$21,244 per acre
Frontage Assessment = \$220 per front foot
Real Estate Value = \$5 per square foot

The attached tables list the benefitted property owners, addresses, Clackamas County tax appraised value and real market value, length of frontage assessed, area within 500 feet of the roadway centerline assessed, and preliminary allocation of cost for each of the two considered options.

The allocation of costs exceeds many of the assessed values of the properties causing some concern regarding security for the debt service. On average, the project costs are approximately 80% of the tax appraised values of the benefitted properties. This measure is misleading in many cases due to the divergence between real market value and tax appraised value. Relative to market value, the LID assessments represent an average of less than 15% of the real market value from the Clackamas County tax records.

Many of the benefitted properties are currently in farm deferral, which results in nearly an order of magnitude reduction of the assessed value and resulting property tax. Removing these properties from deferral will require property owners to pay additional property tax equal to the difference between the deferred and full assessed value, for the equivalent of the five previous years. Other than the deferral program, there are no outstanding taxes due for any of the benefitted properties.

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PROJECT SUMMARY AND CONCLUSION

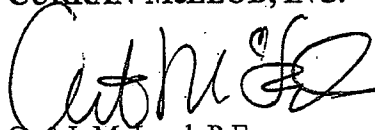
The costs to accomplish this project are very reasonable by comparison to the market value of the properties. The work scope is feasible to accomplish over the next year pending approval of the District and securing funding for the work, and these improvements provide a material contribution to the infrastructure for the industrial park.

Accordingly, our recommendation is that the Canby Urban Renewal Agency and the Canby City Council provide the required notice, conduct remonstrance hearings and, contingent upon property owner's support, approve formation of the District. At the Agency's direction, this project can be designed and ready to solicit bids by the spring of 2009, with the construction completed in the summer of 2009.

We can be available at your convenience to discuss any questions or concerns you may have.

Very Truly Yours,

CURRAN-McLEOD, INC.



Curt J. McLeod, P.E.

enclosures

**OPTION 1:
EXISTING ALIGNMENT**

TL 300
LEWELLING
(EXCLUDED
FROM LID)

TL 100
ZIMMER
(EXCLUDED
FROM LID)

500'

500'

L.I.D.
BOUNDARY

TL 200
CEMETERY

TL 301
LARUSSO

TL 2101
DEWAR

LIMITS OF
ASSESSMENT
AREA

TL 2000
PALMER

TL 2100
BORG

TL 1900
HILDRETH

TL 2200
BORG

TL 1805
JBS (PARSONS)

WALNUT STREET

TL 2300
SPRAGUE

TL 3300
SPRAGUE

TL 1710
BURDEN

TL 2400
PARSONS

TL 1709
BURDEN

FUTURE S.E. 4TH AVE

S.E. 4th AVENUE

Canby Pioneer Industrial Park

S. WALNUT STREET - OPTION 1: EXISTING ALIGNMENT

LOCAL IMPROVEMENT DISTRICT (L.I.D.)

BENEFITED PROPERTIES AND UTILITY PLAN

SECTION 34, T3S, R1E, W.M.

AUGUST 2008

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID BENEFITTED PROPERTIES **OPTION 1 and 2**
BENEFITTED PROPERTIES

Local Improvement District OPTION 1 and 2 - Assessed Values/ Real Market Values

TAX LOT	OWNER	MAILING ADDRESS	MARKET VALUE	2007-2008 YEAR TAX ASSESSED VALUE
Township 3 South, Range 1 East, Section 34				
200	Zoar Lutheran Cemetery			
301	Larusso Concrete Co Inc.	15930 SW 74th Ave, Tigard OR 97224	\$ 727,977	\$ 313,537
1709	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	\$ 354,614	\$ 1,692
1710	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	\$ 372,038	\$ 1,786
1805	Parsons Family Trust	2865 Rosecliffe Villa #14, Lake Oswego 97034	\$800,000*	\$535,000*
1900	Hildreth, Stanley and Pamela	267 S Walnut St, Canby OR 97013	\$ 269,260	\$ 129,871
2000	Palmer, Paula, Trustee	211 S Walnut St., Canby OR 97013	\$ 1,934,147	\$ 197,916
2100	Borg Gilbert and Adelyn, Trustees	23397 S. Mulino Rd., Canby OR 97013	\$ 2,268,839	\$ 203,474
2101	Dewar, John David and Irene I.	220 S. Walnut St, Canby OR 97013	\$ 588,354	\$ 176,307
2300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	\$ 584,577	\$ 119,115
2400	Parsons, Clifford, Trustee	23625 S. Mulino Rd, Canby OR 97013	\$ 143,684	\$ 143,684
3300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	\$ 251,972	\$ 21,649
			\$7,495,462	\$1,309,031

*No value yet established by the County. Amount shown is estimated based on proportion of pre-platted values.

8/27/08

Canby Pioneer Industrial Park - S Walnut Street Improvements
OPTION 1: PRELIMINARY COST ESTIMATE

August 2008

Walnut Street to Sequoia Parkway via SE 4th Avenue Improvements

Walnut Street 1,775 LF 32 foot AC, 40' ROW; SE 4th Avenue 220 LF Half St. 25' AC, 37' ROW

Item No.	Description	Quantity	Unit	Unit Price	Total
A. Site Preparation					
A.1	Mobilization	All	Lump Sum	\$40,000.00	\$40,000.00
A.2	Temporary Protection & Direction of Traffic	All	LS	3,200.00	3,200.00
A.3	Erosion Control	All	LS	3,200.00	3,200.00
A.4	Clearing & Grubbing	All	LS	16,000.00	16,000.00
A.5	Common Excavation	3,600	CY	12.00	43,200.00
A.6	Subgrade/ Trench Stabilization	50	CY	40.00	2,000.00
A.7	Sawcut Asphalt/ Concrete Pavement	200	LF	2.00	400.00
A.8	Sign & mailbox Relocations	All	LS	2,000.00	2,000.00
Subtotal					\$110,000.00
B. Paving and Surfacing					
B.1	1"-0" Crushed Rock (12" deep)	7,000	SY	11.00	\$77,000.00
B.2	Type "C" Concrete Curb	3,800	LF	14.00	53,200.00
B.3	4" Concrete Sidewalk w/ Leveling Rock	80	SY	55.00	4,400.00
B.4	½" Dense Mix Asphalt Pavement (4" thick)	1,600	Tons	80.00	128,000.00
B.5	Site Restoration, fence relocations	All	LS	10,000.00	10,000.00
B.6	Pavement Striping	All	LS	3,000.00	3,000.00
Subtotal					\$275,600.00
C. Storm Drainage					
C.1	Infiltration Trenches	3,600	LF	38.00	136,800.00
Subtotal					\$136,800.00
D. Sanitary Sewer					
D.1	12" PVC 3034 Sanitary Sewer Pipe including Trench Excavation & Rock Backfill	720	LF	65.00	46,800.00
D.2	10" PVC 3034 Sanitary Sewer Pipe including Trench Excavation & Rock Backfill	1,000	LF	60.00	60,000.00
D.3	8" PVC 3034 Pipe including Trench Excavation & Rock Backfill	300	LF	55.00	16,500.00
D.4	48" Diameter Standard Manhole, All Depths	5	Each	3,500.00	17,500.00
D.5	Rock Excavation and Haul-off	350	CY	150.00	52,500.00
Subtotal					\$86,500.00

E. Waterlines					
E.1	8" D.I. CL52 Pipe including Trench Excavation & Crushed Rock Backfill	2,300	LF	60.00	138,000.00
E.2	8" MJ Butterfly Valve	2	Each	800.00	1,600.00
E.3	8" Fittings	All	LS	4,000.00	4,000.00
E.4	6" Fire Hydrant Assembly	4	Each	5,000.00	20,000.00
Subtotal					\$163,600.00
F. Utilities					
F.1	Excavate and Backfill for Street Light Poles	12	Each	600.00	\$7,200.00
F.2	Excavate, Set and Backfill Utility Vaults	6	Each	800.00	4,800.00
F.3	Utility Trenching including Shading and Native Backfill (Common Trench)	2,500	LF	8.00	20,000.00
Subtotal					\$32,000.00
Total Construction Cost					\$804,500.00

OPTION 1 COST SUMMARY: EXISTING ALIGNMENT

Construction Cost	\$804,500
SDC Funding Reimbursements	
25' Half Street @\$30/FL	-7,700
17' excess ROW Dedication @ \$5/SF	-18,700
Land Dedications (est 19,368 SF @ \$5)	96,840
LID Report & Remonstrance Hearing	3,500
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ROW Dedications, 9@ \$800	7,200
Canby Utility Electric Infrastructure	100,000
Subtotal Cost	\$1,114,440
Preliminary Legal/Engr Expenses	24,140
Bond Counsel & Sale (Est 3%)	40,000
Contingencies (10%)	\$106,420
TOTAL OPTION 1 COST ESTIMATE	\$1,285,000

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY GROSS COST ASSESSMENTS

OPTION 1
GROSS ASSESSMENTS

Local Improvement District OPTION 1 - Preliminary Project Cost Assessment

TAX LOT	OWNER	MAILING ADDRESS	BENEFITTED AREA WITHIN 500'		BENEFITTED FRONTAGE (LINEAL FEET)		GROSS ASSESSMENT (Without Land Inventory)
			ACRES	AREA COST ALLOCATION	LINEAL FEET	FRONTAGE ALLOCATION	
Township 3 South, Range 1 East, Section 34							
200	Zoar Lutheran Cemetery		0.50	\$ 9,323	165	\$ 28,315	\$ 37,639
301	Larusso Concrete Co Inc.	15930 SW 74th Ave, Tigard OR 97224	1.45	\$ 27,166	48	\$ 8,237	\$ 35,403
1709	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	1.93	\$ 36,338	576	\$ 98,846	\$ 135,184
1710	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	2.06	\$ 38,690	295	\$ 50,624	\$ 89,315
1805	Parsons Family Trust	2865 Rosecliffe Villa #14, Lake Oswego 97034	3.71	\$ 69,709	338	\$ 58,003	\$ 127,712
1900	Hildreth, Stanley and Pamela	267 S Walnut St, Canby OR 97013	1.30	\$ 24,423	118	\$ 20,250	\$ 44,673
2000	Palmer, Paula, Trustee	211 S Walnut St., Canby OR 97013	5.31	\$ 99,726	514	\$ 88,206	\$ 187,933
2100	Borg Gilbert and Adelyn, Trustees	23397 S. Mulino Rd., Canby OR 97013	7.32	\$ 137,485	664	\$ 113,948	\$ 251,432
2101	Dewar, John David and Irene I.	220 S. Walnut St, Canby OR 97013	1.41	\$ 26,563	170	\$ 29,173	\$ 55,736
2300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	1.55	\$ 29,087	144	\$ 24,712	\$ 53,798
2400	Parsons, Clifford, Trustee	23625 S. Mulino Rd, Canby OR 97013	6.82	\$ 128,029	634	\$ 108,799	\$ 236,829
3300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	0.85	\$ 15,961	78	\$ 13,385	\$ 29,346
TOTAL			34.20	\$ 642,500	3744	\$ 642,500	\$ 1,285,000

8/27/2008

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY NET COST ASSESSMENTS

OPTION 1
NET ASSESSMENTS

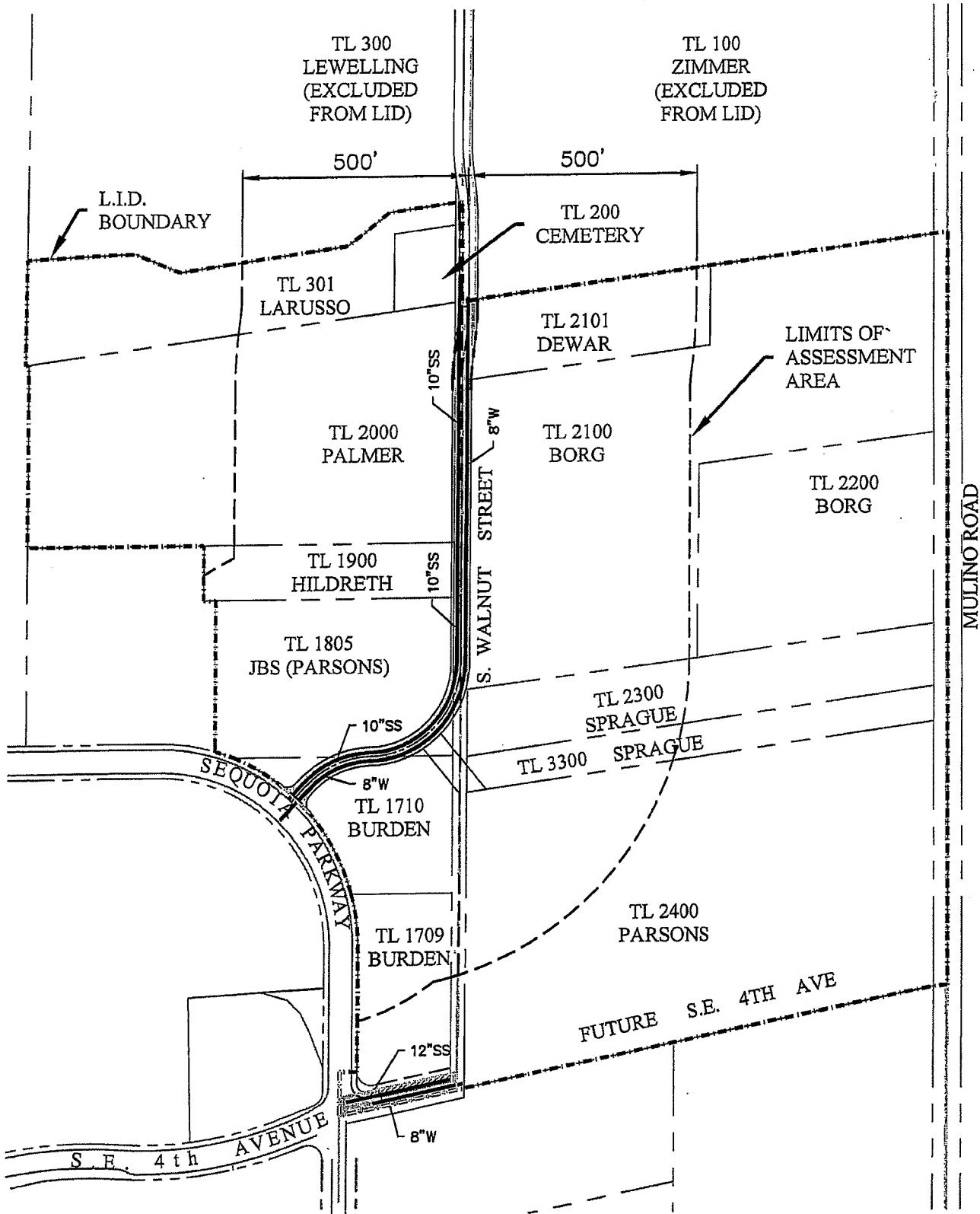
Local Improvement District OPTION 1 -Adjustment for Land Requirements

TAX LOT	OWNER	dedication	vacation	net land gain / loss	Land @\$5/SF	L.I.D. GROSS ASSESSMENT	L.I.D. NET ASSESSMENT (with land impact)
Township 3 South, Range 1 East, Section 34							
			Square Feet				
200	Zoar Lutheran Cemetery	0	0	0	\$ -	\$ 37,639	\$ 37,639
301	Larusso Concrete Co	0	0	0	\$ -	\$ 35,403	\$ 35,403
1709	Burden, Ray, Estate	4700	0*	-4700	\$ (23,500)	\$ 135,184	\$ 111,684
1710	Burden, Ray, Estate	1475	0	-1475	\$ (7,375)	\$ 89,315	\$ 81,940
1805	Parsons Family Trust	0	0	0	\$ -	\$ 127,712	\$ 127,712
1900	Hildreth, Stanley and Pamela	590	0	-590	\$ (2,950)	\$ 44,673	\$ 41,723
2000	Palmer, Paula, Trustee	1902	0	-1902	\$ (9,510)	\$ 187,933	\$ 178,423
2100	Borg Gilbert and Adelyn, Trustees	3317	0	-3317	\$ (16,585)	\$ 251,432	\$ 234,847
2101	Dewar, John David and Irene I.	3098	0	-3098	\$ (15,490)	\$ 55,736	\$ 40,246
2300	Sprague, Joint Venture	720	0	-720	\$ (3,600)	\$ 53,798	\$ 50,198
2400	Parsons, Clifford, Trustee	3176	0	-3176	\$ (15,880)	\$ 236,829	\$ 220,949
3300	Sprague, Joint Venture	390	0	-390	\$ (1,950)	\$ 29,346	\$ 27,396
		19,368	0	-19,368	\$ (96,840)	\$ 1,285,000	\$ 1,188,160

*Portions of previous dedications vacated without cost due to planning change
NOTE: Assessment to the Zoar Lutheran Cemetery to be paid by the Canby URA

**OPTION 2:
ALTERNATIVE ALIGNMENT**

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Canby Pioneer Industrial Park
S. WALNUT STREET - OPTION 2: ALTERNATIVE ALIGNMENT
LOCAL IMPROVEMENT DISTRICT (L.I.D.)
BENEFITED PROPERTIES AND UTILITY PLAN
SECTION 34, T3S, R1E, W.M.
AUGUST 2008

SCALE: 1" = 300'

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID BENEFITTED PROPERTIES **BENEFITTED PROPERTIES**
OPTION 1 and 2

Local Improvement District OPTION 1 and 2 - Assessed Values/ Real Market Values

TAX LOT	OWNER	MAILING ADDRESS	MARKET VALUE	2007-2008 YEAR TAX ASSESSED VALUE
Township 3 South, Range 1 East, Section 34				
200	Zoar Lutheran Cemetery			
301	Larusso Concrete Co Inc.	15930 SW 74th Ave, Tigard OR 97224	\$ 727,977	\$ 313,537
1709	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	\$ 354,614	\$ 1,692
1710	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	\$ 372,038	\$ 1,786
1805	Parsons Family Trust	2865 Rosecliffe Villa #14, Lake Oswego 97034	\$800,000*	\$535,000*
1900	Hildreth, Stanley and Pamela	267 S Walnut St, Canby OR 97013	\$ 269,260	\$ 129,871
2000	Palmer, Paula, Trustee	211 S Walnut St., Canby OR 97013	\$ 1,934,147	\$ 197,916
2100	Borg Gilbert and Adelyn, Trustees	23397 S. Mulino Rd., Canby OR 97013	\$ 2,268,839	\$ 203,474
2101	Dewar, John David and Irene I.	220 S. Walnut St, Canby OR 97013	\$ 588,354	\$ 176,307
2300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	\$ 584,577	\$ 119,115
2400	Parsons, Clifford, Trustee	23625 S. Mulino Rd, Canby OR 97013	\$ 143,684	\$ 143,684
3300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	\$ 251,972	\$ 21,649
			\$7,495,462	\$1,309,031

*No value yet established by the County. Amount shown is estimated based on proportion of pre-platted values.

8/27/08

Canby Pioneer Industrial Park - S Walnut Street Improvements
OPTION 2: PRELIMINARY COST ESTIMATE

August 2008

Walnut Street to Sequoia Parkway Alternative Alignment
Walnut Street 1,400 LF 32 foot AC, 40' ROW (Excluding SE 4th Ave)

Item No.	Description	Quantity	Unit	Unit Price	Total
A. Site Preparation					
A.1	Mobilization	All	Lump Sum	\$30,000.00	\$30,000.00
A.2	Temporary Protection & Direction of Traffic	All	LS	3,000.00	3,000.00
A.3	Erosion Control	All	LS	3,000.00	3,000.00
A.4	Clearing & Grubbing	All	LS	14,000.00	14,000.00
A.5	Common Excavation	4,000	CY	12.00	48,000.00
A.6	Subgrade/ Trench Stabilization	50	CY	40.00	2,000.00
A.7	Sawcut Asphalt/ Concrete Pavement	200	LF	2.00	400.00
A.8	Sign & mailbox Relocations	All	LS	2,000.00	2,000.00
Subtotal					\$102,400.00
B. Paving and Surfacing					
B.1	1"-0" Crushed Rock (12" deep)	5,000	SY	11.00	\$55,000.00
B.2	Type "C" Concrete Curb	3,800	LF	14.00	53,200.00
B.3	4" Concrete Sidewalk w/ Leveling Rock	80	SY	55.00	4,400.00
B.4	½" Dense Mix Asphalt Pavement (4" thick)	1,200	Tons	80.00	96,000.00
B.5	Site Restoration, fence relocations	All	LS	10,000.00	10,000.00
B.6	Pavement Striping	All	LS	3,000.00	3,000.00
Subtotal					\$221,600.00
C. Storm Drainage					
C.1	Infiltration Trenches	2,500	LF	38.00	95,000.00
Subtotal					\$95,000.00
D. Sanitary Sewer					
D.1	10" PVC 3034 Sanitary Sewer Pipe including Trench Excavation & Rock Backfill	1,400	LF	60.00	84,000.00
D.2	8" PVC 3034 Pipe including Trench Excavation & Rock Backfill	300	LF	55.00	16,500.00
D.3	48" Diameter Standard Manhole, All Depths	7	Each	3,500.00	24,500.00
D.4	Rock Excavation and Haul-off	350	CY	150.00	52,500.00
Subtotal					\$93,500.00
E. Waterlines					

E.1	8" D.I. CL52 Pipe including Trench Excavation & Crushed Rock Backfill	1,700	LF	60.00	102,000.00
E.2	8" MJ Butterfly Valve	2	Each	800.00	1,600.00
E.3	8" Fittings	All	LS	3,000.00	3,000.00
E.4	6" Fire Hydrant Assembly	3	Each	5,000.00	15,000.00
				Subtotal	\$121,600.00
F. Utilities					
F.1	Excavate and Backfill for Street Light Poles	10	Each	600.00	\$6,000.00
F.2	Excavate, Set and Backfill Utility Vaults	5	Each	800.00	4,000.00
F.3	Utility Trenching including Shading and Native Backfill (Common Trench)	2,000	LF	8.00	16,000.00
				Subtotal	\$26,000.00
				Total Construction Cost	\$660,100.00

OPTION 2 COST SUMMARY: ALTERNATIVE ALIGNMENT

A. Walnut Street Component

Construction Cost	\$660,100
SDC Funding Estimate	
Sanitary Sewer Oversizing @\$16/LF	-22,400
Land Dedication (est 2,628 SF @ \$5)	13,140
LID Report & Remonstrance Hearing	3,200
Engineering Design Phase (7%)	46,000
Engineering Construction Management (8%)	52,800
LLA, Dedications, Vacations, est 20 @ \$1,200	24,000
Canby Utility Electric	<u>90,000</u>
Subtotal Cost	\$866,840
 Preliminary Legal/Engr Expenses	 24,140
Contingencies (10%)	<u>89,020</u>
 Walnut Street Construction Cost Estimate	 <u>\$980,000</u>

Canby Pioneer Industrial Park - S Walnut Street Improvements
OPTION 2: PRELIMINARY COST ESTIMATE

August 2008

Walnut Street to Sequoia Parkway Alternative Alignment
 SE 4th Avenue, 220 LF 25 foot half Street with 37 ' ROW (Excluding Walnut Street)

Item No.	Description	Quantity	Unit	Unit Price	Total
A. Site Preparation					
A.1	Mobilization	All	Lump Sum	\$2,000.00	\$2,000.00
A.2	Temporary Protection & Direction of Traffic	All	LS	200.00	200.00
A.3	Erosion Control	All	LS	200.00	200.00
A.4	Clearing & Grubbing	All	LS	2,000.00	2,000.00
A.5	Common Excavation	400	CY	12.00	4,800.00
A.6	Subgrade/ Trench Stabilization	5	CY	40.00	200.00
A.7	Sawcut Asphalt/ Concrete Pavement	100	LF	2.00	200.00
A.8	Sign & mailbox Relocations	All	LS	200.00	200.00
Subtotal					\$9,800.00
B. Paving and Surfacing					
B.1	1"-0" Crushed Rock (12" deep)	550	SY	11.00	\$6,050.00
B.2	Type "C" Concrete Curb	250	LF	14.00	3,500.00
B.3	½" Dense Mix Asphalt Pavement (4" thick)	125	Tons	80.00	10,000.00
B.4	Site Restoration, fence relocations	All	LS	1,000.00	1,000.00
B.5	Pavement Striping	All	LS	100.00	100.00
Subtotal					\$20,650.00
C. Storm Drainage					
C.1	Infiltration Trenches	170	LF	38.00	6,460.00
Subtotal					\$6,460.00
D. Sanitary Sewer					
D.1	12" PVC 3034 Sanitary Sewer Pipe including Trench Excavation & Rock Backfill	200	LF	65.00	13,000.00
D.2	8" PVC 3034 Pipe including Trench Excavation & Rock Backfill	20	LF	55.00	1,100.00
D.3	Rock Excavation and Haul-off	20	CY	150.00	3,000.00
Subtotal					\$4,100.00
E. Waterlines					
E.1	8" D.I. CL52 Pipe including Trench Excavation & Crushed Rock Backfill	240	LF	60.00	14,400.00
E.2	14" Fittings	All	LS	1,000.00	1,000.00

Walnut Street Improvement Cost Estimate

Page 1 of 2

					Subtotal	\$15,400.00
F. Utilities						
F.1	Excavate and Backfill for Street Light Poles	1	Each	600.00	\$600.00	
F.2	Excavate, Set and Backfill Utility Vaults	1	Each	800.00	800.00	
F.3	Utility Trenching including Shading and Native Backfill (Common Trench)	250	LF	8.00	2,000.00	
					Subtotal	\$3,400.00
					Total Construction Cost	\$59,810.00

OPTION 2 COST SUMMARY: SE 4th Avenue Only

B. SE 4th Avenue Component

Construction Cost	\$59,810
SDC Funding Estimate	
Right-of-way Dedication 2,731 @ \$5/SF	-13,655
12" Sanitary Sewer Oversizing \$25/lf	-5,000
Land Dedication, 2,731 @ \$5/SF	13,655
LID Report & Remonstrance Hearing	300
Engineering Design Phase (7%)	4,450
Engineering Construction Management (8%)	5,100
Dedications, Vacations, est 2 @ \$1,200	2,400
Canby Utility Electric	8,000
Contingencies (10%)	<u>6,940</u>
SE 4th Ave Construction Cost Estimate	<u>\$82,000</u>

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY GROSS COST ASSESSMENTS

OPTION 2

GROSS ASSESSMENTS

Local Improvement District OPTION 2 - Preliminary Project Cost Assessments

TAX LOT	OWNER	MAILING ADDRESS	BENEFITTED AREA WITHIN 500'		BENEFITTED FRONTAGE (LINEAL FEET)		GROSS ASSESSMENT (Without Land Inventory)
Township 3 South, Range 1 East, Section 34 PORTION 1: SOUTH WALNUT STREET							
			ACRES	AREA COST ALLOCATION	LINEAR FEET	FRONTAGE ALLOCATION	
200	Zoar Lutheran Cemetery		0.57	\$ 9,087	165	\$ 28,000	\$ 37,087
301	Larusso Concrete Co Inc.	15930 SW 74th Ave, Tigard OR 97224	1.42	\$ 22,631	48	\$ 8,145	\$ 30,777
1709	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	1.16	\$ 18,423	0	\$ -	\$ 18,423
1710	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	1.97	\$ 31,344	385.5	\$ 65,418	\$ 96,762
1805	Parsons Family Trust	2865 Rosecliffe Villa #14, Lake Oswego 97034	3.74	\$ 59,398	664	\$ 112,679	\$ 172,077
1900	Hildreth, Stanley and Pamela	267 S Walnut St, Canby OR 97013	1.47	\$ 23,270	118	\$ 20,024	\$ 43,294
2000	Palmer, Paula, Trustee	211 S Walnut St., Canby OR 97013	5.54	\$ 88,006	514	\$ 87,224	\$ 175,230
2100	Borg Gilbert and Adelyn, Trustees	23397 S. Mulino Rd., Canby OR 97013	7.63	\$ 121,238	663	\$ 112,509	\$ 233,747
2101	Dewar, John David and Irene I.	220 S. Walnut St, Canby OR 97013	2.00	\$ 31,797	170	\$ 28,848	\$ 60,646
2300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	1.60	\$ 25,426	110	\$ 18,667	\$ 44,092
2400	Parsons, Clifford, Trustee	23625 S. Mulino Rd, Canby OR 97013	2.89	\$ 45,960	50	\$ 8,485	\$ 54,444
3300	Sprague, Joint Venture	P.O. Box 848, Canby OR 97013	0.85	\$ 13,421	0	\$ -	\$ 13,421
		SUBTOTAL	30.85	\$ 490,000	2888	\$ 490,000	\$ 980,000

8/29/2008

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY GROSS COST ASSESSMENTS

OPTION 2
GROSS ASSESSMENTS

Local Improvement District OPTION 2 - Preliminary Project Cost Assessments

PORTION 2: 4TH AVE

1709	Burden, Ray, Estate	P.O. Box 729, Canby OR 97013	1.93	\$	41,000	186	\$	41,000	\$	82,000
SUBTOTAL			\$	1.93	\$	41,000	\$	186	\$	82,000
GRAND TOTAL										\$ 1,062,000

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY NET COST ASSESSMENTS

OPTION 2
NET ASSESSMENTS

Local Improvement District OPTION 2 - Adjustment for Land Requirements

TAX LOT	OWNER	dedication	vacation		net land gain / loss	LAND @ \$5/SF	L.I.D. GROSS ASSESSMENT	L.I.D. NET ASSESSMENT
Township 3 South, Range 1 East, Section 34								
			Square Feet					
200	Zoar Lutheran Cemetery	0	0	0	0	\$ -	\$ 37,087	\$ 37,087
301	Larusso Concrete Co Inc.	0.00	0.00	0.00	0.00	\$ -	\$ 30,777	\$ 30,777
1900	Hildreth, Stanley and Pamela	590.00	0.00		-590.00	\$ (2,950)	\$ 43,294	\$ 40,344
2000	Palmer, Paula, Trustee	1,902.00	0.00		-1,902.00	\$ (9,510)	\$ 175,230	\$ 165,720
2100	Borg Gilbert and Adelyn, Trustees	3,317.00	0.00		-3,317.00	\$ (16,585)	\$ 233,747	\$ 217,162
2101	Dewar, John David and Irene I.	3,098.00	0.00		-3,098.00	\$ (15,490)	\$ 60,646	\$ 45,156
1709	Burden, Ray, Estate	0.00	5,811.00		5,811.00	\$ 29,055	\$ 100,423	\$ 129,478
1710	Burden, Ray, Estate	7,687.00	4,425.00					
		6,657.00	286.00					
		2,841.00	0.00					
		10.00	0.00					
	Total	17,195.00	4,711.00		-12,484.00	\$ (62,420)	\$ 96,762	\$ 34,342
2300	Sprague, Joint Venture	0.00	1,925.00					
			10.00					
		0.00	2,231.00					
	Total	0.00	4,166.00		4,166.00	\$ 20,830	\$ 44,092	\$ 64,922
3300	Sprague, Joint Venture	2,264.00	1,165.00		-1,099.00	\$ (5,495)	\$ 13,421	\$ 7,926

8/29/2008

CANBY PIONEER INDUSTRIAL PARK
SOUTH WALNUT STREET LID PRELIMINARY NET COST ASSESSMENTS

OPTION 2
NET ASSESSMENTS

Local Improvement District OPTION 2 - Adjustment for Land Requirements

1805	Parsons Family Trust	10,254.00	1,407.00						
		286.00	6,657.00						
		1,943.00	*						
		2,271.00	0.00						
	Total	14,754.00	8,064.00	-6,690.00	\$ (33,450)	\$	172,077	\$	138,627
2400	Parsons Family Trust	0.00	9,527.00						
		0.00	2,264.00						
		0.00	2,841.00						
		0.00	1,943.00						
	Total	0.00	16,575.00	16,575.00	\$ 82,875	\$	54,444	\$	137,319
	TOTAL	43,120.00	40,492.00	-2,628.00	\$ (13,140)	\$	1,062,000	\$	1,048,860
	* recent 11 foot dedication vacated without cost to be consistent with adjoining properties								

8/29/2008