

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Avenue, Suite 800 Portland, OR 97204 503.823.5185
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

May 23, 2017

PROPOSED AMENDMENT TO NE 27TH AVENUE & HOLLAND STREET LOCAL IMPROVEMENT DISTRICT (LID)

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements in the NE 27th Ave and Holland St Local Improvement District (Resolution; C-10059)

I. SUMMARY

A property owner meeting was held on April 17, 2017 to explore the possible formation of an LID to improve NE 27th Avenue and the westerly portion of NE Holland Street. Raymond A. Bryant and Roxanna Bryant, owners of Great Western Properties, LLC, were mailed notice of this meeting on March 29, 2017. Petitions were distributed at this property owner meeting, and all property owners attending this property owner meeting have subsequently tendered their petition support for this proposed LID.

Since Mr. and Ms. Bryant did not attend this property owner meeting, the LID petition was sent to them subsequent to this property owner meeting on April 20, 2017. The LID petition was sent to the Bryants' legal mailing address of record, which was the same address to which the invitation was sent to the April 17th property owner meeting.

Mr. Bryant contacted the Local Improvement District Administrator on April 26, 2017 requesting additional information about the proposed LID. The Local Improvement District Administrator met with Mr. Bryant on site on April 27, 2017.



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Andre Baugh, a representative for the Bryants, contacted the Local Improvement District on May 11, 2017 to discuss the proposed LID. Following this discussion, the Local Improvement District Administrator provided three (3) options for the Bryants' consideration on May 18, 2017 with a copy to Mr .Baugh. The suggested options for Council consideration were:

- A. Form the LID as petitioned, including the Bryants' property.
- B. Exempt the property at 2706 NE Columbia Blvd. from a future LID assessment, thereby resulting in a deferral of frontage improvements until the future redevelopment of this property.
- C. Extend the proposed sidewalk improvements by 55 feet to the east, from the southeast corner of NE 27th Avenue & Columbia Blvd. east along NE Columbia Blvd. to the east property line of 2706 NE Columbia Blvd.

Option 'B' above results in a reduction of project costs greater than the elimination in the proposed future assessment for 2706 NE Columbia Blvd. Because the pavement work is minor, involving a grind and inlay in lieu of a full reconstruct as is the case with most LIDs, it is technically feasible to build the remainder of the LID while omitting frontage improvements for 2706 NE Columbia Blvd. The cost savings would be added to project contingency, resulting in a lower future assessment to other properties in the proposed LID in the absence of this increased project contingency.

The Local Improvement District Administrator received written correspondence from the Bryants on May 23, 2017, requesting the Option 'B' remedy identified above. This written correspondence is being entered into the record of this proposed Resolution in conjunction with this memorandum.

II. RECOMMENDATION FOR COUNCIL

The Local Improvement District Administrator therefore requests that Council append the following to the end of the proposed Resolution:

"BE IT FURTHER RESOLVED, that the City Auditor is directed not to create a pending lien record for 2706 NE Columbia Blvd. unless the current or future owner of this property voluntarily signs an Agreement approved as to form by the City Attorney to design and construct frontage improvements subsequent to Council adoption of an LID Formation Ordinance on or after July 12, 2017."

"BE IT FURTHER RESOLVED, that the Local Improvement District Administrator is directed to prepare an LID Formation Ordinance excluding 2706 NE Columbia Blvd. from future assessment by this LID, but this LID may be amended to include this property if the current or future owner voluntarily signs an Agreement approved as to form by the City Attorney to design and construct frontage improvements subsequent to Council adoption of the LID Formation Ordinance ."

Respectfully submitted,



Andrew H. Aebe
Local Improvement District Administrator

IMPACT STATEMENT

Legislation title: Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements in the NE 27th Ave and Holland St Local Improvement District (Resolution; C-10059)

Contact name: Andrew Aebi, Portland Bureau of Transportation

Contact phone: 503-823-5648

Presenter name: Andrew Aebi

Purpose of proposed legislation and background information:

This resolution will initiate local improvement district ("LID") formation proceedings to construct street, sidewalk and stormwater improvements to NE 27th Avenue and the westerly 25 feet of NE Holland Street adjacent to and east of NE 27th Avenue. NE Holland Street functions as a driveway to a property serving 2946 NE Columbia Blvd. and will be built to function as a turnaround for NE 27th Avenue.

The Resolution will accept LID petition support of 94.98%.

This project will support future development of properties abutting NE 27th Avenue including one property which currently does not abut NE 27th Avenue but will do so after a lot consolidation is completed after formation of this LID. This LID offers a more cost-effective manner of constructing improvements instead of on a piecemeal basis as each property owners develops.

NE 27th Avenue formerly connected to NE Lombard Street to the south, but was converted into a dead-end street when ODOT Rail ordered the closure of the Union Pacific Railroad track crossing for safety reasons.

Financial and budgetary impacts:

- Property owners' combined assessments range from \$34,352 to \$295,284 with all but the lowest combined assessment petitioned in favor by the property owners.
- The level of confidence is Low.
- No change to staffing levels
- 100% of the LID revenue (\$684,524) is to be added to the FY17-18 fiscal year budget.
- The project is not currently in the 5-year CIP.

Community impacts and community involvement:

- PBOT has been engaged in community outreach since November 2015 about the need to construct street, sidewalk and stormwater improvements to support future development.
- The LID has been reduced in scope from previously-contemplated full street improvements to NE Holland Street as a result of input from the owner of the 2946 NE Columbia Blvd. property, which abuts the NE Holland St. on the east.
- Outreach has been made to the Concordia Neighborhood Association and the Northeast Coalition of Neighborhoods.
- The desire is to coordinate and construct these improvements with the nearby NE 47th Avenue Phase I LID to minimize traffic delays and impacts to NE Columbia Blvd.
- Property owners with four (4) of the largest five (5) combined assessments have petitioned in favor, with continuing outreach to the remaining property whose owner has not yet signed a petition in favor. There is no known opposition to this project among owners of properties proposed to be assessed by this LID.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
- ☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

KK 4-27-16