

# PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Dan Saltzman Commissioner Leah Treat Director

**Date:** June 27, 2017

**TO:** City Council Members

**FROM:** Andrew Aebi, Local Improvement District Administrator

**SUBJECT: June 28, 2017 Agenda Item #751: Second Reading of N. Burlington Ave. & Edison St. LID Formation Ordinance**

**Ordinance Title:**

Create a local improvement district to construct street, sidewalk and stormwater improvements in the N Burlington Ave and Edison St Local Improvement District (Second Reading 618; C-10057)

**Background:**

The N. Burlington Avenue & Edison Street Local Improvement District (LID) was amended on June 7, 2017 at the first reading of the LID Formation Ordinance to extend the North Edison Street eastern project limit from the west right-of-way line of N. John Ave. to 100 feet west of the west right-of-way-line of N. Richmond Ave.

Mail notification was made on June 8, 2017 to owners of properties newly proposed for inclusion in the N. Burlington Ave. & Edison St. LID. Additional notification was made by publication and posting notice, which also notified property owners of possible changes to the LID. At the request of the LID Administrator, the Council postponed the second reading of this LID from June 14, 2017 to June 28, 2017 to allow the written record to remain open.

No additional written testimony since the first reading of the LID Formation Ordinance on June 7, 2017 has been received as of the date of this memorandum.



**Background:**

The Local Improvement District Administrator therefore recommends that Council approve the N. Burlington Avenue & Edison Street LID Formation Ordinance as amended on June 28, 2017.

Sincerely,



Andrew H. Aebi

Local Improvement District Administrator

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Dan Saltzman Commissioner Leah Treat Director

June 6, 2017

## PROPOSED AMENDMENT TO NORTH BURLINGTON AVENUE & EDISON STREET LOCAL IMPROVEMENT DISTRICT (LID)

Create a local improvement district to construct street, sidewalk and stormwater improvements in the N Burlington Ave and Edison St Local Improvement District (Hearing; Ordinance; C-10057)

### I. PROPOSED AMENDMENTS CONSISTENT WITH EXHIBIT 'H' of THIS ORDINANCE.

The Local Improvement District Administrator requests that Council approve the following amendments referenced in Exhibit 'H' of this Ordinance, with updates highlighted:

1. Change the reference to "Exhibit A is" in directive 'b' to "Exhibits 'A' and 'H' are".
2. Change "west right-of-way line of North John Avenue" to "100 feet west of North Richmond Avenue" in Finding No. 8.
3. Replace the map in Exhibit C to include additionally benefited properties and to expand the LID boundary to include these properties and additional area of improvement as referenced in Findings No. 8 and 9.
4. Increase the total cost and total funding of the project as referenced in Finding No. 10 from \$974,649.07 to \$1,655,634.99.
5. Increase the amount of LID funding as referenced in Finding No. ~~11~~ by \$680,985.92 from \$819,624.66 to \$1,500,610.58.

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*Severin  
 Correction*



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6. Add three (3) new pending lien records for 8220-8236 North Edison Street; 8320-8334 North Edison Street; and 6904 North John Avenue in the amount of \$131,295.28 for a combined total increase to the LID amount of \$393,885.84 with these properties added to Exhibit 'F' showing new pending lien numbers created by the City Auditor. These properties would be assessed on an abutting linear footage basis in a new Assessment Zone 'D.' 8220-8236 North Edison Street and 8320-8334 North Edison Street are existing multifamily properties. 6904 North John Avenue is an existing single family property with redevelopment potential.
7. Add two (2) new pending lien records for 8305 North Edison Street and 8313 North Edison Street in the amount of \$65,647.64 for a combined total increase to the LID amount of \$131,295.28 with these properties added to Exhibit 'F' showing new pending lien numbers created by the City Auditor. These properties would be assessed on an abutting linear footage basis in a new Assessment Zone 'D.' 8305 North Edison Street and 8313 North Edison Street are vacant lots with development potential.
8. Add two (2) new pending lien records for 8302 North Edison Street and 8318 North Edison Street in the amount of \$25,318.28 for a combined total increase to the LID amount of \$50,636.56 with these properties added to Exhibit 'F' showing new pending lien numbers created by the City Auditor. These properties are high density attached housing with 26-foot frontages and would be assessed on an abutting linear footage basis in a new Assessment Zone 'E.'
9. Add six (6) new pending lien records for 8304 North Edison Street; 8306 North Edison Street; 8308 North Edison Street; 8310 North Edison Street; 8312 North Edison Street; and 8314 North Edison Street in the amount of \$17,528.04 for a combined total increase to the LID amount of \$105,168.24 with these properties added to Exhibit 'F' showing new pending lien numbers created by the City Auditor. These properties are high density attached density housing with 18-foot frontages and would be assessed on an abutting linear footage basis in a new Assessment Zone 'E.'
10. Add "and linear footage" before the word "basis" in Directive 'd'.

**II. ADDITIONAL AMENDMENT.**

The Local Improvement District Administrator requests that Council also approve the following additional amendment not referenced in Exhibit 'H' of this Ordinance in response to a request of Frank MacMurray on June 3, 2017. A copy of this request is being placed into the record of this Ordinance.

11. Add a new directive 'k':

"Speed bumps may be installed as part of this project and funded from project contingency if determined to be necessary by the City Traffic Engineer."

Respectfully submitted,



Andrew H. Aebi  
Local Improvement District Administrator

## IMPACT STATEMENT

**Legislation title:** Create a local improvement district to construct street, sidewalk and stormwater improvements in the N Burlington Ave and Edison St Local Improvement District (Hearing; Ordinance; C-10057)

**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 Ordinance will form the N. Burlington Avenue & Edison Street Local Improvement District ("LID") as a prerequisite to beginning design of the project. The scope of the project is to construct sidewalk improvements to North Burlington Avenue, and to construct street, sidewalk and stormwater improvements to North Edison Street. The North Burlington Avenue improvements will be on the east side of the street from North Edison Street to 105 feet north of North Decatur Street. The North Edison Street improvements will be full improvements from North Burlington Avenue to the west right-of-way line of North John Avenue, except that the existing north sidewalk will be retained.

The prior LID Resolution approved by Council on May 3rd accepted LID petition support of 53.8%. There is automatic government support of 38.1% for total LID support of 91.9%.

This project will eliminate problems with erosion from the North Edison Street right-of-way adversely affecting the John Community Garden, and will facilitate private construction by Portland Community Asset Builders (PACB). The LID will make it possible for PACB to build much-needed inclusive housing on currently vacant and underdeveloped land.

### **Financial and budgetary impacts:**

- Property owners' combined assessments range from \$4,715 to \$400,338.
- The level of confidence is Low.
- No change to staffing levels
- 100% of the LID revenue (\$819,625) 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 received multiple complaints from unmanaged stormwater runoff affecting the John Community Garden and other properties on the downhill side of North Edison Street.
- The LID project has been scoped to fit within the existing right-of-way and to minimize property impacts.
- Outreach has been made to the Cathedral Park Neighborhood Association, which was involved in the scoping of the proposed LID.
- The developer, Portland Community Asset Builders, will build inclusive housing in conjunction with this LID. Combining LID and PBOT resources provides significant financial leverage and allows for a more comprehensive neighborhood solution, and avoids leaving uncompleted gaps in street improvements.
- There was interest at the Resolution phase of vacating North John Avenue. Further research since the May 3, 2017 Council hearing resulting in the finding that North John Avenue cannot be vacated since there is an existing water main. The Ordinance provides authority to the City Engineer to design transition improvements to the North John Avenue and Edison Street intersection. Evaluation is underway as to the feasibility of adding this work to the project; however, the LID Formation Ordinance does not commit to doing this additional work.

**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 |
|------|-------------|-----------------|-----------------|----------------|-------|-------------------|--------|
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