

NE 112th Avenue & Marx Street Local Improvement District Final Assessment Hearing



April 18, 2018 - Agenda Item #371



PBOT
PORTLAND BUREAU OF TRANSPORTATION

Andrew Aebi, M.B.A., Local Improvement District Administrator

NE 112th & Marx LID in Parkrose N.A., Freight Area

Overview Map



Subject Area
Map Extent



TriMet
Bus Stops



TriMet
Bus Lines

NE 112th Avenue & Marx Street LID Recap

LID attempts:	2; previous effort tabled decades ago No remonstrances at current LID formation
Property values:	\$8.2 million in 2012; \$16.2 million in 2018
Original Funding & Scope:	\$2,832K LID, \$421K City Street, sidewalk, stormwater PBOT, BES participating bureaus
Final Funding & Scope:	\$3,696K LID (add'l properties), \$1,642K City Street, sidewalk, stormwater, sanitary sewer, ornamental street lighting, water main PBOT, BES, PWB participating bureaus All 2018 LID amounts within 2011 estimate despite robust construction competition
5400 block NE 109th and NE 112th Avenues:	0 employees prior to 2013 139 employees in 2018; all living wage jobs

NE Marx Street Prior to LID Construction



Picture taken on November 22, 2011

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NE Marx Street on Paving Day



Picture taken on January 25, 2015

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NE 112th Avenue Prior to LID Construction



In the late 1970s, before we were administratively annexed into the City of Portland, we had hoped to make this unique regional asset a recreational area in which the environment would provide an economic benefit to our proposed city of Columbia Ridge. We envisioned it as similar to Stanley Park in Vancouver, British Columbia.

When we were annexed this formerly restricted 100 year flood plain was zoned primarily for industrial development. In the past, that has meant an often negative trade off between industry and the environment.

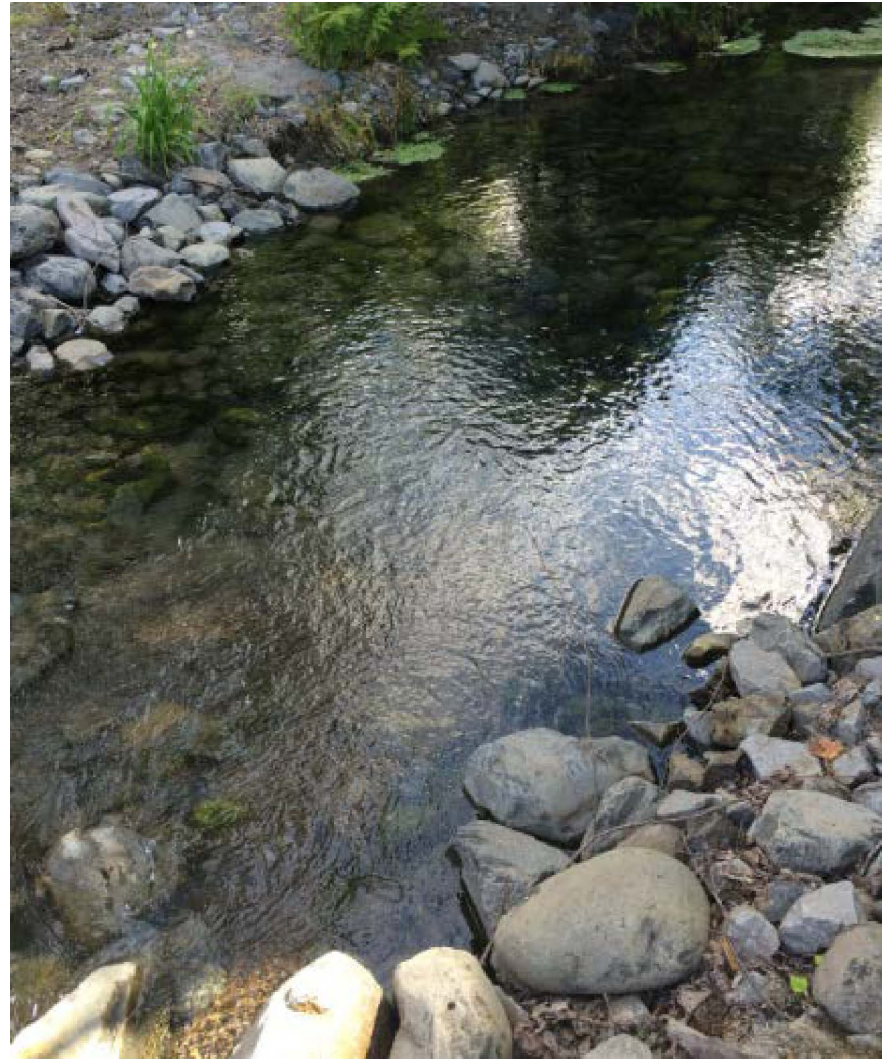
We are wiser now and becoming even more informed that industrial development can thrive in environmental areas and that river banks don't have to become separated or degraded areas in a city. Nor do those tracts of industrial land need to develop in a way that will require corrective investment in the future to remedy avoidable problems.



Pictures taken on February 28, 2011 (top) and March 8, 2017 (bottom)
Bonny McKnight testimony on January 25, 2012
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NE 112th Avenue During LID Construction



Pictures taken on June 20, 2016

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