

## IMPACT STATEMENT

**Legislation title:** Declare intent to terminate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements in the SW 47th Ave and Brugger St Local Improvement District (Resolution; C-10066)

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### Purpose of proposed legislation and background information:

- This Resolution will terminate LID formation proceedings for the SW 47th & Brugger LID as petitioned.
- This Resolution does not preclude a future repititioning of this LID if direct funding sources can be identified. Any future repititioning would likely exclude the entirety of SW Wood Parkway and the southernmost block of SW 46th Avenue from the project limits.

### Financial and budgetary impacts:

- Individual assessments for residential properties as petitioned range from \$22,331 to \$96,104. Value engineering and using less the entire widths of the 60'-wide rights-of-way was insufficient to bring the price point to a level to attract higher levels of property owner support. Curbs for stormwater conveyance along with monolithic sidewalk (generally on one side of the street) only represented 9.5% of costs. Retaining walls due to steep cross slopes represented 6.6% of costs. The majority of costs were to build 26'-wide streets. \$2,684K in contingency was for inflation and unknowns.
- It is rare that residential LIDs move forward without at least a partial subsidy of direct costs. The last nonsubsidized residential LID had an average lot sizes being 28% smaller than this LID, with only one intersection, versus six (6) on this LID. The average assessable lot size of 6,799 square feet with low density zoning spreading the \$5,935K in LID costs (including contingency) over fewer benefiting properties.
- The level of confidence is Low.
- No change to staffing levels.
- The project is not currently in the 5-year CIP.

**Community impacts and community involvement:**

- Property owner complaints have been received since August 2003 about infrastructure deficiencies in this area, particularly the lack of stormwater management. Conveyance of stormwater is needed in this area so that public stormwater would no longer drain onto private property and underneath residential structures. This area presents an additional topographic challenge of stormwater flowing in multiple directions, requiring construction of multiple points of proper stormwater disposal in compliance with BES Stormwater Management Manual requirements.
- Two (2) property owner meetings were held in 2017, with the LID proposal refined during 2018 to remove the costliest aspects of the project scope. Examples of value engineering included removing lower SW Plum St. immediately west of SW Wood Parkway from the LID, which would have required piping stormwater across a landslide risk area, as well as removing SW Taylors Ferry Road sidewalk improvements near a creek crossing.
- The LID was initiated by petition with a very high proportion of waivers of remonstrance. The Local Improvement District Administrator does not recommend moving forward with the LID due to the current lack of funding of direct costs of the project; funding leverage is essential on residential LIDs.

**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 2-6-19