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37662

Resolution

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, stormwater, sanitary sewer, water main and railroad grade crossing improvements in the N Richmond Ave and Crawford St Local Improvement District (C-10074)

Adopted

WHEREAS, the LID Administrator has reviewed the petitions attached in Exhibit A and as evaluated in Exhibit B, and has determined them to be valid; and

WHEREAS, the Portland Bureau of Transportation ("PBOT") is the Responsible Bureau for the proposed improvement and recommends initiation of local improvement district formation proceedings due to receiving majority petition support from property owners; and

WHEREAS, the Portland Bureau of Transportation ("PBOT") is the Responsible Bureau for the proposed improvement and also recommends initiation of local improvement district formation proceedings due to the risk to the Bureau of Environmental Services ("BES") and to the Portland Water Bureau ("PWB") if their utilities are not relocated from N Bradford Street underneath Union Pacific Railroad tracks to a newly-reconstructed N Richmond Avenue, and PBOT has collaborated with BES and PWB in the scoping of this project to add value and achieve economies of scale for all three infrastructure bureaus; and

WHEREAS, the curb-to-curb width of N Richmond Avenue from N Bradford Street to N Crawford Street currently exceeds the planned width determined to be appropriate by the City Traffic Engineer and narrowing the street provides an opportunity to vacate the eastern portion of the right-of-way to repurpose this area for much-needed housing development; and

WHEREAS, N Richmond Avenue is in very poor condition with current pavement condition index ("PCI") score of 20 on a zero to 100 scale; and

Introduced by

[Commissioner Mingus Mapps](#)

Bureau

[Transportation](#)

Contact

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Requested Agenda Type

Time Certain

Date and Time Information

Requested Council Date

May 29, 2024

Requested Start Time

9:45 am

Time Requested

30 minutes

WHEREAS, N Crawford Street from N Burlington Avenue to N Richmond Avenue is also in very poor condition with current PCI scores ranging from zero to 36 on a zero to 100 scale with an average PCI score of 14, which is only marginally better than an unpaved street; and

WHEREAS, N Crawford Street has been identified as an important new neighborhood collector as included in the St. Johns / Lombard Plan adopted by Council on May 25, 2004 per Ordinance No. 178452; and by Resolution No. 36219 adopted by Council on May 26, 2004; and

WHEREAS, there are currently no north-south connections between the neighborhood collectors of N Burlington Avenue and N Richmond Avenue, and this LID offers an opportunity to complete a connection on N John Avenue from N Crawford Street to N Edison Street midway between these two neighborhood collectors; and

WHEREAS, the Fire Marshal indicated her support for aiding fire suppression capability afforded by N John Avenue and N Decatur Street improvements on September 12, 2023; and

WHEREAS, both the N Burlington Avenue and N Richmond Avenue railroad grade crossings of the N Bradford Street right-of-way with Union Pacific Railroad ("UPRR") tracks are currently not compliant with the Americans with Disabilities Act (ADA) and lack automatic warning devices to provided safety benefit to pedestrians, bicyclists and motorists as well as to UPRR train crew members; and

WHEREAS, the proposed project is in the Cathedral Park Neighborhood Association with a combined equity matrix score of six (6) on a scale of two (2) to ten (10) with a higher score being representative of the most vulnerable populations; and

WHEREAS, the proposed project is within a designated Pedestrian District in the Transportation System Plan adopted by Council on May 23, 2018 with the passage of Ordinance No. 188957 and is also within a designated Town Center in the Portland Comprehensive Plan adopted by Council on May 24, 2018 with the passage of Ordinance No. 188960; and

WHEREAS, on January 12, 2024 the owner of the taxlot addressed as 6636 N Richmond Avenue requested that additional improvements be made to N Crawford Street from N Richmond Avenue to 132 feet east of N Richmond Avenue; and

WHEREAS, on April 4, 2024 the owner of the four (4) taxlots addressed as 8534 N Crawford Street requested that the planned sidewalk on the north side of N Crawford Street between N Burlington Avenue and N John Avenue be removed from the scope of the project, which will eliminate the physical conflict of a building currently encroaching on the N Crawford Street right-of-way.

NOW, THEREFORE, BE IT RESOLVED, that the general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface;

grade the streets to their proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities; construct and reconstruct curbs on both sides of the street, and construct sidewalk and plant street trees; relocate water mains and sanitary sewer from N Bradford St. to N Crawford St.; and relocate and replace the N Richmond Ave. water main and narrow the width of the street, shifting its centerline to the west; and

BE IT FURTHER RESOLVED, that the Council directs the Local Improvement District Administrator to declare the intent of the City to initiate local improvement district formation proceedings to construct street improvements to N Burlington Avenue, N John Avenue, N Richmond Avenue, N Crawford Street and N Decatur Street; and

BE IT FURTHER RESOLVED, that the Council declares the intent of the City to initiate local improvement district formation proceedings to construct street improvements to N Burlington Avenue, N John Avenue, N Richmond Avenue, N Crawford Street and N Decatur Street; plus any transition work on abutting street segments and/or adjacent property determined to be necessary by the City Engineer; and

BE IT FURTHER RESOLVED, that the preliminary estimate of the cost of the improvements is \$15,902,100 excluding the deletion of sidewalk on N Crawford Street between N Burlington Avenue and N John Avenue and the addition of street improvements to N Crawford Street from N Richmond Avenue to 132 feet east of N Richmond Avenue;

BE IT FURTHER RESOLVED, that the Local Improvement District Administrator's level of confidence in the cost estimates for this project as of the filing date of this resolution is "Low" per Exhibit A of Resolution No. 36430 adopted by City Council on July 26, 2006 given that project specifications are preliminary; and

BE IT FURTHER RESOLVED, that the assessment methodology of the N Richmond Avenue & Crawford Street Local Improvement District shall be on a zoned square footage basis with the LID providing funding of \$13,970,214 as shown in Exhibit B unless this assessment methodology is modified by City Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that PBOT will provide overhead funding of \$1,447,414; and

BE IT FURTHER RESOLVED, that BES will provide funding of \$317,004 to enable abandonment of its sanitary main in the N Bradford Street right-of-way underneath the Union Pacific Railroad tracks; and

BE IT FURTHER RESOLVED, that PWB will provide funding of \$167,469 to enable abandonment of its water main in the N Bradford Street right-of-way underneath the Union Pacific Railroad tracks; and


BE IT FURTHER RESOLVED, that the local improvement district shall be known as the N Richmond Avenue & Crawford Street Local Improvement


District and for purposes of the Local Improvement District Formation Hearing as set forth in Section 17.08.070 of City Code, the boundary shall be as shown in the map in Exhibit C; and


BE IT FURTHER RESOLVED, that the Council intends to construct the project; and

BE IT FURTHER RESOLVED, that the Council directs the Local Improvement District Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a Local Improvement District Formation Hearing on June 26, 2024 beginning at 9:30 AM or on the earliest practicable date thereafter including the elimination of sidewalk on the north side of N Crawford Street between N Burlington Avenue and N John Avenue and additional street improvements to N Crawford Street from N Richmond Avenue to 132 feet east of N Richmond Avenue.

Documents and Exhibits

 [Exhibit A \(https://www.portland.gov/sites/default/files/council-documents/2024/03-exhibit-a-petitions-for-n-richmond-crawford-streeresolution-of-intent-2024-05-29-rev0.pdf\)](https://www.portland.gov/sites/default/files/council-documents/2024/03-exhibit-a-petitions-for-n-richmond-crawford-streeresolution-of-intent-2024-05-29-rev0.pdf) 9.39 MB

 [Exhibit B \(https://www.portland.gov/sites/default/files/council-documents/2024/04-exhibit-b-petition-evaluation-for-n-richmond-crawford-lid-resolution-of-intent-2024-05-29-rev1.pdf\)](https://www.portland.gov/sites/default/files/council-documents/2024/04-exhibit-b-petition-evaluation-for-n-richmond-crawford-lid-resolution-of-intent-2024-05-29-rev1.pdf) 971.6 KB

 [Exhibit C \(https://www.portland.gov/sites/default/files/council-documents/2024/05-exhibit-c-map-for-n-richmond-crawford-street-lid-resolution-of-intent-2024-05-29-rev1.pdf\)](https://www.portland.gov/sites/default/files/council-documents/2024/05-exhibit-c-map-for-n-richmond-crawford-street-lid-resolution-of-intent-2024-05-29-rev1.pdf) 312.39 KB

Impact Statement

Purpose of Proposed Legislation and Background Information

- This legislation initiates local improvement district formation proceedings for the N Richmond Avenue & Crawford Street LID and schedules an LID Formation Hearing for June 26, 2024.
- Final Council approval of the LID is anticipated on July 3, 2024.
- Commercial property owners are paying all direct costs of the LID. PBOT will only pay for overhead costs.
- BES and PWB are contributing funding to relocate their utilities from the N Bradford Street right-of-way to N Crawford Street to eliminate these utilities from underneath the Union Pacific Railroad tracks.
- Pavement is currently in very poor condition and will be reconstructed, and new street connections will be built in this area

where the street grid is very undeveloped.

- This LID is moving forward on the basis of five (5) of eight (8) property owners affirmatively petitioning in favor.

Financial and Budgetary Impacts

- Total project cost is \$15,902,100.
- The LID amount is \$13,970,214 with no owner-occupied residential properties included in the LID.
- PBOT is contributing \$1,447,414 in General Transportation Revenue (GTR) for overhead costs per LID Code and the PBOT Capital Investment Committee (CIC) was briefed on this project on February 14, 2023.
- There is no funding requested as a result of this legislation. Once the LID is formed, funding will be incorporated into the FY 2024-25 Capital Improvement Plan Requested Budget.

Community Impacts and Community Involvement

- There is currently a pending development proposal for one property in this LID.
- Formation of this LID will enable the development of hundreds of new housing units, including market rate and affordable housing. Longstanding infrastructure deficiencies have been a barrier to development, and multiple Public Works Permits (PWPs) are not a viable alternative to unlocking this area for development, which requires a comprehensive infrastructure solution and the involvement of all three infrastructure bureaus as well as Union Pacific Railroad.
- This LID will connect to improvements built in conjunction with the recently completed N Burlington Avenue & Edison Street LID.
- The scope of the LID as proposed reflects extensive multiyear negotiations with property owners in the LID as well as with Union Pacific Railroad.

100% Renewable Goal

N/A

Budget Office Financial Impact Analysis

This action declares intent to initiate a local improvement district formation proceedings to construct street, sidewalk, stormwater, sanitary sewer, water main and railroad grade crossing improvements in the N Richmond Ave and Crawford St Local Improvement District. PBOT will contributing \$1,447,414 in General Transportation Revenue (GTR) for overhead costs, which will be incorporated into the FY 2024-25 CIP.

Document History

Item 430 Time Certain in [May 29-30, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/5/29)
(<https://www.portland.gov/council/agenda/2024/5/29>)

City Council

Adopted

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea