

## IMPACT STATEMENT

**Legislation title:** \*Create a local improvement district to construct street, sidewalk and stormwater improvements in the SE 86th Ct and Steele St Local Improvement District (Hearing; Ordinance; C-10051)

**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 a local improvement district (“LID”) to improve SE 86th Court and SE Steele Street in the Lents Neighborhood adjacent to the old Foster School site and the new Native American Youth & Family Center (“NAYA”) site. This project reflects a partnership between the Portland Bureau of Transportation, Portland Public Schools (“PPS”) and NAYA. Only PPS and Garden Villas Apartments (“GVA”) are proposed for future LID assessment. Existing single family residential properties will be exempted from assessment; all of these lots are already developed, and the LID will not build nor acquire right-of-way for these properties’ future sidewalk, which will be required upon redevelopment of these properties. Outreach has also been made to owners of these exempt properties adjacent to the planned LID improvements, including a planned Portland Public Schools neighborhood meeting to be held on July 30, 2015. This project will eliminate approximately 375 feet of unpaved street in Lents, which is the neighborhood with the sixth-highest total centerline miles of unpaved streets in the City, and will help to reduce the City’s backlog of 56.5 centerline miles of unpaved streets as of July 1, 2014.

The second reading of an eminent domain ordinance will be considered concurrent with this LID Formation Ordinance. Eminent domain is necessary to acquire the property rights necessary to construct this project, which is highly desired by spring 2016 concurrent with NAYA’s occupancy of its new site.

**Financial and budgetary impacts:**

- \$788,490.24 project cost of which \$729,476.28 is the estimated future LID assessment and \$59,013.96 consists of overhead costs waived by PBOT.
- The level of confidence is Low.
- No change to staffing levels.
- All of the LID revenue (\$729,476.28) is to be added to the FY15-16 fiscal year budget.
- The project is not currently in the 5-year CIP.

**Community impacts and community involvement:**

- This area of Lents north of SE Foster Road and east of SE 82nd Avenue of Roses has large superblocks and poor street connectivity. This project will improve neighborhood circulation and emergency response.
- Most of the LID expense is being borne by Portland Public Schools, which signed a petition in favor of the LID, and has entered into a partnership with Native American Youth & Family Center (NAYA). The street, stormwater and sidewalk infrastructure constructed by this project will serve the increasing diversity and population growth of Lents.
- The LID project has been designed so that existing single family residents have no current financial impact. Properties abutting the planned street improvements will have a much lower cost if they choose to redevelop in the future, since new curb will added at no cost to these property owners, and adding a new sidewalk behind an existing curb can often be done with an over-the-counter permit.
- GVA will be among property owners required to extend SE Steele Street to SE 82nd Avenue of Roses upon future redevelopment; however this LID will fully build out a new three-way intersection at SE 85th & Steele. GVA did not sign a petition in favor of the LID, and is opposed to its apportionment of the LID as petitioned and reflected in this Resolution of Intent. Continuing outreach is occurring among PBOT, PPS and GVA to address GVA's concerns about the proposed LID; however, execution of a private agreement is pending to voluntarily reallocate LID assessments between GVA and PPS.

**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 7-30-15