

North Suttle Road Local Improvement District Resolution of Intent Hearing

May 10, 2017 - Agenda Item #461

WE KEEP PORTLAND MOVING.



PBOT
PORTLAND BUREAU OF TRANSPORTATION

Staff presenting: Andrew Aebi, LID Administrator

North Suttle Road Map

Overview



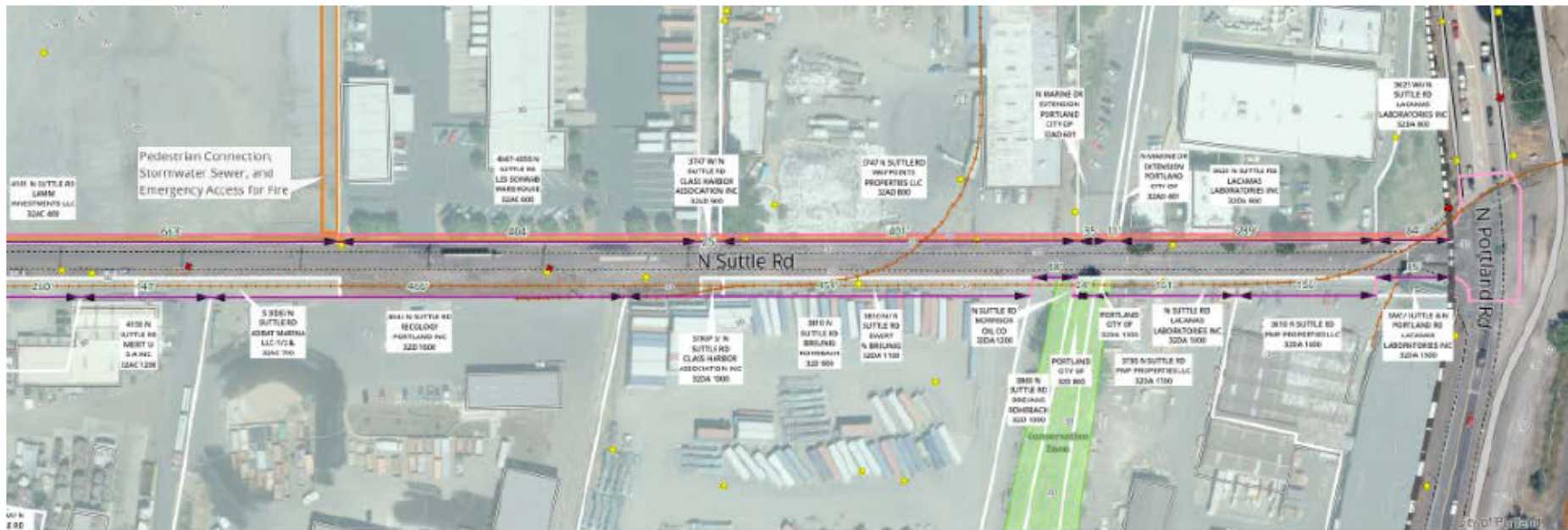
North Suttle Road Map

Detail of Western End of Street



North Suttle Road Map

Detail of Eastern End of Street



Chronology of North Suttle Road

- 1952: Earliest GIS record of building construction
- 1/11/78: Land area annexed from Multnomah County to City
- 6/22/84: Jurisdictional transfer of N. Suttle Rd. (Ordinance #156224)
- 6/18/03: First property owner complaint to LID Administrator
- 2004: First property owner meeting (1/13)
- 12/30/15: *“Worst Road in Portland”* video taken by property owner
- 2016: Second & third property owner meetings (4/29 & 9/19)
- 1/20/17: LID petitions distributed
- 2017: Fourth property owner meeting (2/14)
- 4/04/17: Directive for Council-initiated LID

A property owner's perspective: “Worst Road in Portland”



40 Maintenance Work Orders 2003-16

Street Scenes in March 2017



Project Overview

Project Scope:

2,935 centerline feet (nothing salvageable; full reconstruction)
Narrow street from 36' as petitioned to 32' to minimize impacts
Sidewalk on north side only; railroad tracks on south side
Stormwater outfall to Columbia River (not Smith & Bybee Lakes)
Fire access & pedestrian access to N. Marine Dr. and bus line #11

Proposed Project Cost (Per Centerline Foot)

\$3,282 includes contingency (24%), right-of-way (5%)

Proposed Funding:

\$8,525K LID (\$2.37 per assessable square foot)
\$1,108K PBOT absorption of overhead
\$300K in Heavy Vehicle Use Tax to be added at LID Formation
\$500K in PBOT SDC to be added after LID Formation

Effect of Linear Foot Methodology

Not Recommended

Rate per assessable square foot no longer consistent \$2.37;
Effective rate would range from \$0.02 to \$6.80



Examples of Trends Over Time

NE 148th Avenue LID cost variance (28% cost savings):

\$2,068 budgeted per CL foot in June 2004 (Ord. #178507)

\$1,479 actual cost per CL foot in November 2006 (Ord. #180576)

NE 148th Avenue LID change in real market value:

\$ 794K in 2004-2005

\$ 6,278K in 2006-2007

\$37,063K in 2011-2012

73% annual compound rate of return (past results not a predictor of future results)

North Suttle Road LID (assuming 5% annual inflation):

\$1,732 per CL foot if budgeted in January 2004

\$3,282 per CL foot budgeted in February 2017; if not approved:

\$6,219 per CL foot if budgeted in March 2030

Proposed LID of \$8.5M is 23% of \$37.2M real market value