

PBOT

188494

PORTLAND BUREAU OF TRANSPORTATION

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Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

June 1, 2017

EXHIBIT H

WRITTEN TESTIMONY RECEIVED THROUGH JUNE 1, 2017 AND POTENTIAL AMENDMENTS TO THE NORTH BURLINGTON AVENUE & EDISON STREET LOCAL IMPROVEMENT DISTRICT (LID)

Create a local improvement district to construct street, sidewalk and stormwater improvements in the N Burlington Ave and Edison St Local Improvement District (Hearing; Ordinance; C-10057)

I. SUMMARY

Testimony was provided to Council on May 3, 2017 during Council consideration of Resolution No. 37281 regarding stormwater runoff in the impassable North John Avenue right-of-way south of North Edison Street. Council was asked to support a street vacation of North John Avenue to facilitate a resolution of the erosion and pedestrian safety issues resulting from the lack of managed stormwater runoff. Further review following the Council hearing determined that a street vacation was infeasible due to the existence of a water main in this public right-of-way.

Subsequent community discussions with the owners of 8320-8334 North Edison Street, 6904 North John Avenue, as well with the Cathedral Park Neighborhood Association and the John Community Garden revealed significant interest in expanding the N. Burlington Avenue & Edison Street Local Improvement District (LID). The expansion in project limits would be from the east right-of-way line of North John Avenue to 100 feet west of N. Richmond Avenue. This expansion would provide a more comprehensive stormwater management solution. It would also provide a continuous pedestrian connection from N. Burlington Avenue to N. Richmond Avenue, a distance of 880 feet, nearly doubling the previously planned pedestrian connection of 460 feet.

Owners of thirteen (13) properties which would be added to the LID were sent a notification in English mailed by the Local Improvement District Administrator at 10:03 AM on March 17, 2017 of the potential amendment to the LID. The letters included the information referenced in Finding No. 3 of this Ordinance, including the amounts of estimated future assessment to properties, and were sent return receipt.



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

This notification was supplemented by:

- 1) A Chinese translation of the notification letter sent to the owner of 8302 North Edison Street at noon on May 22, 2017, without a return receipt.
- 2) A remailing of the notification letters in English and Chinese sent without a return receipt on or before 10:16 AM on May 25, 2017, containing the same information as the letters May 17, 2017 letters, but also noting a newly-scheduled 10:25 AM Time Certain for the LID Formation Hearing on June 7, 2017, and a clarification that the earliest date of the second reading would be on June 14, 2017.
- 3) An in-person visit to the owner of 8320-8334 North Edison Street on May 12, 2017 (see included written testimony).
- 4) A telephone call with the owner of 6904 North John Avenue on May 16, 2017.
- 5) A telephone call with the owner of 8308 North Edison Street on May 30, 2017.

II. LETTER OF SUPPORT RECEIVED FROM BILL KALTENTHALER

A letter of support was received from Bill Kaltenthaler, owner of 8320-8338 North Edison Street. The letter was received on May 13, 2017 and is attached as Attachment 1.

III. E-MAIL OF SUPPORT RECEIVED FROM JENNIFER VITELLO.

An e-mail of support was received from Jennifer Vitello, Chair of the Cathedral Park Neighborhood Association. The e-mail was received on May 23, 2017 and is attached as Attachment 2. Property owned by Ms. Vitello is not proposed for assessment by this LID.

IV. E-MAIL OF SUPPORT RECEIVED FROM AMANDA HENSLEY.

An e-mail of support was received from Amanda Hensley, a gardener at John Community Garden. The e-mail was received on May 30, 2017 and is attached as Attachment 3. Property owned by Ms. Hensley is not proposed for assessment by this LID.

V. WRITTEN LETTER OF OBJECTION RECEIVED FROM JOHN CURTIS AND MARY-ANN PETINO.

A written letter of objection was received from John Curtis and Mary-Ann Petino, owners of 8310 North Edison Street. The written objection was received on May 31, 2017 and is attached as Attachment 4. This property has a waiver of remonstrance, attached as Attachment 5. Because of this waiver of remonstrance, this written correspondence in Attachment 4 is treated as an objection rather than a remonstrance, and does not affect the summary of remonstrances as summarized in Exhibit G of this Ordinance. A request was received to place the May 27, 2017 e-mail in the public record, which is attached as Attachment 6.

Issues raised by the written objection:

- a. The time allowed from written notice to hearing is not adequate for those affected to make an informed response. Mr. Aebi's letter did not provide enough information for property owners in this neighborhood to adequately understand or analyze this issue in time for the due date of written remonstrances nor the City Council hearing about this project.

Response:

The first notification letter was mailed on May 17, 2017, 14 days in advance of the remonstrance deadline and 21 days in advance of the Council hearing. The second notification letter was mailed on May 25, 2017. Both letters contained the contact information for the Local Improvement District Administrator, the procedure and timeline by which to remonstrate against formation of the LID, and an offer to schedule one-on-one meetings to answer any questions about the proposed expansion of the LID. Since timely notice was provided by multiple means identified in Section 17.08.070 of City Code, Council has the full discretion to expand the LID should it decide to do so. However, the LID Administrator recommends that Council extend the date of the second reading of this Ordinance from June 14, 2017 to June 28, 2017 to provide additional time for written testimony.

- b. An assessment of over \$17,000 on a property owner is a significant hardship.

Response:

The last residential LID formed in North Portland was the North Winchell Street LID. Estimated assessments at LID formation ranged from \$18,842.76 to \$20,936.40 when the LID was formed by Council on December 13, 2006. The \$17,528.04 estimated assessment for this property at 8310 N. Edison Street is lower than the North Winchell Street LID estimated assessments in nominal terms, even after over ten (10) years, and are significantly lower when adjusted for inflation. No remonstrances were received against formation of the North Winchell Street LID (see record of Ordinance No. 180669). Council failure to approve an expansion of the North Burlington Avenue & Edison Street LID would postpone but not eliminate the financial responsibility to improve the street frontage along 8310 North Edison Street. Building this frontage as part of a larger LID affords the opportunity for economy of scale and to design and construct comprehensive new infrastructure for the neighborhood.

- c. We have almost no traffic along our street.

Response:

This LID is not intended to achieve a reduction in traffic volumes on North Edison Street, nor to deal with an existing need for traffic calming. Special benefit to this property includes but is not limited to:

1. Elimination of required gravel shoulder maintenance of the unpaved portion of North Edison Street, and elimination of liability for failure to maintain the existing gravel in a safe condition.
2. Elimination of liability for effects of unmanaged stormwater runoff adversely affecting other properties (see Attachment 1 to this Exhibit H).
3. Fulfillment of a future requirement to build a sidewalk along this property.

- d. Are these improvements in any way related to the Waterfront Development Project between us and the river?

Response:

This LID does not propose to build frontage improvements benefiting the block bounded by North John Avenue, North Charleston Avenue, North Decatur Street and North Crawford Street.

VI. WRITTEN LETTER OF OBJECTION RECEIVED FROM JEFF WONG.

A written letter of objection was received from Jeff Wong, owner of 8308 North Edison Street. The written objection was received on May 31, 2017 and is attached as Attachment 7. This property has a waiver of remonstrance, attached as Attachment 5. Because of this waiver of remonstrance, this written correspondence in Attachment 7 is treated as an objection rather than a remonstrance, and does not affect the summary of remonstrances as summarized in Exhibit G of this Ordinance.

Issues raised by the written objection:

- a. Because of the size of the lots, it would seem to be a waste of money to attempt to put in curbs and/or sidewalks between each driveway. There is 24 to 30 inches between each driveway.

Response:

It appears from GIS, without benefit of survey, that driveways are nine (9) feet wide, which is the City's minimum. It further appears that there is eight (8) feet of spacing between driveways in a 17-foot frontage, which is significantly wider than 24 to 30 inches. 17-foot spacing generally allows for a minimum 9-foot driveway width with 3-foot wings on each side and 1-foot of curb separating one property from another, with other potential design options available. This property is in an area currently identified as a Pedestrian District. Several neighbors are mobility impaired and use mobility devices. It is the LID Administrator's understanding that they are unable to make short trips such as to the grocery store without motorized transportation due to the lack of sidewalks.

- b. Due to the slope, the driveways are not all at the same grade, so widening of each driveway would be difficult and a cost escalator for this project.

Response:

This LID is unlikely to widen existing driveways. There will be a vertical transition from the new curb to vertical catch points of existing driveways. Since the planned width of the reconstructed street along this property is 28 feet in a 60-foot right-of-way, the LID has the flexibility to shift the reconstructed street to the north to minimize vertical impacts to driveways. This will be further explored during design of the project following LID formation.

- c. For the same reasons, I would assume sidewalks would be a moot discussion.

Response:

Pedestrian safety and comfort is maximized when the path of travel is on a sidewalk in the public right-of-way in lieu of crossing between driveways on private property. The proposed LID expansion would result in a continuous and uninterrupted pedestrian connection from North Burlington Avenue to North Richmond Avenue, which is highly desirable in a designated Pedestrian District. This area is also well served by transit, and the new sidewalks will provide a continuous connection to transit for both ambulatory and mobility-impaired pedestrians.

- d. Each property owner once had trees out front, but the homeowners' association voted remove them and replace with a river rock design. To then have the City attempt to replant trees and have the property owners be responsible for the upkeep seems like a waste of money that could be reallocated towards another project or distributed to a worthier endeavor, such as affordable housing, policing, etc.

Response:

Street trees are typically spaced 25 to 30 feet apart, and in no case are driveways closed as a means of providing for additional street tree planting. Given that row house property frontage widths are as narrow as 17 feet, and that 5 feet spacing is needed between driveways and trees, the project will not plant street trees in front of these narrow lots. Any savings on the LID will be returned to property owners and cannot be used for other means such as affordable housing, policing, etc. which confer a general benefit but not a special benefit to properties proposed for a future assessment by this LID as required by state law.

VII. E-MAIL OF SUPPORT RECEIVED FROM HELEN OST.

An e-mail of support was received from Helen Ost, a gardener at John Community Garden. The e-mail was received on June 1, 2017 and is attached as Attachment 8. Property owned by Ms. Ost is not proposed for assessment by this LID.

VIII. DECISION FOR COUNCIL

The Local Improvement District Administrator requests that Council consider the following amendments:

1. Change the reference to "Exhibit A" in directive 'b' to "Exhibits 'A' and 'H'".
2. Change "east right-of-way line of North John Avenue" to "100 feet west of North Richmond Avenue" in Finding No. 8.
3. Replace the map in Exhibit C to include additionally benefited properties and to expand the LID boundary to include these properties and additional area of improvement as referenced in Findings No. 8 and 9.
4. Increase the total cost and total funding of the project as referenced in Finding No. 11 and Exhibit D from \$974,649.07 to \$1,655,634.99.
5. Increase the amount of LID funding as referenced in Finding No. 10 by \$680,985.92 from \$819,624.66 to \$1,500,610.58.
6. Add three (3) new pending lien records for 8220-8236 North Edison Street; 8320-8334 North Edison Street; and 6904 North John Avenue in the amount of \$131,295.28 for a combined total increase to the LID amount of \$393,885.84 and update Exhibit F to reflect this addition. These properties would be assessed on an abutting linear footage basis in a new Assessment Zone 'D.' 8220-8236 North Edison Street and 8320-8334 North Edison Street are existing multifamily properties. 6904 North John Avenue is an existing single family property with redevelopment potential.
7. Add two (2) new pending lien records for 8305 North Edison Street and 8313 North Edison Street in the amount of \$65,647.64 for a combined total increase to the LID amount of \$131,295.28 and update Exhibit F to reflect this addition. These properties would be assessed on an abutting linear footage basis in a new Assessment Zone 'D.' 8305 North Edison Street and 8313 North Edison Street are vacant lots with development potential.
8. Add two (2) new pending lien records for 8302 North Edison Street and 8318 North Edison Street in the amount of \$25,318.28 for a combined total increase to the LID amount of \$50,636.56 and update Exhibit F to reflect this addition. These properties are high density attached housing with 26-foot frontages and would be assessed on an abutting linear footage basis in a new Assessment Zone 'E.'

9. Add six (6) new pending lien records for 8304 North Edison Street; 8306 North Edison Street; 8308 North Edison Street; 8310 North Edison Street; 8312 North Edison Street; and 8314 North Edison Street in the amount of \$17,528.04 for a combined total increase to the LID amount of \$105,168.24 and update Exhibit F to reflect this addition. These properties are high density attached density housing with 18-foot frontages and would be assessed on an abutting linear footage basis in a new Assessment Zone 'E.
10. Add "and linear footage" before the word "basis" in Directive 'd'.

IX. RECOMMENDATION

Based on community feedback received as of June 1, 2017, it is the recommendation of the Local Improvement District Administrator that the Council amend the LID Formation Ordinance to expand the easterly project limits of the North Burlington Avenue & Edison Street Local Improvement District to 100 feet west of North Richmond Avenue.

Respectfully submitted,



Andrew H. Aebi
Local Improvement District Administrator

188494

6/1/2017

Portland City Council
Andrew Aebi DOT

I would like to express my full support for the proposed N. Burlington & N. Edison St. LID formation. However, since the proposed sidewalk improvements will impact my current garbage location, I would like to request a revocable encroachment permit in order to move my recycling/garbage corral to the NE corner of the lot.

My wife and I have owned the 10 unit apartment building located at 8320 – 8338 North Edison since 1997. Our tenant base consists of several very long term tenants (32 years, 20 years, and 10 years) who have a variety of disabilities that make walking difficult. Two of those tenants have scooters they use for mobility.

In June 2012 rain water and debris flooding from the street overwhelmed the 36” storm drain in the middle of our parking lot. The rising water overwhelmed the 6” drain at the bottom of the laundry room stairs, continued into the laundry room, overwhelmed the 4” laundry room drain, and then flooded the lower dwelling unit. Over 500 square feet of laminate flooring installed 3 months earlier were destroyed. Replacement cost was roughly \$2000. That incident has made me very cautious about making improvements to the lower apartments in the future.

I am optimistic that the proposed improvements to the street, curb, and gutters will correct the flooding of the parking lot resulting from street runoff. The sidewalk improvements will facilitate access to the neighborhood, stores, and services for all the tenants, especially for those with limited mobility.

Thank you,

William H. Kaltenthaler

Aebi, Andrew

From: Jennifer Vitello <je.vitello@gmail.com>
Sent: Tuesday, May 23, 2017 12:36 PM
To: Aebi, Andrew
Cc: leslie@bspcinc.com; Wagner, Zef
Subject: Edison LID in the Cathedral Park Neighborhood

188494

Hello Andrew,

I just wanted to write to let you know that the Cathedral Park Neighborhood Association strongly supports the extension of the LID on N Edison Street 100 feet in the direction of N Richmond Ave. These improvements are badly needed and desired by the neighborhood. I believe you have already communicated with the adjacent property owners who have expressed interest in extending these improvements in order to facilitate safety and accessibility for residents, and particularly those at the adjacent apartment building who are wheelchair users.

Please let me know if there is anything the Cathedral Park Neighborhood Association can do to assist in this process.

Very Best Regards,

Jennifer Vitello
Chair, Cathedral Park Neighborhood Association

Aebi, Andrew

From: Council Clerk – Testimony
Sent: Tuesday, May 30, 2017 1:07 PM
To: Commissioner Fish; Eudaly, Chloe; Fritz, Amanda; Saltzman, Dan; Wheeler, Ted
Cc: Aebi, Andrew; Brewster, Stacy; Broughal, Justine; Gates, Janine; Quitugua, Betsy; Washington, Mustafa; Yohannes, Winta
Subject: FW: Improve N Edison Avenue

188494

Testimony for June 7th from Amanda Hensley.

Karla Moore-Love |Council Clerk
 Office of the City Auditor |City Hall Rm 130
 503.823.4086

From: Amanda R W Hensley [mailto:chix001@gmail.com]
Sent: Tuesday, May 30, 2017 10:39 AM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Cc: Johns Community Garden <johnscomgard@gmail.com>
Subject: Improve N Edison Avenue

Dear Council Members:

June 7 RE – Improvement of N Edison Ave between Richmond St and Burlington St

I am a gardener at the Johns Community Garden. I fully support improvement of North Edison Avenue between Richmond Street and Burlington Street. These improvements will make it easier and safer to drive, park, and carry my garden supplies. It will be safer for pedestrians, drivers, bicyclist as well as the gardeners.

The improved drainage will stop water from forming gullies on the North Johns Street, making it easier and safer to walk, maneuver a wheelbarrow and carry supplies to the South garden.

Sincerely,

Amanda Hensley
 7824 N Kellogg St
 Portland, OR 97203
 STJ Community Gardener since 2014

John Curtis & Mary-Ann Petino

ATTACHMENT 4

SENT VIA CERTIFIED AND REGULAR MAIL

May 27, 2017

188494

Mary Hull Caballero
 City Auditor
 1221 SW Fourth Avenue, Room 140
 Portland, OR 97204

RE: Remonstrance against expansion of the North Burlington Avenue and Edison Street LID

Dear Ms. Caballero:

As instructed in Andrew Aebi's PBOT letter of May 17th, we are submitting our remonstrance against expansion of the LID.

OUR OBJECTIONS TO THE EXPANSION OF THIS LID ARE:

1. The time allowed from written notice to hearing is not adequate for those affected to make an informed response. Mr. Aebi's letter did not provide enough information for property owners in this neighborhood to adequately understand or analyze this issue in time for the due date of written remonstrances nor the City Council hearing about this project.

Delivery of the certified letter, dated May 17, 2017 was attempted. We were not at home to sign for it. My husband had to go to the Post Office to retrieve the letter. (I mention this in the interest of letting you know that several of my neighbors chose not to make this effort and therefore have no knowledge or adequate notice/disclosure about this letter/process.)

2. An assessment of over \$17,000 on a property owner is a significant hardship for us and people in this neighborhood. No details have been provided about the interest rate on a 20-year loan. No upper limit has been established on the proposed assessment, since the project costs are not final.

3. The scope you are considering expanding includes our property. We currently have almost no traffic along our street. John Avenue is not improved, nor is North Charleston. What is the rationale for the work (and potential intersection improvement) in this area?

One of the questions posed in our attached email to Andrew Aebi is, "Are these improvements in ANY WAY related to the *Waterfront Development Project* between us and the river?" We feel that any street or drain improvement costs that help improve access and storm drain capacity for this project should be borne by the DEVELOPER and/or the CITY. And full disclosure should be made.

Sincerely,


 John Curtis and Mary-Ann Petino

From: Mary Ann Petino <mapetino@aol.com>
To: leftyjohn2 <leftjohn2@aol.com>
Subject: Fwd: 8310 N. Edison St.--Proposed N. Burlington Avenue and Edison Street Local Improvement District
Date: Sat, May 27, 2017 10:29 am

188494

-----Original Message-----

From: Mary Ann Petino <mapetino@aol.com>
To: Andrew.Aebi <Andrew.Aebi@portlandoregon.gov>
Sent: Sat, May 27, 2017 9:10 am
Subject: 8310 N. Edison St.--Proposed N. Burlington Avenue and Edison Street Local Improvement District

Thank you for your letter of May 17, 2017. I have information and questions for you.

My overall fear is that the information/disclosure process in this case is woefully inadequate. I am sure that you nor no-one in your department wants people to feel that "stealth tactics" have been used. It is a major issue to assess people over \$17,000, especially on this street.

My husband, John D. Curtis, and I bought our rowhome on August 15, 2016. Therefore, I apologize if some of my comments/questions have already been dealt with.

It is my concern that notification not received will skew the remonstrance responses toward approval..... The Cathedral Park Neighborhood Association has not contacted us. We did not know it even existed until, while walking our dog, my husband ran into a member.....

1. Information:

Your sign has been removed from Edison Street. I don't know how or by whom.

Many of my neighbors (who are affected by the current proposal) have not and will not go to the Post Office to retrieve your letter.... Therefore, I suggest that you figure out a way that a more fully-disclosing letter/notice be sent by regular mail as well. Also, I suggest that you tally the proof of delivery cards you get back.

2. Questions:

I am confused by the \$134/month payment over 20 years on \$17,528.04. What is the interest rate on this financing? This was not disclosed in your letter. Will credit approval be required?

Does the LID project in ANY WAY relate to the waterfront project "below us" being considered/implemented? We have virtually NO TRAFFIC on our part of Edison St. at this time. It seems that increased traffic and storm drain issues are anticipated. Why? **John Avenue is currently not paved nor does it go through toward the waterfront...**

Your offer to meet with us on a site visit is very much appreciated. I await your timely response.

Sincerely,

Mary-Ann Petino and John Curtis

188494

X

95-36 MP

8318

N EDISON

2121/4

STREET WAIVER

The undersigned own the following described real property located in the City of Portland, Multnomah County, Oregon:

TAX LOT (1) OF BLOCK 15-16 JAMES JOHNS 2ND ADD

YEAR AQ' '95 DOC. NO. 95-004843

The undersigned owner (owners) wishing to divide above said property or construct a building on said property and in lieu of improving the adjacent streets, as required by City Code, does (do) hereby agree that said property shall be counted in favor of any street improvement planned by the City of Portland and designed to serve this property. Further, the undersigned agree not to remonstrate against the street improvements and the assessment of this property for its proportionate share of the cost thereof.

It is understood that the Portland City Council, in its discretion, may initiate a Local Improvement District (LID), providing for the construction of a fully improved street at such time as a majority of the owners of property in this area either sign waivers similar to this one or petition the City for such an improvement.

This agreement is for the benefit of the City of Portland and is intended to run with the above described land and bind all subsequent purchasers.

DATED this 26 day of May, 1995

LINDQUIST DEVEL CO INC [Signature] (SEAL)

_____(SEAL)

STATE OF OREGON)
COUNTY OF MULTNOMAH)

Signed before me on this 26th day of May A.D. 1995,
by Stuart H. Lindquist, President,
and _____

Secretary of Lindquist Development Co. Inc

(corporate name), who acknowledge this instrument to be the free act and deed of said corporation.

95 90968

[Signature]
Notary Public for Oregon

My Commission Expires 2-23 97



1 of 2

5026

R 42600 - 0540

RET TO: 106/825/SSM

D.H.

2

STATE OF OREGON }
Multnomah County } ss.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

95 AUG - 1 AM 11:24

RECORDING SECTION
MULTNOMAH CO. OREGON

Vol / Page

95 90968

witness my hand and seal of office affixed.

Recorder of Conveyances

C Swick

Deputy

188494

Aebi, Andrew

From: Mary Ann Petino <mapetino@aol.com>
Sent: Saturday, May 27, 2017 11:13 AM
To: Aebi, Andrew; leftyjohn2@aol.com
Subject: Re: 8310 N. Edison St.--Proposed N. Burlington Avenue and Edison Street Local Improvement District
Attachments: remonstrance.doc

188494

WOW. You are extremely responsive. Thank you. I believe that the "initial response" that you mentioned may be severely limited. But I cannot know that for sure!

My husband, John Curtis, and I have sent our negative remonstrance today by regular mail and certified mail to Ms. Caballero.

Thank you for sending the letter out again via regular mail.

The information about financing is very helpful.

Here is what we are doing: We are putting a copy of our remonstrance (with a signature line for anyone else who agrees) under the doors of our neighbor's units. Since 4 of the 8 units are rented, we will try to email a copy of the non-resident owners.

I am so impressed at your availability to meet with us. My husband is not home right now, but I will ask him about meeting with you and when. I would also like to check with our neighbors to see if this could be a "group" meeting.

It would be helpful to know where the stormwater problems are stemming from. I know I seem suspicious, and I don't mean to be. But the timing of this and the rezoning requests for the Waterfront District project seem odd to me.

I want to assure you that we know that you are doing your job (as diligently and graciously as possible), and we really appreciate it.

I will be back in touch as soon as possible.

Best regards,

Mary-Ann

p. s. My aol email is acting up, so if you could cc John, it would be very helpful. John's email: leftyjohn2@aol.com

p.p.s. How can we alert the Council about how cooperative your are being. We are so impressed and want them to know.

-----Original Message-----

From: Aebi, Andrew <Andrew.Aebi@portlandoregon.gov>
To: Mary Ann Petino <mapetino@aol.com>
Sent: Sat, May 27, 2017 10:54 am
Subject: Re: 8310 N. Edison St.--Proposed N. Burlington Avenue and Edison Street Local Improvement District

Mary-Ann, thank you for your e-mail. I did send out a second mailing list week via regular mail precisely for the reasons that you cite.

I also included mention of the possible amendment in the original posting notice.

I can arrange for a replacement posting to be done to the extent that the original posting may be missing.

Although the remonstrance deadline is on 5/31, we will accept written testimony until 9:30 AM on 6/07. I will forward anything sent to me by that date to City Council, your original e-mail included, unless you direct me otherwise.

Initial feedback to date from owners of properties which would be newly included in the LID has been positive, but we want to hear from others, whether supportive or not.

Please know that this is not necessarily "all or nothing." Depending on feedback received, Council could decide on a project limit somewhere between N. John Ave. and 100 feet west of N. Richmond Ave. as proposed.

If the project is scaled back, the responsibility for frontage improvements by the abutting property owner is postponed but not eliminated.

The financing examples were based on a 5.50% interim interest rate assuming no savings on the LID. We periodically do bond sales where property owners are automatically refinanced at a lower rate when we replace interim with permanent financing. We also pass along all savings on a project back to property owners.

I would be happy to meet with you on site. I have good availability on Tuesday if that works for you. I can also take some time this weekend and meet with you on Monday morning at 8:30 AM as I will be in the general area. I am also happy to discuss this by phone if that would be more convenient for you. Just let me know what is most convenient for you and we will make it happen.

Also, I will be checking e-mail and voicemail at least twice daily over the weekend, so I will be happy to answer any questions your neighbors might have as well.

This proposed scope change is in response to City Council's desire in response to deal with stormwater and other problems on and adjacent to N. Edison St., and so I must follow City Council's lead on this.

That said, I am fully committed to ensuring that Council is aware of all the property owners' perspectives and will be happy to suggest multiple options for City Council's consideration. A site visit or at least a telephone call would be very helpful for me in achieving that objective, and I look forward to hearing back from you. Thank you very much for your e-mail.

Andrew Aebi
LID Administrator
503-823-5648

Sent using OWA for iPhone

From: Mary Ann Petino <mapetino@aol.com>
Sent: Saturday, May 27, 2017 9:10:26 AM
To: Aebi, Andrew
Subject: 8310 N. Edison St.--Proposed N. Burlington Avenue and Edison Street Local Improvement District

Thank you for your letter of May 17, 2017. I have information and questions for you.

My overall fear is that the information/disclosure process in this case is woefully inadequate. I am sure that you nor no-one in your department wants people to feel that "stealth tactics" have been used. It is a major issue to assess people over \$17,000, especially on this street.

My husband, John D. Curtis, and I bought our rowhome on August 15, 2016. Therefore, I apologize if some of my comments/questions have already been dealt with.

It is my concern that notification not received will skew the remonstrance responses toward approval..... The Cathedral Park Neighborhood Association has not contacted us. We did not know it even existed until, while walking our dog, my husband ran into a member.....

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Your sign has been removed from Edison Street. I don't know how or by whom.

Many of my neighbors (who are affected by the current proposal) have not and will not go to the Post Office to retrieve your letter..... Therefore, I suggest that you figure out a way that a more fully-disclosing letter/notice be sent by regular mail as well. Also, I suggest that you tally the proof of delivery cards you get back.

2. Questions:

I am confused by the \$134/month payment over 20 years on \$17,528.04. What is the interest rate on this financing? This was not disclosed in your letter. Will credit approval be required?

Does the LID project in ANY WAY relate to the waterfront project "below us" being considered/implemented? We have virtually NO TRAFFIC on our part of Edison St. at this time. It seems that increased traffic and storm drain issues are anticipated. Why? **John Avenue is currently not paved nor does it go through toward the waterfront....**

Your offer to meet with us on a site visit is very much appreciated. I await your timely response.

Sincerely,

Mary-Ann Petino and John Curtis

Aebi, Andrew

From: Johns Community Garden <johnscomgard@gmail.com>
Sent: Thursday, June 01, 2017 9:43 PM
To: Council Clerk – Testimony
Cc: Aebi, Andrew
Subject: RE: June 7 Edison Street Improvement from Richmond Street to Burlington Street
Attachments: HelenOst - support N Edison St Improvement.docx

Dear County Clerk,

I plan on attending the Council meeting on June 7, but just in case I am unable to attend, here is my letter of support.

--

Helen Ost
Volunteer Johns Community Garden Co-Manager
503-367-5672

Helen Ost
Co-Manager of Parks and Recreation Johns Community Gardens
7410 N Willamette Blvd
Portland, OR 97203
June 7, 2017

**RE: Portland City Council
Proposed North Burlington and Edison Local Improvement District**

Sidewalks along both sides of the street will improve gardeners' and pedestrians' safety.

Approximately 81 families have garden plots in the North and South Johns Community Garden. These families often walk to the garden, or park along North Edison Ave. They carry supplies, plants and hold the hands of children along North Edison Avenue, a bumpy unimproved road.

Frequently the gardeners and other pedestrians walk in the middle of the street, since it is smoother and less slippery than the sides of the street. This is a hazard to the pedestrians, the bicycles and the cars traveling the street. Usually the cars travel slowly, but there is always someone in a hurry. Because of the drainage problem, the sidewalk along the South side of Edison gets covered with dirt and mud, making it slippery in rainy weather.

Sidewalks will improve the safety for those living in apartments and condominiums on North Edison Street, especially the children. In the areas with no sidewalks, and driveways, children sometimes are unintentionally in the street.

Sidewalks will allow baby carriages, persons who are disabled, and gardeners carrying supplies to travel the sidewalks safely instead of walking in the street.

Improvements to the drainage on North Edison Avenue will make North Johns Street safer.

Currently the water runoff from North Edison Avenue collects to create a rushing stream of water that erodes and creates gullies down North Johns Street. See photos that Andrew Abei took.

Trucks cannot go down N Johns Street to deliver compost or wood chips for the South garden because of the gully and road conditions, so we need to transport the compost and wood chips using wheelbarrows.

It is especially difficult for us older gardeners to maneuver the wheelbarrow safely down the rocky uneven ground. Sometimes we fall-you can see places where a wheelbarrow dumped along the way. It is just not safe walking down the gravel road because of the gullies, especially carrying supplies and plants to the South Johns Community garden, or walking with children or using a wheelbarrow.

Once the Edison Avenue drainage is improved, there won't be gullies from the water, and there will be a stable surface to walk down to the South Johns Community Garden. The trucks will be able to deliver the compost and wood chips at the bottom of the hill, so gardeners will not need to maneuver wheelbarrows down the hill.

Many dog lovers walk their dogs down the hill on N Johns Street as part of walking in the area, and it will be safer for them, too.

Summary

As volunteer co-manager of the Parks and Recreation Johns Community Garden, I look forward to the improvements on North Edison St. and the improvements to the drainage because it will improve gardener safety on both N Edison Ave and North Johns Street.

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MAY 31 2017 04:15 PM

AUDITOR

5/30/17

To Mary Hull Caballero,

I recently received a letter outlining the proposed N Burlington Ave & Edison St LID near the rowhouse I own in North Portland. The letter stated I should write you regarding any concerns that I have regarding the expansion of the LID to include my property. I am part of the Edison St Rowhouses immediately outside of the proposed LID. While I recognize that the developer of my set of rowhouses signed a waiver of remonstrance against any future LID proposal, I have concerns about the price that would be levied against my property. The proposed "improvements" to the frontage of these rowhouses (street curbs, sidewalks, trees, widening of driveways) are all impossible to complete due to the construction of the units. Also, it is my understanding that the main argument for increasing the size of the LID is to improve storm water runoff. None of the 8 rowhouses (of which I am a owner) have had any of the main floor or basement flooding that has been mentioned. Consequently, I have concerns about the approx. \$17K cost that would be assigned to my property should the LID be expanded. With the exception of the repaving of the street, these 8 rowhouses would not need, nor would it even be possible to make. the proposed improvements. This statement is based on the following:

1. Because of the size of the lots, it would seem to be a waste of money to attempt to put in curbs and/or sidewalks between each driveway. There is 24-30 inches between each driveway.
2. Due to the slope, the driveways are not all at the same grade, so widening of each driveway would be difficult and a cost escalator for this project.
3. For the same reasons, I would assume sidewalks would be a moot discussion.
4. Each property owner once had trees out front, but the HOA voted to remove them and replace with a river rock design. To then have the city attempt to replant trees and have the property owners be responsible for the upkeep seems like a waste of money that could be re-allocated towards another project or distributed to a more worthy endeavor (affordable housing, policing, etc.).

I appreciate you taking the time to read my letter and I am aware that I am more familiar with the area and how the possible expansion of this LID would impact it. I wanted an opportunity to express my concern with the large cost that would be attributed to my property considering the proposed street frontage improvements are unfeasible for these rowhouses. Similarly, the argument that storm water runoff improvements are needed to reduce flooding is a mood point for these 8 lots because the design and construction of these properties was completed in such a way to not cause any flooding in these homes. If it would be possible to have a larger conversation about cost reduction for this proposed LID expansion, I would greatly appreciate it.

Thank you for your time.

Jeff Wong
Property Owner
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