

Moore-Love, Karla

From: Kathy Rogers <kathy@marcrogersinc.com>
Sent: Friday, May 4, 2018 11:43 AM
To: Council Clerk – Testimony; Commissioner Eudaly; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Wheeler, Mayor
Cc: Dunphy, Jamie; Schmanski, Sonia; Perez, Elisabeth
Subject: Seismic Upgrades to Unreinforced Masonry (URM) Buildings in Portland, OR - Public Comments

Dear Portland City Commissioners,

I wanted to share with you some of the recent comments that have been voiced on our Petition regarding the URM Seismic Upgrade Mandate. I hope you will take the time to read the comments from the public & take into consideration the points of view from your constituents. 1,853 people have signed the petition (up from 1794 less than 2 days ago) supporting the following recommendation: **We recommend that the mandate be limited to reinforcement of parapets, chimneys and cornices and attachment of the roof to the walls; and that financing or financial incentives be provided so that property owners can afford to retrofit rather than demolish their buildings.**

These are just a few of the comments. There are literally hundreds more like them.

Lisa Ruth

I love the Portland neighborhoods just as they are! I have lived here for less than 2 years, but I chose a location on NW 23rd to start my small art business & studio because I loved the character & feel of the area, the old houses (which are beautifully maintained) & the charm of the community working together. I lived in Chicago from 1993 - 2006 & was part of the '06 mass exodus from that city when property taxes went through the roof & neighborhoods were changed by the city planners/government & corporate interests/developers so they could turn every neighborhood into sterile, boxy, over-priced, cookie-cutter structures void of character, community or culture. I do not want to see Portland neighborhoods destroyed the way many special places in Chicago were. We cannot sit by and allow city government corruption or corporate crap weasels/developers to break the very people who made Portland what it is today. It would be travesty.

Miriam Portney

Let's not rip a tight community apart in the attempts to protect it from a future potentiality. There has to be a better way

Robert Dawson

We need to address earthquake preparedness, but in a way that doesn't bankrupt small businesses

Stephen Helgeson

Is the point to tear down brick buildings and replace them with high rise condos? That's what this is going to do. We have a housing crisis here already - enacting a policy that will force property owners to sell their buildings to developers will kill local businesses, drive up rent even more than it has been, and displace a whole bunch of people. I am all about safety, but not at the expense of Portland's best buildings and businesses.

Haley Ogden

I grew up here, and would be crushed to see so much history go.

Jenifer McMurtrie

Historic preservation not destruction!

Jim Atwood

PORTLAND COULD GO BANKRUPT compensating property owners for the regulatory takings of this ordinance

Melissa C.

This is displacement, not public safety. This will affect 7,000 units, 1,800 of them city-financed public housing. There is no plan for replacement of this low-income housing. This is not right. We already have a tremendous shortage of low-income housing in Portland. Save Portland buildings!

Eric Logue

Forcing a huge financial commitment on property owners that could bankrupt individuals and close small businesses isn't right

Here is a link to the Petition page, if you'd like to read the full petition & all the comments.

<https://www.change.org/p/kathy-rogers-petition-seismic-upgrades-to-unreinforced-masonry-urm-buildings-in-portland-or>

Thank you for taking time to read comments from the community on this issue.

Kathy Rogers

3815 SE Ankeny St.

Portland, OR 97214

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Thursday, May 3, 2018 4:13 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Commissioner Eudaly; Council Clerk – Testimony; URM Building Work Group
Cc: Angie Even
Subject: URM - re Placarding

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

Stigmatizing negative placarding and similar practices have a long and shameful history often linked to racism and anti-Semitism. Like the yellow stars required of Jewish people to have on their clothing and businesses in 1930s Germany or the "No dogs and N***s" signs and the like in the American South in the 1910s and 1920s. It seems alarmingly unbecoming that the City of Portland would consider policy smacking of such and its certain-to-be-disastrous impact on small businesses.**

**Thank you
Richard Vidan
300 NW 10th Ave.
Portland**

37364

Moore-Love, Karla

From: Migaki, Akemi <MigakiA@LanePowell.com>
Sent: Thursday, May 3, 2018 2:29 PM
To: Council Clerk – Testimony; Chisek, Kyle; Perez, Elisabeth; Runkel, Marshall; Adamsick, Claire; Grumm, Matt
Cc: McMonies, Walter W.
Subject: Testimony re URM Buildings
Attachments: McMonies Testimony.pdf

Please see attached Testimony of Walt McMonies. Thank you.



AKEMI MIGAKI
Legal Assistant
migakia@lanepowell.com
D 503.778.2232
LANEPOWELL.COM

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**TESTIMONY OF WALT McMONIES
to City Council
On the Mayor's Proposed Resolution to
Improve the Earthquake Safety of URM Buildings
May 3, 2018**

1. Personal Information.

- My address is c/o Lane Powell PC, Suite 2100, 601 S.W. Second Avenue, Portland, Oregon 97204.
- I am a real estate transaction attorney and serve on the Board of MBOO (Masonry Building Owners of Oregon). and, until it was terminated in December, the Policy Committee of the City's URM Taskforce.
- With my family and others, I am also the owner of five Portland apartment buildings (three historic) and an historic brick garage. Three of our buildings have been identified by BDS as URM's.
 - I have voluntarily upgraded my 1911, URM brick, 36-unit Trinity Place Apartment building to a level between "Bolts Plus" and "Life Safety;"
 - We (my partners and I) have voluntarily seismically upgraded the Jeanne Manor Apartments, our 1931, 67-unit, reinforced concrete apartment building which was not a URM;

2. Seismic Upgrading of a URM Building is Expensive and Potentially Disruptive to Tenants.

- Cost depends on particulars of the building and on what standard of upgrade is sought or is required to be met, e.g. in descending order of stringency: Immediate Occupancy, Life Safety, Bolts Plus, or Collapse Risk Reduction.
- City staff has estimated the cost of an upgrade to Bolts Plus at about \$55 per square foot (PSF), Life Safety \$74 PSF, and Immediate Occupancy \$100 PSF.
- Brian Emerick, AIA, Amit Kumar, SE of BDS and I each have documented much lower upgrade costs on specific projects, although still very expensive.
- It is normally easier to upgrade an empty shell (e.g. an old factory or warehouse) than an occupied apartment or retail building. For an occupied building, an incremental approach (i.e. one unit or floor at a time) may be the most practical.
- Many "Mom and Pop" building owners have testified that they do not have sufficient liquidity or borrowing power to pay more than 35% to 50% of the cost of parapet wall reinforcement, roof to wall attachment and roof diaphragm reinforcement, typical cost being \$150,000 or more for 100' by 100' building.
- Unlike an expenditure of (say) \$60,000 to replace apartment appliances, which is paid back with higher rents in (say) 5 or 6 years, a (say) \$500,000 seismic upgrade of an apartment

building currently has at best a 15 year payback. Payback of a seismic upgrade comes from the owner's obtaining a lower premium on earthquake insurance, qualifying for more favorable financing terms and potentially being able to rent apartments for a marginally higher rent.

3. **Governmental Assistance for Upgrading is Needed.**

- The SB 311 property tax exemption, a potential Oregon 20/25% seismic upgrade income tax credit (if approved by the Legislature) and a PDC (Progress Portland) revolving loan fund to assist URM owners, together would go a long way toward helping owners fund their seismic upgrade cost.
- Historic buildings actually are advantaged as have the ORS Chapter 458 property tax assessment freeze and the 20% Federal Historic Rehabilitation Tax Credit.
- Additionally:
 - Having a URM ombudsman or staff “navigator” in each of Progress Portland and BDS would be very helpful to upgrade applicants.
 - Also need to expand the “no piggybacking” restrictions to all City agencies including the Water Bureau so e.g. the Water Bureau can't force a water system upgrade based on an owner's permit application for seismic work.
 - The recently adopted requirement an owner give a moving payment to terminated residential tenants should be modified or waived where tenants are terminated to allow seismic upgrading.
 - A City approved program of “positive placarding” would allow owners to announce a seismic upgrade to passersby.

4. **Recent Developments on Seismic Risk of a Cascadia Subduction Zone Quake.**

- OSU Prof. Chris Goldfinger, a Marine Seismologist, found a geologic record of three more subduction zone earthquakes in the last 10,000 years, total now 43.
- Portland has a 16% to 22% chance of experiencing a similar M 8.7 to M 9.2 subduction earthquake in the next 50 years.
- Recurrence interval was thought to be over 500 years, now determined to be 340 years for full quake and 240 years (overdue) for S. Oregon quake.
- PGA (ground acceleration) of an M 9.0 subduction quake estimated at 150 (1.5 gravities) at Coast, dropping to 90 or even lower in Portland.
- 2018 DOGAMI study of impact of a potential Portland earthquake estimates that a M 6.8 crustal quake of the Portland Hills Fault would be more damaging to Portland than the Big One, except that the Big One is likely to continue for a much longer period of time (4 minutes) and cause damaging oscillation of older tall structures. Also, the Big One is far more likely than a Portland Hills Fault quake to occur in the near term.

5. **URM Buildings are the Most Vulnerable to Quakes, but are also “Fixable.”**

- Per the City, there were some 1,884 URM buildings in Portland in 1994, but lost 154 to demolition and 263 were upgraded (fully or partially) leaving 1,461.

- Other building types: soft story and non-ductile concrete quite vulnerable, but not scheduled for upgrading at this time (Why? For fear of more upset owners).
- 2003 San Simeon M 6.5 quake demonstrated that URM upgrading works: all nine upgraded URM buildings in Paso Robles were relatively undamaged unlike the 44 un-upgraded URM buildings which suffered major damage.
- ChristChurch NZ 2011 quake resulted in the post-quake demolition of some 1,250 URM buildings, which were irreparably damaged, destroying the core area of that City. A substantial number of fatalities (as many as 60 of 185) came from parapet wall failure and falling bricks.
- Loss of Portland's URM's would destroy the character of neighborhoods, result in far fewer inexpensive incubator commercial spaces and moderately priced apartments.

6. URM Taskforce Policy Committee Did Not Come to Consensus on Some Issues.

- Endorsed the incremental approach to seismic upgrading, first parapet wall reinforcement, then roof diaphragm stiffening, then roof to bearing wall attachment, then floor stiffening and floor joist to bearing wall attachment, and finally strengthening bearing walls against lateral force.
- Concluded that owners need major financial assistance to upgrade, although some Committee members wanted to reserve the SB 311 tax exemption to fund later stages of an upgrade, that is after parapet wall reinforcement, roof to wall attachment, and roof diaphragm strengthening. They felt that there should be no assistance for parapet wall and roof work because these upgrades have been a long-standing requirement under City Code 24.85, rather they favored financial assistance which would kick in to help pay for floor to wall attachment, floor stiffening and wall strengthening.
- Agreed that City Code section 24.85 on the seismic upgrading of existing buildings should be modified to remove the "half roof" loophole and to lower the requirements to activate the so-called "soft triggers" imposing seismic compliance on a substantial increase in occupants, a change of use or a major improvement expenditure.
- Reached a semblance of consensus that negative placarding might have unintended consequences so should only apply when an owner has failed or refused to implement an upgrade plan and missed multiple deadlines.
- Most Committee members thought that government financial assistance of a majority of the costs (some said 75%) should be a precondition to mandating floor to wall attachment, floor stiffening and/or bearing wall strengthening.
- The Policy Committee might have been more successful at reaching meaningful consensus if Mom and Pop building owners, and commercial and residential tenants had a seat at the Committee table. As it was, we had a lot of affordable housing advocates and historic preservationists, but no small owners.

7. Demolition Threat and Relying on CC 24.85/ Response to Al Solheim's Position.

See attached February 23, 2018 letter to Mayor and Council.

8. Unresolved Issues.

- Need to redouble efforts to ascertain likely costs of typical upgrades and preapprove cost efficient approaches.
- Need to initiate or if initiated, finalize negotiations with Multnomah County and Portland Public Schools to get approval of a SB 311 property tax exemption.
- Need to lobby forcefully to gain adoption of a 20% to 25% state seismic rehabilitation tax credit in the 2019 legislature.
- As SB 311 and the federal historic rehabilitation tax credit reduce taxes at least a year or more in arrears and after the upgrading work, Owners need available bridge financing from Progress Portland or private bank revolving loan fund to provide up-front financing repayable as and when exemption and tax credits kick in.
- Resolve issue of whether SB 311 benefit should only be applicable to latter stages of a seismic upgrading (not the parapet wall/roof stage) and what level of Project cost should be borne by government (75%), i.e. \$3 to \$1 ratio.
- Notification of seismic status to prospective buyers, residential and commercial tenants. Legally dangerous not to notify but most owners and the majority of the Policy Committee do not favor the idea.

9. Next Steps.

- Because there are no major issues on Class 1 (hospitals etc.) and 2 (schools, etc.) URM buildings, the proposed treatment of them can be adopted, essentially upgrade to immediate occupancy or damage minimization within 10 years.
- Similarly, the corrective modifications to close the “half roof” loophole and loosen the “too high” occupancy and expenditure soft triggers of Title 24.85 can be adopted.
- Avoid the Option 3 (A) vs Option 3 (B) dichotomy and focus on the need for the City to arrange at least 75% funding of owner costs to upgrade (whether via grants, tax credits, property tax exemptions and/ or low interest loans) as a pre-condition to any mandate/ obligation to strengthen the floor diaphragms, tie floors to walls, or reinforce bearing walls against lateral force.
- Either resurrect the Policy Committee or set up an implementation advisory committee, in either case adding representatives of the excluded small owners, tenants, etc. to such Committee to oversee implementation of the URM mandate. The existing members worked long and hard on this issue and their expertise should not be lost.

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Thursday, May 3, 2018 6:00 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Commissioner Eudaly; Council Clerk – Testimony; City Ombudsman; URM Building Work Group
Cc: Save Portland Buildings
Subject: URM meeting notice

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

I have some questions and comments regarding the meeting notice I received below.

Was this sent to everyone in the City of Portland? If it was only sent to me as the owner of a small building, should it not note that?

I received this on or about April 27, 2018. 12 days does not seem much of an advance notice for a mailed notification about something so important.

It's a pretty white-bread notice for something that potentially could impact thousands of buildings, thousands of business owners, and necessitate the spending of perhaps hundreds of millions of dollars by mostly middle-class citizens. It seems pretty odd that it conveys no sense of urgency at all about something that could negatively impact so many lives. Depending upon the financial exigencies of the policy or policies enacted, I could lose the home I live in. That seems pretty urgent to me.

It says that the City Council is to "discuss" the resolution. Is not the City Council to actually vote on this resolution which is of vital and perhaps critical interest to such a great number of people? If so, should that not be stated on the notice, for god sake?

Should there be more notices sent out in the future, I certainly hope that it is done in much greater advance and in a more informative and appropriate fashion to the seriousness of the issues at hand.

Thank you
Richard Vidan
Owner of a small building at
300 NW 10th Ave
Portland

UPCOMING MEETING ON UNREINFORCED MASONRY (URM) BUILDINGS

Portland City Council will discuss a proposed resolution to improve the earthquake safety of URM buildings in the city.

The documents being discussed at the meeting will be available May 4 at www.PortlandOregon.gov/Auditor/Council.

For a list of URM buildings and more information about the proposed policy, visit www.PortlandOregon.gov/PBEM/URMs or call 503-823-3739.

You can attend in-person:

Portland City Hall
1221 SW 4th Ave
Portland, OR 97204

Wednesday, May 9, 2018 at 3 p.m.

**You can also email testimony
to the Council Clerk at:**

cctestimony@portlandoregon.gov

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For accommodations, modifications, translation, interpretation or other services, please call **503-823-4375**,
the **TTY** at **503-823-3947** or the **Oregon Relay Service** at **711**.

Moore-Love, Karla

From: Seth Leavens <sethleavens@gmail.com>
Sent: Thursday, May 3, 2018 5:48 PM
To: Wheeler, Mayor; Council Clerk – Testimony
Subject: URM Building Mandate

Mayor Wheeler,

I have just learned that you are considering placards for URM buildings, if that is the case I'm assuming the same placards will be placed on URM schools and City of Portland buildings? How about big placards on bridges that aren't seismically up to code, those as well right?

Additionally, the notices my tenants received about city held URM building "meetings" are woefully inadequate. When I spoke to tenants this morning about the issue they had no idea how imminent this situation is. Why does it seem as though the City of Portland (as in you and the City Council) are just trying to "shove" this through the backdoor with very little input from the stakeholders?

This process has been massively mishandled and it all starts with the bare minimum notice and input that the TRUE stakeholders have had

--

Seth L. Leavens
Managing Partner
Leavens Holdings L.L.C.
3347 SE Belmont #1
Portland, Or. 97214
503-804-2132

From: Seth Leavens <sethleavens@gmail.com>
Sent: Wednesday, May 2, 2018 5:23 PM
To: City Ombudsman; Council Clerk – Testimony
Subject: URM Policy Committee

<http://nwexaminer.com/top-heavy-seismic-retrofit-program-may-crush-small-owners>

After reading the above article, along with many others on the Cascadia Subduction Zone I can't help but feel that the City is talking out of two sides of the same mouth. While the City expresses "concern" for affordable housing and retail spaces they turn around and form a committee that looks like it is aimed at shutting down small, local owners who own these buildings.

All of this talk of heavy handed draconian measures that may be forced upon us. Our livelihoods and the future of our families, not to mention the people who live and work in these buildings, and the way their lives will be upended, and for what? When the top seismologist in Oregon gives "the big one" a 20% probability of happening in 50 years, does anyone realize that that's an 80% probability that it won't??

It doesn't take one long to figure out the smart way to bet that, which is what the City/Multnomah Co. seems to be doing with their own infrastructure. The City/County has no plan in place to protect it's own citizens by improving bridges must less our most prized citizens, our children who spend five days a week six hours a day in crumbling buildings.

In the end, I realize that it's very popular to bad mouth landlords in Portland right now. It's really a shame when the City considers URM mandates which potentially strip these properties from small landlords (such as myself) and hand them over to the out of state landlord/developers that most seem to despise. I own and manage approximately 80 residential and commercial units and am on a first name basis with all of them. Hopefully the City can value that.

I would like to see a committee formed that doesn't consist mainly of people who stand to profit from the actions they are recommending. Anything else is really a great fraud!

--

Seth L. Leavens
Managing Partner
3347 SE Belmont #1
Portland, Or. 97214
503-804-2132

Moore-Love, Karla

From: Kathy Rogers <kathy@marcrogersinc.com>
Sent: Wednesday, May 2, 2018 1:47 PM
To: Council Clerk – Testimony; Commissioner Eudaly; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Wheeler, Mayor
Cc: Dunphy, Jamie; Schmanski, Sonia; Perez, Elisabeth
Subject: Petition - Seismic Upgrades to Unreinforced Masonry (URM) Buildings in Portland, OR

Dear City Commissioners – I wanted to bring a petition regarding the URM Mandate to your attention. The following petition currently has 1,794 signatures in support of the following recommendation:

We recommend that the mandate be limited to reinforcement of parapets, chimneys and cornices and attachment of the roof to the walls; and that financing or financial incentives be provided so that property owners can afford to retrofit rather than demolish their buildings.

Below is a link to the Full Petition for your reference.

<https://www.change.org/p/kathy-rogers-petition-seismic-upgrades-to-unreinforced-masonry-urm-buildings-in-portland-or>

Thank you for your consideration.

Kathy Rogers
3815 SE Ankeny St, Portland, OR 97214

Moore-Love, Karla

From: Toni Smith <Toni.Smith@happylucky.com>
Sent: Wednesday, May 2, 2018 10:51 AM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: URM_Vote NO on mandate as written

Mayor Wheeler,

I am writing you to encourage you to VOTE NO to the city resolution (as it is currently written) regarding URM retrofits.

I am concerned about safety. I am also concerned about the City of Portland. These buildings represent the soul of Portland and house the creators, artists, musicians, entrepreneurs and start-ups. 85% of these buildings are owner operated and the buildings were purchased to house their business—like the URM I am in. My building was purchased with an SBA loan and houses my female owned advertising agency.

Portland is attracting both talent and companies off the backs of the “creator culture” that used to be able to survive here. Many of these folks will be priced out if these buildings are demolished—and they will be if the mandate passes as written. Please do not take the path that San Francisco took which lead to demolition of the SOMA area and drove out the artists.

The City’s records of URMs is incomplete and incorrect. Those that are currently not on the list think they get a “pass”—they will not. And they will also not have been brought to the table to discuss how to handle retrofits. This is not fair. There was no Public Notification of this mandate.

There are other innovative solutions that were not brought to the table (<http://corefirst-seismic-upgrade-system.com/> or <http://www.sprayonfoam.com/seismic-rehabilitation-with-polyurethane-spray-foam>). Building owners have received bids, they are much higher than the costs reflected in committee report. Many of us cannot even get a call-back from engineers/seismic companies. We know that the current code is within reason for 15 years—but floor to wall is invasive, excessive and expensive. This part of the mandate will cause further demolition of Portland.

Yes, we are worried about the buildings—but that is because, to us, these buildings represent the heart and soul of Portland. We want them preserved not targeted for developers.

Kindest regards,

Toni Smith
615 SE Main Street
Portland OR 97214
(530) 239 1000

Moore-Love, Karla

From: Toni Smith <Toni.Smith@happy lucky.com>
Sent: Tuesday, May 1, 2018 11:33 AM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: URM Mandate Committee Oversight

I am writing to express my concern and disappointment about how the URM Committee was managed.

As a building owner, I was not aware of the URM Committee meetings until October 2017. There was a lack of information shared with the building owners and tenants. There were no public notice about the committee hearings. There were closed door meetings and communication pushed to email without any public input or public notes.

As well, the committee was made-up of people who stand to benefit from this mandate, while the owners of these buildings were not represented at all.

Standards Committee:

1. David Bugni - Owner, Bugni and Associates
Seismic Evaluation Engineer

2. Brian Emerick - Owner, Emerick Architects
Seismic Architect - Grand Central Bakery Renovation
<http://www.maddenbaughman.com/seismicstrengthening/>

3. Mike Hagerty - Talbot Associates - Engineer
<http://www.talbottassociates.com/qualifications.html>

Structural Evaluation - Seismic: <http://www.talbottassociates.com/services.html>

4. Reid Zimmerman - Associate, KPFF Consulting Engineers
<https://www.kpff.com/people/associate/reid-zimmerman-pe-associate> - Focused Career on Seismic.
Works for KPFF, Industry, Leader in Seismic.

"KPFF is as an industry leader in performance-based seismic design."
<http://www.kpff.com/service/architecture-and-the-built-environment/structural-engineering/seismic-design>

5. Mark Tobin - Associate, KPFF Consulting Engineers - See #4
"KPFF is as an industry leader in performance-based seismic design."
<http://www.kpff.com/service/architecture-and-the-built-environment/structural-engineering/seismic-design>

There was no consensus by the Policy Committee.

We expect Portland to do better.

Regards,

Toni Smith
615 SE Oak Street
Portland OR 97214
503 239 1000

From: Commissioner Eudaly
Sent: Tuesday, May 1, 2018 9:01 AM
To: denny lyndsay
Cc: Council Clerk – Testimony
Subject: RE: NW Examiner article/FYI

Hi Lyndsay,

Thanks for reaching out to share this article. I will include it with other communications we have received for Commissioner Eudaly to consider.

To enter email into the public record as testimony, you can copy Council Clerks Office at CCTestimony@portlandoregon.gov. I have done this for this message.

Thanks,

Josiah Barber

Constituent Relations Specialist
[Office of Commissioner Chloe Eudaly](#)
503-823-4682

From: denny lyndsay [mailto:dennylyndsay@msn.com]
Sent: Monday, April 30, 2018 7:39 PM
To: City Ombudsman <Ombudsman@portlandoregon.gov>; cctestimony@portlandoregon.gov; Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>
Subject: NW Examiner article/FYI

<http://nwexaminer.com/top-heavy-seismic-retrofit-program-may-crush-small-owners>, just in case you missed this (and it does not even touch on the schools being pushed out to 20 years and not being life safety, how fair is that?)



Top-heavy seismic retrofit program may crush small owners

nwexaminer.com

The city's seismic upgrade program is losing steam as it nears the finish line: a City Council hearing May 9 on proposed mandates on owners of unreinforced masonry buildings. The URM Seismic Retrof...

From: denny lyndsay <dennylyndsay@msn.com>
Sent: Monday, April 30, 2018 7:26 PM
To: ctestimony@portlandoregon.gov; mayorwheeler@portlandoregon.gov; nick@portlandoregon.gov; amanda@portlandoregon.gov; dan@portlandoregon.gov; chloe@portlandoregon.gov
Subject: Fw: Saving URMs, prioritizing schools, plans that work

Please include all of this correspondence into public testimony

I wrote this letter a few months ago, since I sent it I would like to add, that I am appalled that the bond (passed for 4 schools last year) for 700 million dollars does not address seismic work nor does it have a long term tragedy in place!!!! Seriously depressing.

From: denny lyndsay <dennylyndsay@msn.com> **Lyndsay Levy**
2530 NW Westover Rd. Portland
OR, 97210

Sent: Thursday, January 25, 2018 6:10 PM
To: MayorWheeler@portlandoregon.gov; Commissioner Fritz; chloe eudaly; Nick@portlandoregon.gov; Dan@portlandoregon.gov
Subject: Saving URMs, prioritizing schools, plans that work

Dear Mayor and Commissioners-

As a parent (that has one child currently and one recent graduate) of LHS (Mayor Wheelers Alma mater), as well as a small business owner and property owner, I cannot not stress how exhausting and baffling this entire situation has been for our family and so many others.

First, I would like to share with you that I was in SF for the 1989 earthquake. From my perspective as a parent that drove Hwy 30 for 8 years while my children attended Skyline (btw, a URM) I would look at the gorgeous St. Johns Bridge and the gas tanks in Linnton and think "If there is a major quake, will those tanks erupt?" and "will I be able to get to my kids?".

It is positively mind blowing to me that the opening mandate that the city wants to start with regarding URM's is with the private sector, really? My kids have attended Skyline, Sylvan, LHS...URM, URM,URM. I believe we have roughly 35 other schools that are also URM's. As far as I know the Linnton tanks do not seem to have any major contingency plan in the event of an earthquake (so Linnton & Sauvie Island are going to be severely impacted) nor do our bridges seem suitable retrofitted for a seismic event.

Lets think about supplies, will our airport be able to function, because based on the maps it's in the liquefaction zone. How about our large land movers? Are they still being stored under a bridge? Speaking of bridges, will any of them still be cross-able?

The amount of time and energy I give to this city (from working with the schools, Project Lemonade, Pear & Indivisible) and the passion and love I feel for our little slice of the wall of blue is tremendous, but I swear I am stunned at how much of the time our approaches are backwards. Can we please use common sense and not destroy the very buildings that we all marvel at, and address making our public buildings (ESPECIALLY OUR SCHOOLS) tanks and bridges resilient the PRIORITY.

If the city moves forward with this plan, it will hurt the very people that have played a major part in making this place so special (since there is no genuine financing being offered, nor are there enough experts to do this type of work available), more people displaced in a tight housing market, more financial burden and can we trust that the city really understands the protocol that they would be setting forth? In the meantime, our kids, tens of thousands of them would be in some of the most dangerous buildings around. Please use common sense.

Thank you-

Lyndsay Levy

(Please enter this letter into public testimony)

37364 |

Moore-Love, Karla

From: City Ombudsman
Sent: Tuesday, May 1, 2018 8:46 AM
To: Council Clerk – Testimony
Subject: FW: URMs

From: Richard Vidan [mailto:r.vidan@comcast.net]
Sent: Monday, April 30, 2018 6:31 PM
To: City Ombudsman <Ombudsman@portlandoregon.gov>
Subject: URMs

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

The proposed mandate for seismic retrofitting that you are considering is so specious, wrong-headed, and iniquitous that one hardly knows where to start.

1 - Many, perhaps most, of these buildings' owners are middle-class people who own just the one building as do my wife and I. How are we and the others like us to financially accommodate the cost of the proposed retrofitting? There does not seem to be any viable financial loan or assistance proposals or programs on the table that adequately address the fact that most people will flat-out not have the money to do the work. I am 69 with cardiac issues. My wife is 64 and a recovering cancer patient. We live off the modest rent from our tenant. If that goes away, what of us? Are we to be thrown into the street?

2 - What happens to my tenant when my building is unusable for many months due to the proposed mandated work? He depends on his business for his life. What of him and his family? How are they to weather their loss of income? What of his employees? How are they and their families to weather the loss of their incomes? Will the city or the state be providing all these people with financial assistance for an extended period of time?

3 - If this goes forward there are going to be droves of dubious "engineers" coming out of the woodwork like snake oil salesmen in the Old West. And yet it would seem that there is no city or state governmental regulatory agency or body that licenses or confirms that "seismic experts" are, in fact, who and what they claim to be. How is the city going to protect us from what will surely be a wave of con men who are trying to steal our money? Additionally, if it is mandated that this large number of buildings be retrofitted, from whence will come sufficient numbers of qualified, competent, and licensed contractors able to do the complicated work necessary as specified by the structural/seismic engineers? Is someone to wave a magic wand and behold there will then be the vast numbers of these highly-qualified workers needed to do this very particular work? Because, if there is no magic wand, there will be no way to do the proposed mandated work within the proposed time limits.

4 - The idea that a one-size-fits-all policy should or could address a myriad of different sizes and types of buildings is sheer folly, which seems to be the case as seemingly disparate buildings are lumped together into a few large classes. Obviously, fairness requires that buildings be individually evaluated. For example, my building is a 50' x 50' one-story building with an outer wall height above the sidewalk of maybe 16 or 18 feet. So, it is a very wide and broad building in relation to its height. In a word, squat. And those outer walls are of large masonry blocks, not bricks. In the event of a truly bad earthquake, the Wells Fargo and US Bancorp towers will go down before my building does. And my building is a restaurant, so no one lives or sleeps there. And it is a low-occupancy restaurant, so there are not many people there when there are people there. Yet, my building is classed in with tall and narrow, larger brick apartment houses in which many people live and sleep. Please explain to me how this is commonsensical and logical. I have no doubt that there are many other buildings like mine that are also inadequately and inaccurately categorized. This, again, makes it obvious that each building must be considered individually.

5 - The vast majority of Portland public schools have not been retrofitted. It begs the questions: Is that not more pressing? Should not that be of a higher priority? In addition, what of the loss of funding for schools? The City of Portland's own CFO, Ken Rust, is quoted as of 11/9/17 saying, "If SB 311 is enacted, public schools would experience property tax revenue loss." Please explain to me how that is a good thing.

6 - The City of Portland, surely it has been noted, likes to tout its uniqueness and specialness. These aspects of a city are often cited by a city's leaders, such as yourselves, when working with private parties and businesses for the betterment of a city. Much of Portland's character and specialness comes from these very buildings. Are we to lose a great many or the majority of them because of mandated demolition due to inability to finance retrofitting? Please explain to me how that would be good for the character of the City of Portland and its specialness.

7 - The optics of this is horrendous. It screams "Income Inequality." It screams "Land Grab." It screams "City leaders work hand-in-glove with greedy big corporate developers to screw the little guy." No small building owners on the advisory committee? Really? The headlines and the articles write themselves. Is this how you would wish yourselves to be perceived?

My father was a lower-working-class child of the Great Depression. Upon the early death of his father, he was forced to quit school at the age of fourteen and go to work to support his mother and younger siblings. During his adult life, he ran a series of cafes and taverns. Some made it. Some didn't. In 1973, he scraped together meager savings to make a down payment on a small commercial building. It was in a definitely bad Skid-row-adjacent area. During the 1970s and 1980s and even well into the 1990s, our family struggled terrifically to make the mortgage payments on our little building. Again, it was in a pretty damn bad area. A lot of crime and homeless people. Ergo, not much business at our place. My father and I worked the place together. Later on, my father was too old and ill to help run the place and then, even later on, my career interests caused me to move away. But for some years, under my auspices, we had a

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place called the Long Goodbye. It was a very different kind of place than the other businesses in the area. It drew artists, poets, actors, writers and, yes, political people and public servants. It cut a fairly decent swath in the landscape of the city, culturally or otherwise. After a few years, our place started getting some company. Little antique shops. Boutiques. Art galleries. The nature of the area started changing. I didn't know we were helping to create the Pearl District, a now-renowned and widely-praised showpiece urban core area of the West Coast, a cash cow for the City of Portland, and an envied brand of a feather in the city's civic cap. I just thought we were doing the right thing. I hope you now do the right thing for a lot of little, working and middle-class people in Portland. If it was not for people like me, there would **BE NO** Pearl District.

Thank you
Richard Vidan

Moore-Love, Karla

From: City Ombudsman
Sent: Tuesday, May 1, 2018 8:46 AM
To: Council Clerk – Testimony
Subject: FW: URM

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

From: mstromme@aol.com [mailto:mstromme@aol.com]
Sent: Monday, April 30, 2018 5:17 PM
To: City Ombudsman <Ombudsman@portlandoregon.gov>
Subject: URM

Hello, I would like to share with you my total dissatisfaction with the process in bringing about the council meeting on May 9 to adopt a URM mandate.

I own one of the nicer buildings in Northwest Portland which is a four story brick building that will be severely and negatively impacted by this mandate. The process did not include representation from building owners, and has not been well thought out as a measure for adoption

There is a reason why other cities also wrestle with this issue and have not done what Portland appears on the verge of doing. This will in essence be taking of 50% of the value of my building, which would result in demolition.

I strongly urge the council to not adopt this measure and send it on to city department to determine how to implement, but rather seek broader input from building owners on what and how improvements can be made in a realistic fashion.

Please, pass this thought along to the Mayor for his consideration.

Sincerely Mark Stromme, building owner of 2232 Northwest Everett St.
503-314-4412

Sent from Mark's iPhone

Moore-Love, Karla

From: Kol <kol@accessorydwellingstrategies.com>
Sent: Monday, April 30, 2018 8:28 PM
To: Commissioner Eudaly; Commissioner Saltzman; Commissioner Fritz; Commissioner Fish; Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: Written testimony regarding permanent SDC waiver for ADUs
Attachments: SDC waiver testimony 2018.pdf

Mayor Wheeler, Commissioner Fish, Commissioner Fritz, Commissioner Saltzman and Commissioner Eudaly,

Attached, please find written testimony regarding the proposal to permanently waive SDCs for ADUs, item #426, scheduled for Wednesday, May 2nd.

Sincerely,
Kol Peterson
(503) 395-4248

Co-editor of AccessoryDwellings.org
Organizer of ADU Tour
Author of Backdoor Revolution- The Definitive Guide to ADU Development

Kol Peterson
Accessory Dwelling Strategies LLC
4227 NE 10th Ave
Portland, OR, 97211

April 30th, 2018

Portland City Council

Re: Accessory Dwelling Unit SDC Waiver

To Members of the Portland City Council,

I appreciate the Council's ongoing support of ADUs. To date, the SDC waiver has proven to be critical to ADU development in Portland. Permanently waiving SDCs for ADU will stabilize the ADU market.

Speaking on behalf of homeowners and ADU cottage industries, it is with a sense of great relief that the City Council is considering permanently waiving SDCs for ADUs. This will create a more stable and predictable market for homeowners, builders, and designers alike. Since the initial 2010 SDC waiver, ADUs have grown 22-fold (30/year to 600+/year), but they still represent only ~1% of all housing units. There is still tremendous opportunity for ADUs to help address the gulf in demographic demand for 1-2 person housing units (2/3rd of all Portland households) and the limited supply of small units within single family residential zones. There has been little predictability for ADUs up to this point with the SDC waiver deadlines always looming.

With the rapid rise in popularity of the short-term rental (STR) economy, it is understandable that the City has had difficulty addressing how to support ADUs, but not to subsidize STRs. There will be casualties in making this choice, as STRs are commonly used as one way to fill in the vacancy gaps created between visits from family and other longer-term rental uses. Some owners will not be able to justify paying the SDC fee for occasional STR use, but will not be able to afford to develop ADUs without the aid of occasional STR income. That said, I support the City's position on the proposed 2018 ADU SDC resolution as a balanced approach.

More than 10% of Portland residents claim that they intend to build an ADU "in the next five years" according to a survey conducted in conjunction with the Residential Infill Project. Paying for the cost of ADUs, which are extremely expensive for the average homeowner with little spare cash, remains the most significant barrier to ADU construction. My hope is that the stability that will come with this permanent SDC waiver will help banks and credit unions to test creative, standalone, ADU financing for homeowners who do not have sufficient home equity to pay for the ADU.

I also support the City's budget proposal to provide ADU pilot loan financing to help local institutions to provide better ADU loan products. Can we reduce the capital barrier of entry from \$150,000 to \$5,000? Currently, the answer is no. An ADU financing loan pilot program could help to change that.

Sincerely,

Kol Peterson
Portland ADU resident
Author of Backdoor Revolution- The Definitive Guide to ADU Development
Co-editor of AccessoryDwellings.org
Organizer of the city-wide ADU Tour

Moore-Love, Karla

From: denny lyndsay <dennylyndsay@msn.com>
Sent: Monday, April 30, 2018 7:31 PM
To: Council Clerk – Testimony
Subject: my testimony regarding Public Schools, URM's and resilience

lease include all of this correspondence into public testimony

I wrote this letter a few months ago, since I sent it I would like to add, that I am appalled that the bond (passed for 4 schools last year) for 700 million dollars does not address seismic work nor does it have a long term tragedy in place!!!! Seriously depressing.

From: denny lyndsay <dennylyndsay@msn.com> **Lyndsay Levy**
2530 NW Westover Rd. Portland
OR, 97210

Sent: Thursday, January 25, 2018 6:10 PM
To: MayorWheeler@portlandoregon.gov; Commissioner Fritz; chloe eudaly; Nick@portlandoregon.gov; Dan@portlandoregon.gov
Subject: Saving URM's, prioritizing schools, plans that work

Dear Mayor and Commissioners-

As a parent (that has one child currently and one recent graduate) of LHS (Mayor Wheelers Alma mater), as well as a small business owner and property owner, I cannot not stress how exhausting and baffling this entire situation has been for our family and so many others.

First, I would like to share with you that I was In SF for the 1989 earthquake. From my perspective as a parent that drove Hwy 30 for 8 years while my children attended Skyline (btw, a URM) I would look at the gorgeous St. Johns Bridge and the gas tanks in Linnton and think "If there is a major quake, will those tanks erupt?" and "will I be able to get to my kids?".

It is positively mind blowing to me that the opening mandate that the city wants to start with regarding URM's is with the private sector, really? My kids have attended Skyline, Sylvan, LHS...URM, URM,URM. I believe we have roughly 35 other schools that are also URM's. As far as I know the Linnton tanks do not seem to have any major contingency plan in the event of an earthquake (so Linnton & Sauvie Island are going to be severely impacted) nor do our bridges seem suitable retrofitted for a seismic event.

Lets think about supplies, will our airport be able to function, because based on the maps it's in the liquefaction zone. How about our large land movers? Are they still being stored under a bridge? Speaking of bridges, will any of them still be cross-able?

The amount of time and energy I give to this city (from working with the schools, Project Lemonade, P:ear & Indivisible) and the passion and love I feel for our little slice of the wall of blue is tremendous, but I swear I am

stunned at how much of the time our approaches are backwards. Can we please use common sense and not destroy the very buildings that we all marvel at, and address making our public buildings (ESPECIALLY OUR SCHOOLS) tanks and bridges resilient the PRIORITY.

If the city moves forward with this plan, it will hurt the very people that have played a major part in making this place so special (since there is no genuine financing being offered, nor are there enough experts to do this type of work available), more people displaced in a tight housing market, more financial burden and can we trust that the city really understands the protocol that they would be setting forth? In the meantime, our kids, tens of thousands of them would be in some of the most dangerous buildings around. Please use common sense.

Thank you-

Lyndsay Levy
(Please enter this letter into public testimony)

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Monday, April 30, 2018 6:57 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony; City Ombudsman
Cc: Angie Even
Subject: URM

This article is only too germane and points out what is plainly obvious to even the most casual observer of this matter. Big money interests are trying to squeeze out small business and small building owners. Even members of the URM Seismic Retrofit Project Policy Committee say so themselves! This is inequity. The very people who may be the most negatively impacted by these proposals are shut out from the input and decision-making processes!?! How is that fair? How is that representational democracy?

<http://nwexaminer.com/top-heavy-seismic-retrofit-program-may-crush-small-owners>

Richard Vidan
300 NW 10th Ave
The Pearl

Moore-Love, Karla

From: Sara Fritsch <sara.fritsch@schoolhouse.com>
Sent: Monday, April 30, 2018 4:03 PM
To: Council Clerk – Testimony; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly
Subject: Please Save Our Buildings

Hello and thank you for serving our city. I realize that a big part of your job is to listen and I hope you are listening to those of us that are worried about the URM proposals.

[The recent article in the NW Examiner](#) confirmed many of our concerns about the process that has been used to date to manage the URM issue.

I lead at a local company that employees nearly 200 people. Our employees are like family to us, and like all families – ours has stories. Within this family we have [immigrants](#), impressive numbers of [women in manufacturing and leadership](#), and even a handful of homeless people. Beyond that, our 15-year-old brand has been able to attract and recruit top talent (from across the country and internationally) to Portland to join our team. The number one metric that we consider when evaluating our success as a business is the engagement of our employees. To succeed with that metric, [we have invested significantly into our business, our people and our building](#). We invest because we believe in our family, we believe in the Portland community, and we believe in our ability to have a positive impact on both.

A century old brick factory building is the place we call home, photo below. This building means everything to our business. Under this one roof we concept, design, develop, build, manufacture, assemble, finish, merchandise, sell and market our own exclusive products. We have made considerable investments into this building to help keep it relevant and safe for our business, our employees and our customers.

Within these much-loved walls, we are doing our part to keep American manufacturing alive and well. Over the past few years we have experienced rewarding growth, and we are on track to continue that momentum into the future. With such growth, comes more opportunity, more jobs, more community engagement.

I'm writing to you about my concerns surrounding the URM proposal. This proposal creates multilevel repercussions. It impacts our family of employees and their stories as well as our brand's mission to preserve American manufacturing, to create meaningful jobs/careers, to contribute positively to the Portland community and economy.

As I understand the URM proposal, it's impact would kill our company. We simply could not afford the proposal. We care about safety, we care about Portland, and we would happily come to the table to help develop alternative proposals. The current proposal seems like a tragedy of its own to me. I am optimistic that we can do better.

My team and I would embrace the opportunity to continue this conversation. We would love to give you a tour of our home and to discuss the URM proposal. Thank you for making time to thoughtfully consider my input and invitation.



37364 J

Sara Fritsch
Vice President Brand, Marketing, Sales & Product
Schoolhouse Electric & Supply Co.
phone: 503.828.2100
email: sara.fritsch@schoolhouse.com
www.schoolhouse.com
[#schoolhouseliving](https://www.instagram.com/schoolhouseliving)

Moore-Love, Karla

From: Jennifer Raleigh <jenjoraleigh@gmail.com>
Sent: Monday, April 30, 2018 2:45 PM
To: Council Clerk – Testimony
Subject: Save the buildings

I am a business owner of 20 years. I have always paid my taxes and employed people. In the past 20 years I have committed my life to this business. I have paid off the original business, 4 investors, a business partner and had the opportunity to purchase the building in the process. I am still paying off the building.

I am a single mom, I have a disability from breaking my foot 3 years ago, and my focus has been to create a space for people to work and make great memories providing Portland culture. It has also been to pay my debt off and have a retirement. I don't expect the government or anyone else to pay for me or my retirement. I have always provided medical and dental insurance benefits to my employees since opening my business 20 years ago. I employ 5 people presently.

I also have a solid focus on my two boys going to college and becoming contributing members of society.

My building is a single story and is in good condition. If I ever thought this proposal was going to be a requirement, I would have thought twice about buying the property as it does not make \$\$\$ sense.

I hear hundreds of people in a month, every month say to me that my business is the only thing good about the Pearl District and they don't ever want it to go away. It is one of the last standing places of old Portland. I am told this over and over by regulars that have been coming for 20 years, or 2 months. It is a gem in the Pearl and I feel that this is very unfair to push small business owners into this situation all for big developers to get their push on Portland. "I am the community of Portland." I didn't just move here. I am trying to preserve culture. Please realize the impact this will have on our city and my life. I am almost 50 with a disability and to start over in business is absurd.

Jen Raleigh

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Tuesday, May 1, 2018 5:41 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Commissioner Eudaly; URM Building Work Group; Council Clerk – Testimony; City Ombudsman
Cc: Angie Even
Subject: URM proposal

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

The proposed mandate regarding URM's is ill-advised, poorly thought out, and unfair to the small business owner and small building owner. It SO looks like a land grab by the rich at the expense of the less advantaged.

Section 24.85 of the existing code is more than adequate to address the issues of concern regarding URM's. Enforce the laws that are ALREADY ON THE BOOKS.

There were no small business owners or small building owners on the advisory committee. How is that fair or just? Don't we get a seat at the table? Are we to be discriminated against because we are not rich?

All current studies show that tall, large, multi-story buildings are at much greater risk of damage and collapse due to seismic activity than small 1 or 2 story buildings. Logic and actuarial common sense make the large buildings the obvious target of focus.

There are NO financial institutions that will lend money to small building owners for the kind of retrofitting called for by the proposed mandate. Mom and Pop building owners, most of whom are of limited means, cannot wave a magic wand for the money.

For the owners of small buildings, a majority in this matter, the proposed mandated retrofitting would often surely cost more than the value of the buildings themselves guaranteeing an inability to comply and the demolition of a great many buildings and the bankruptcy of a great many small businesses. How is this a good thing?

The vast majority of these buildings are greatly disparate in nature and in particulars making obvious that a broad brush one-size-fits-all policy is absurd.

The idea of placarding, in this case, smacks of an earlier, less egalitarian time in history. Not a thing to be proud of. It would only stigmatize tenants and their businesses.

Should not schools, as only one example, be of a higher priority for retrofitting than just any random building? Is that not plain common sense?

The proposed mandate would put a great many people out of work due to the shuttering of businesses unable to weather the long time periods that would be necessary to effect the proposed mandated retrofitting. What is to happen to all these people? This would surely be of great negative impact on their lives. Will the city or the state be stepping up with financial aid for all these people for extended periods of time while they try to put their lives back together?

I will be 70 in a few days. I have many adverse health issues. My wife is 64 and a recovering cancer patient. We live off the income from our modest building. Our tenant's rent is significantly lower than the going market rate because we are not greedy and we want him to be successful and we want the Pearl District to be a good place for people to live and work. Are we to lose our own home and to be forced out onto the street due to the loss of our income? What is to happen to our tenant and his employees? We are concerned and worried for them.

45 some years ago, my family bought a very small building in a very bad part of downtown Portland. Skid Row adjacent. We opened a little tavern/cafe. Our family nearly went broke many times because the area was so bad. But we persevered because we thought we were doing a good thing. Over the years, many other small business owners came into the area and emulated us. Now our building is in the middle of the Pearl District, which the City of Portland touts as one of its gems and justly so. But the Pearl District wouldn't exist if not for folks like us. Please keep that in mind as you consider the issues at hand.

I strongly urge you to vote NO on a resolution advancing the proposed policy.

Thank you
Richard and Deborah Vidan
300 NW 10th Ave.
The Pearl District
Portland, Oregon

37364

Moore-Love, Karla

From: Elaine McArdle <elainemca@hotmail.com>
Sent: Monday, April 30, 2018 2:06 PM
To: Wheeler, Mayor; City Ombudsman; Council Clerk – Testimony; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly
Subject: illegitimate process -- URM -- tenant objection

Dear Mayor Wheeler, City Councilors, and others,

I write to you as a resident of Portland to strongly register my objection to the illegitimate process related to making historic brick buildings "safe."

As you know, this process was rushed, and much of it was outside the public eye, in possible violation of open meeting laws. Strikingly, there is no representation on the sub-committee of those most affected: owners of small buildings, and tenants who will likely be evicted. As you are well aware, Walt McMonies has publicly stated that he does not represent small-building owners.

Moreover, members of the sub-committee themselves now say there is no consensus on what steps to take.

In the tradition of investigative journalism, the question of "follow the money" is striking here. Who stands to make money under the auspices of "safety"? Developers, of course -- including, possibly, those on the committee.

There are less-expensive ways to make these buildings safer that will not result in eviction of tenants -- SEVEN THOUSAND FAMILIES -- and will not result in the tearing down of historic buildings that make Portland unique.

This reeks of a land grab by private developers under the rubric of making the city safer.

It is immoral and quite possibly illegal.

NO ONE wants people to get hurt or die in an earthquake. We all agree we should make all of Oregon safer from earthquakes -- but that includes schools, the State House, condo buildings, etc. You must admit it is strange that this small set of historic buildings is targeted first -- and, "coincidentally" could provide a monetary gain for developers.

Stop the process, re-start it with representation by those affected (tenants and building owners), and keep Portland from being torn down for the benefit of 1 percenters.

Sincerely,
Elaine McArdle
209 NW 23rd Ave #304
Portland, OR 97210

Moore-Love, Karla

From: Michael Schinderling <schi0674@gmail.com>
Sent: Sunday, April 29, 2018 11:02 PM
To: Council Clerk – Testimony
Subject: Upcoming Meeting on Unreinforced Masonry Buildings

Greetings Council Clerk,

I am writing to show my concern for URM Buildings here in Portland. I think it is imperative that URM structures, especially those that people live in, should be addressed and updated to meet current standards. I live at 1515 SW Jefferson St, Portland, OR and every time a bus or large truck comes down the street I feel a tremor through my building. If this happens when a heavy vehicle drives by, I don't want to think of what could happen in the event of an earthquake. Please take my concern for dwelling units into account, for I don't want anyone losing their homes or their lives should we experience an earthquake.

Thank you,
Michael Schinderling
503-750-4669
schi0674@gmail.com

Moore-Love, Karla

From: Kathy Rogers <kathy@marcrogersinc.com>
Sent: Sunday, April 29, 2018 10:12 AM
To: Council Clerk – Testimony
Subject: FW: URM Meeting Follow Up
Attachments: Clinton Theater - Roof.pdf; Clinton Theater - Seismic Upgrade.pdf

Please include this email below in the public testimony for the upcoming City Council Meeting on Unreinforced Masonry (URM) Buildings on May 9th. Thank you.

Marc & Kathy Rogers
 3815 SE Ankeny St, Portland, OR 97214

From: Kathy Rogers
Sent: Saturday, April 28, 2018 11:30 AM
To: jamie.dunphy@portlandoregon.gov; sonia.schmanski@portlandoregon.gov
Cc: nick@portlandoregon.gov
Subject: URM Meeting Follow Up

Jamie & Sonia – Thank you very much for taking the time to meet with us Friday afternoon regarding the URM Seismic Mandate. We appreciate your time & input.

Jamie – You indicated that you are looking for someone to offer a solution other than 1) Enforcing the Code or 2) Having the City pay for it. We would like to offer the following recommendation / solution:

1. Class 1 & 2 buildings: Move forward with the mandate as is. Let's prioritize critical buildings & schools first.
2. Class 3 & 4 buildings:
 - a. Mandate should include Step 2 only (Replace roof, roof sheathing, brace Parapets & tie the roof to the walls), with the engineering to support this work. NOT a full ASCE-41 evaluation which is overkill, invasive (requires cutting into walls, disrupting tenants, etc.) & expensive – about \$15,000 in our case. Step 2 work should be required within 15 years. It is important to note that this work can be done WITHOUT displacing tenants.
 - b. Make funds from SB-311 available for all seismic work, so building owners can afford to do the work. Our research shows that savings from SB-311 will help off-set about 10-50% of the seismic costs of Step 2.
 - c. As we've discussed, there are still a lot of questions & unknowns with regard to the Class 3 & 4 Buildings, so if Council is not ready to pull the trigger on an action for these buildings, we recommend moving to a Citizen's Advisory Committee, which would include actual Stakeholders (Single building owners, Commercial & Residential Tenants, Artist Space tenants, Condo Owners, etc) to work with City Staff to formulate a workable solution.

For your reference, attached is a REAL LIFE example of Step 2 Seismic work (Roof & Parapets) that was recently completed at the Clinton Street Theater at 2522 SE Clinton St. The roof cost was \$68,667. The Seismic work was \$160,837. If SB-311 funds were available, the tax savings would currently be \$6,419 per year for 10 years. The total tax savings over a 10 year period would be \$64,194, which is 40% of the Seismic work ONLY. This does not include Engineering & Architectural drawings or the Roof replacement costs. It also important to note that the cost of the Step 2 Seismic work is paid upfront, with tax savings spread out over a 10-year period. That's not ideal, but at least it helps. Everyone is asking for actual numbers. The Clinton Street Theater is an example of actual real-life numbers & provides a decent example.

373641

Keep in mind, that the Clinton Street theater is in a very desirable, close-in area. Properties further out, or in less desirable areas receive a much lower amount of savings from SB-311.

Thank you again for your time.

Marc & Kathy Rogers
3815 SE Ankeny St, Portland, OR 97214
503-704-9173

15065 SW 74h Ave
Portland, OR 97224
www.interstateroofing.com



37364 Office 503-684-5611
Fax 503-639-3056

Date: April 8, 2016

Proposal Submitted to: Reliance Property Management
Attn: Ms. Hannah Theisen
Phone: 503/245-2917
Email: htheisen@reliancepminc.com

Job Name: Clinton St. Theater
Job Location: 2522 SE Clinton St.
Portland

We hereby submit specifications and estimates for: Removing existing roofing material and installing TPO single ply membrane system

SCOPE OF WORK

1. Setup safety per OSHA standards
2. Erect trash chute and sidewalk cover
3. Tear off existing roofing materials to last removable layer and install 5/8" CDX plywood in sections to allow Janus Builders to perform seismic upgrades. Janus Builders are responsible for daily waterproofing the sections that have not yet been roofed over; Janus builders to install new plywood cant at base of parapet walls
4. Provide lift to raise steel required for Janus Builder's work to the roof
5. Replace existing decking with similar material, where required (*additional cost, see below)
6. Install FR-10 fire retardant underlayment
7. Mechanically attach GAF 60 mil TPO single ply membrane (white)
8. Attach TPO membrane up and over parapet wall
9. Provide and install TPO clad perimeter metal and pre-finished (brown) face metal at parapet walls
10. Flash all roof penetrations with TPO flashing membrane
11. Custom fabricate and install TPO clad metal through wall scuppers (2 ea)
12. Provide and install tapered roof insulation adjacent S scupper to promote drainage
13. Custom fabricate and install 2 ea pre-finished (brown or white) collector boxes, downspout and associated hardware
14. Clean up and properly dispose of all roofing related debris
15. Permits /sidewalk closures/street closures **not included**
16. Inspections daily and upon completion
17. Manufacturer's inspection and grading upon completion
18. 15 year Manufacturer's NDL "No Dollar Limit" Material, Labor, and **Workmanship** Warranty Included (Non-Prorated)

INVESTMENT \$ 68,677.00

Recommendation 1:

Mechanically attach 2 layers of polyisocyanurate insulation (for a total R-value of approximately 24). Includes 20 year No Dollar Limit Warranty from manufacturer. This recommendation will also reduce the possibility of condensation.

Add \$ 23,460.00

Accept: _____ ** Decline: _____ (see below for details)

Recommendation 2:

In lieu of the proposed GAF Everguard TPO membrane, upgrade to GAF 60 mil Extreme TPO; includes 20 year No Dollar Limit Warranty from GAF.

Add \$ 1,220.00

Accept: _____ Decline: _____

Additional ventilation is recommended. Cutting in and installing additional high neck static vents \$135 each. Intake/soffit ventilation to be contracted, and supplied and installed by other.

Assumptions: MASONRY WALL AND CHIMNEY POINTING BY OTHERS (existing masonry mortar is in poor condition). THIS PROPOSAL DOES NOT INCLUDE FLASHING OF NEW SEISMIC ROOF PENETRATIONS (cost for flashing seismic penetrations can be completed as described below). Electrical must be removed and replaced by others. HVAC ductwork should be replaced by others. Interstate Roofing is not responsible for evaluation of overflow drainage systems. Overflows should be installed by others. Signage should be removed prior to roofing project. Dust will fall through existing decking. Parking lot will be made available for roof restoration project. Daily waterproofing before the TPO is installed in a section is not the responsibility of Interstate Roofing, nor is any consequential damage.

GAF Well Roof 25% Warranty Extension
15 year extends to 18.75 years
20 year extends to 25 years

Well Roof Preventative Maintenance, \$500 per year, for the first 5 years. Initials _____

NOTE (1): All electrical and gas lines, HVAC and duct work preparation, removal, repair, and/or replacement is not included unless stated. Damage to the above mentioned is not the responsibility of Interstate Roofing Inc.

NOTE (2): Taper systems are recommended and a quote can be given upon request. Even with a taper system, ponding water will still occur.

NOTE (3): Seismic upgrades are not included and it is the building owner's responsibility to notify us if one is required.

NOTE (4): Interstate always recommends changing the collector boxes during a roofing project. A quote for new collector boxes can be given upon request. If the collector boxes are not replaced, Interstate is not responsible for ANY water infiltration around the collector boxes or new scuppers.

WE PROPOSE HEREBY to furnish material and labor – complete in accordance with the above specifications for the contract amount stated above, **taxes not included**. Payment to be made as follows: 30% due upon acceptance; balance due upon completion. If a job has phases; roofing, siding, windows, gutters, etc. payments will be phased also. Interstate Roofing is a certified firm authorized to conduct lead-based paint activities and working with asbestos under certain conditions, however, the above price and scope of work, unless specifically stated above, is based on **not** encountering lead, asbestos, or any other toxic material in, on or around the jobsite. If such materials are found, Interstate shall be entitled to additional time and compensation based upon the below time and material rates *. Home/building owners and/or property managers are responsible for notifying Interstate of the presence of toxic materials. The above scope of work and investment are based solely upon a visual observation. During the project other deficiencies may be discovered which require additional work, for example: sidewalls and other walls may need to be altered; Chimney cladding may need to be altered, additional ventilation may be needed (both intake and exhaust), but not limited to these items. *This work will be billed to the customer at the below time and material rates.

*Some additional work may be needed, for example: dry rot, delaminated plywood, fascia boards and rafter tails, but not limited to these items. This work is billed to the customer at \$80.00 per man-hour plus materials, disposal, mobilization and markup. To not slow the progress of the job, this may be done as it occurs; written change orders are not required. The above stated price is based upon one mobilization. Multiple mobilizations for such conditions, but not limited to; dry in, separate trades coordination, etc. will be billed on the before mentioned time and material basis. Although Interstate and most manufacturers recommend to always remove all layers of roofing, we recognize that many of our customers would like the option of a recover. In the case of a recover, it is not possible to determine if rot is present, therefore Interstate is not responsible for covering over rot, organic growth, or any other sort of microbial growth. This roofing project is designed to protect the topside of the roof decking from the elements. Commencement of the roof work indicates only that the surface of the deck appears satisfactory to attach roofing materials. Interstate Roofing cannot be held responsible for any pre-existing issues, or issues that may arise during or after the completion of the project that have to do with anything below the topside of the roof decking, for example: organic growth, mildew, or any other microbial growth anywhere in the building or attic space/cavity; ducting, and ducting connections, fans (bath fans, kitchen fans, dryer fans, etc.), firewall venting, insulation, blockage of or lack of intake and/or exhaust ventilation, but not limited to these items, are also not the responsibility of Interstate Roofing Inc.

As discussed, your home/building may contain lead based paint. Although we may not disturb any paint or painted surfaces, there may still be lead dust and/or chips on site from past renovations, maintenance or the natural aging of the building. Interstate suggests you review the "Renovate Right" pamphlet on the hazards of lead based paint (available upon request). There may still be lead dust and/or chips on site from past renovations, maintenance or the natural aging of the building.

It is the owner's responsibility to notify Interstate Roofing if any federal and/or state money is being used to fund this project, as additional work and/or costs are oftentimes required. If this job requires certified payroll or the payment of Davis Bacon wages, it is the owner's responsibility to notify Interstate of the wage prior to bid. Unless specifically stated above, the price and scope of work are based on standard Interstate wages. If not notified, Interstate cannot be held responsible for any additional fees/costs.

** In the Pacific Northwest condensation is a major concern. GAF and other manufacturers recommend installing above deck rigid insulation to help protect against condensation within the roof/attic cavity and under the single ply membrane. Please see the attached reports and articles written by Oakridge National Laboratory and Philip D. Dregger. By declining the insulation option, you recognize that Interstate Roofing Inc. has provided you with the before mentioned literature, and has informed you about potential condensation concerns under the roof membrane, and you will hold Interstate Roofing harmless for any future or current condensation concerns/ issues, or consequential damage from the condensation.

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LIMITATION ON ACTIONS: THE PARTIES HERETO AGREE THAT A LAWSUIT FILED TO ENFORCE THIS CONTRACT OR RESOLVE ANY DISPUTE RELATED TO THIS CONTRACT MUST BE COMMENCED WITHIN FIVE (5) YEARS FROM THE DATE OF THE SUBSTANTIAL COMPLETION OR FROM THE DATE INTERSTATE ROOFING LAST PERFORMS WORK UNDER THIS CONTRACT, WHICHEVER IS EARLIER, OR BE FOREVER BARRED. NOT WITHSTANDING THE ABOVE, ANY CLAIM ALLEGING NEGLIGENCE MUST BE COMMENCED WITHIN ONE (1) YEAR OF DISCOVERY OF THE NEGLIGENCE, BUT NOT MORE THAN FIVE (5) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OR FROM THE DATE INTERSTATE ROOFING LAST PERFORMED WORK UNDER THIS CONTRACT, WHICHEVER IS EARLIER, OR BE FOREVER BARRED. THIS PROVISION APPLIES INSTEAD OF ANY LIMITATIONS PERIOD OTHERWISE PROVIDED BY LAW.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire and extended coverage insurance. Our workers are fully covered by workers' compensation insurance.

Sales Representative : Scott Baxter

This proposal may be withdrawn by us if not accepted within 30 days. All estimates are subject to review by Interstate Management prior to starting the job.

ACCEPTANCE OF ESTIMATE:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. By signing this contract, I am indicating that I have received the above documents, and have read and understand them. I also give Interstate permission to use pictures taken of my property in their advertising. **You, the buyer, have the legal right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of buyer's right to cancel for an explanation of your right to cancel.**

Customer Signature _____

Date _____

Interstate Roofing and the material supplier have no control over the quality of the product or the length of time the manufacturer claims the product will last. The manufacturer has sole liability for the product. A late charge of 1.5% per month or maximum allowed by law will be applied to accounts unpaid for over 30 days.

ATTACHED DOCUMENTS

- | | |
|--|--|
| _____ State of Oregon, Federal and Interstate Contract Addendum | _____ Defect Notification Requirement |
| _____ Required Notices for Residential Construction Projects (2 pages) | _____ Notice of Right to Cancel |
| _____ Consumer Protection Notice | _____ Moisture Intrusion and Water Damage (2 pages) |
| _____ Notice of Procedure | _____ Interstate Roofing Maintenance Information |
| _____ Information Notice To Owners About Construction Liens | _____ Interstate Roofing Disclaimer Notice (2 pages) |
| (2 pages) | _____ Interstate Roofing Workmanship Warranty (2 pages) |
| _____ Notice Of Right To Lien | _____ Renovate Right: Lead Hazard Information (16 pages) |

STATE OF OREGON REQUIRED CONTRACT ADDENDUM

INTERSTATE ROOFING, INC. IS LICENSED BY THE CONSTRUCTION CONTRACTORS BOARD (CCB) FOR YOUR PROTECTION. OUR CCB NUMBER IS 55485

OREGON LAW REQUIRES CONSTRUCTION CONTRACTORS TO GIVE HOMEOWNERS CERTAIN NOTICES BEFORE AND DURING A CONSTRUCTION PROJECT. THIS SUMMARY EXPLAINS WHAT THEY MEAN. IT IS IMPORTANT TO READ AND UNDERSTAND THESE FORMS PROVIDED TO YOU BY INTERSTATE ROOFING, INC.

Consumer Protection Notice - This information explains contractor licensing standards, bond and insurance requirements, steps consumers can take for successful construction projects and what to do if problems occur.

Notice of Procedure - The notice explains what a homeowner must do before beginning an arbitration or court action against a contractor for construction defects. (This is separate from the CCB Dispute Resolution process.)

Information Notice to Owners about Construction Liens (2 pages and on the back of the contract) – Contractors must give homeowners this notice any time the contract is more than \$1000. It is given at the time a written contract is signed or if a verbal contract within five working days. The notice explains the construction lien law. It includes steps homeowners can take to protect their property from a construction lien.

1. OTHER OREGON REQUIRED NOTICES

- Notice of right to Lien
- Defect Notification Requirement
- Notice of Right to Cancel (2 copies)
- Moisture Intrusion and Water Damage (2 pages)

2. INTERSTATE ROOFING NOTICES

- Interstate Roofing, Inc. Maintenance Information
- Interstate Roofing, Inc. Disclaimer Notice (2 pages)
- Interstate Roofing, Inc. Workmanship Warranty (2 pages)

3. EXPLANATION OF PROPERTY OWNER'S RIGHTS

- a. Consumers have the right to receive the products and services agreed to in the contract.
- b. Consumers have the right to resolve disputes through means outlined in the contract.
- c. Consumers have the right to file a complaint with the CCB. Any arbitration or mediation clauses in the contract may prevent the CCB from proceeding.

4. ARBITRATION / MEDIATION CLAUSE

The "arbitration or mediation clause" is a written portion of a contract designed to settle how the parties will solve disputes that may arise during, or after the construction project. Arbitration clauses are very important. They may limit the consumer's ability to have their dispute resolved by the Oregon court system or the Oregon CCB. **This contract DOES NOT contain an arbitration or mediation clause.**

5. WRITTEN WARRANTY

Your contract price includes a written Interstate Roofing, Inc. Workmanship Warranty. It is included in our contract documents. There are enhanced Interstate and Factory warranties available. They are listed on your contract and the additional investment annotated. If these warranties are desired, please circle the dollar figure on the contract and initial beside it. If they are not circled and initialed, the enhanced warranties are considered rejected. Otherwise, the standard Interstate Workmanship Warranty will be mailed to you upon payment for the job and included at no additional cost.

6. MAINTENANCE SCHEDULE

Included in your contract package is the State of Oregon's Moisture Intrusion and Water Damage brochure. In addition to this is an Interstate Roofing, Inc. Maintenance Schedule for your entire home. If you would like us to do the maintenance for your on a quarterly, semi-annual, or annual basis, a quote will gladly be given. The 2006 International Building Code, Chapter 34 states "The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures".

7. FEDERAL NOTICES

Renovate Rights (16 pages), available upon request.

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Clinton Street Theater
Portland, OR

Estimate

Estimate No: 1

Rev. 0

June 16, 2016

Prepared For:

Reliance Property Management



As prepared by



Eleza Faison | Faison Construction | 503.757.0435

Clinton Street Theater
Estimate Estimate No. 1 Rev. 0

1. Project Understanding

- a. This budget was generated from the following documents:
 - i. Jason Kentta Architectural Drawings Dated December 12, 2016
- b. Project budget is based upon all work completed during regular work hours (7:30-3:30 pm)

2. Allowance

- a. NA

3. Contingency

- a. Design Contingency is included due to the time limitations and absence of design work. Faison is currently carrying this contingency at two percent (2%).
- b. Construction Contingency is included for items that have not been identified as a trade specific scope under the contract documents and may require further clarification or coordination. Faison is currently carrying this contingency at ten percent (10%). The Construction Contingency can be committed by Faison Construction, Inc without authorization from the Owner in order to cover cost anticipated but not committed on the current construction documents. These costs may include "scope busts" (i.e. coordination issues between trades), missed scope during the subcontractor bidding process and inefficiencies created by such items as relocation, mishaps, etc. Construction Contingency does not account for design revisions or design development. Faison will maintain a Construction Contingency log though the duration of the project. Contingency will return any unused portion of contingency back to owner upon completion of construction and project close-out.

4. Schedule

- a. Preliminary estimated construction schedule is 6 weeks from start of work on site. This is assuming uninterrupted work flow. Until we are coordinated with other trades.

5. BOE

a. General

Assumes laydown area will be provided near building for temporary material storage.
Construction will require certain areas to be barricaded and alternate paths of travel will be required for public.
Contractor will provide a 1-year installation and workmanship warranty. Contractor will transmit extended manufactures' warranties as acquired.

b. Demolition

Excludes hazardous material identification, testing or removal.

c. Substructure

No clarifications noted.

d. Superstructure

Excludes brick masonry damages or delamination.
Excludes any flashings, glazing, or water proofing.
Excludes schedule delays due to phasing of activities

e. Exterior Skin

Excludes any work at roof.
Excludes roofing sheathing, water proofing, or flashings.

f. Interior Construction

NA

Clinton Street Theater
Estimate Estimate No. 1 Rev. 0

g. Fire Protection
NA

h. Mechanical
NA

i. Electrical
NA

j. Site Management
Includes full-time on site supervision for 6-weeks, document control for work, coordination time with other owner employed contractors, and as-built documents.
Assumes on-site secured work space for day to day operations and supervision.

k. Site Requirements
Includes refuge and recycling of materials associated with scope of work.

6. Exclusions

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures unless otherwise noted
- i. Interior repairs of finishes below work activities
- j. Engineering
- k. Commissioning agent services
- l. Utility fees - temporary and permanent
- m. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- n. Consumption costs for power & water.

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FAISON CONSTRUCTION

EXECUTIVE COST SUMMARY
Clinton Street Theater
 Estimate Estimate No. 1 Rev. 0
 Based on drawings dated 03/11/16

PROJECT:	Clinton Street Theater	DURATION:	6wks
LOCATION:	Portland, OR	JOB NO:	TBD
ARCHITECT:	Jason Kenta	DATE:	June 16, 2016
OWNER:	Reliance Property Management		

AREA SUMMARY: Clinton Street Theater

BUILDING	
EST. No: 1 Rev. 0	
Fire Damage Repair	350 GSF
High Roof Seismic	5852 GSF
Low Roof Seismic	2779 GSF
Total Construction Area	8,631 GSF

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Projected Construction Cost	\$ 159,669	\$ 18.50 (from Systems Summary Cost)

Other Project Costs: By Others	
Design	
Design Fees	By Owner
Permit/Inspection Fees	
Plan Check Fees	By Owner
Building Permit Fee	By Owner
Fire Life Safety Fee (40% of Permit Fee)	By Owner
City Business Tax (5% of Permit Fee)	By Owner
HVAC Trade Permit Fee	Not Required
Plumbing Trade Permit Fee	Not Required
Fire Protection Trade Permit Fee	By Owner
Electrical Trade Permit Fee	By Owner
Fire Alarm Trade Permit Fee	Not Required
Special Code Req'd Inspections	By Owner
System Development Fees	
SDC Fees	By Owner
Furnishings and Equipment	
Systems Furniture	Not Required
Relocate Existing Furniture	Not Required
Exterior Building Signage	Not Required
Telecom/Data	
Phone & Active Equipment	Not Required
Security Access/CCTV System	Not Required
Voice/Data System	Not Required
Owner's Reserve @ 0%	\$ -
Other Project Cost	\$ -

Total Project Cost	\$ 159,669	\$ 18.50
---------------------------	-------------------	-----------------

Alternates No.	
1	\$ -
2	\$ -
3	\$ -
4	
5	
6	
7	
8	
9	
Total Alternates	\$ -

Allowances (Incl in budget)	
1	\$ -
2	\$ -
3	\$ -
4	\$ -
5	\$ -
6	\$ -
7	\$ -
8	\$ -
9	\$ -
Total Allowances	\$ -

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FAISON CONSTRUCTION

SYSTEMS COST SUMMARY
Clinton Street Theater
Estimate Estimate No. 1 Rev. 0

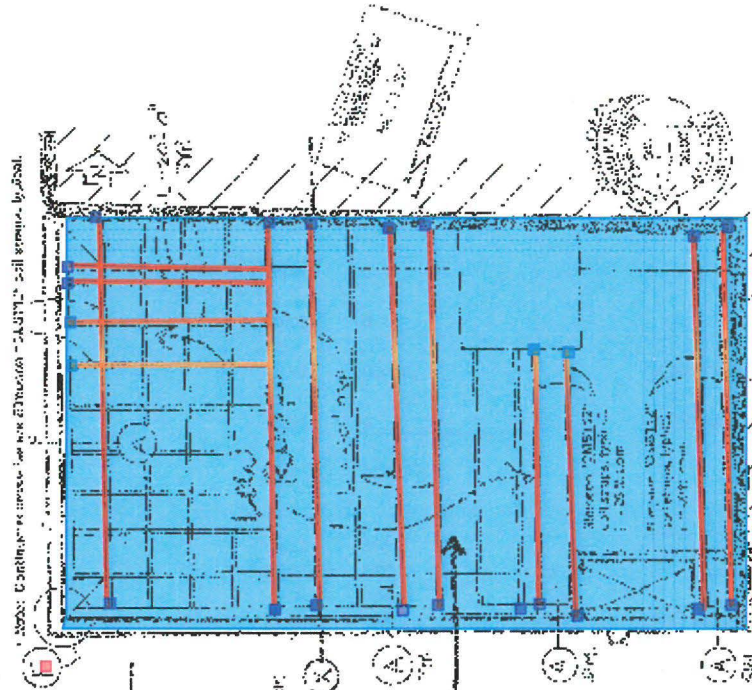
PROJECT:	Clinton Street Theater	DURATION:	6wks
LOCATION:	Portland, OR	JOB NO:	TBD
ARCHITECT:	Jason Kenta	DATE:	June 16, 2016
OWNER:	Reliance Property Management		

AREA SUMMARY:	Clinton Street Theater Building
	EST. No: 1 Rev. 0
See Executive Summary for Detail	<u>8,631</u> GSF
Total New Construction Area	8,631 GSF

Description	Total	\$/GSF
<i>Current Estimate:</i>		
1 DEMOLITION	26,152	\$3.03
2 SITEWORK	0	\$0.00
3 FOUNDATIONS	0	\$0.00
4 SUBSTRUCTURE	0	\$0.00
5 SUPERSTRUCTURE	83,467	\$9.67
6 EXTERIOR SKIN	0	\$0.00
7 ROOFING	0	\$0.00
8 INTERIOR CONSTRUCTION	0	\$0.00
9 CONVEYING	0	\$0.00
10 SPECIAL CONSTRUCTION	0	\$0.00
11 PLUMBING	0	\$0.00
12 FIRE PROTECTION	0	\$0.00
13 MECHANICAL	0	\$0.00
14 ELECTRICAL	0	\$0.00
15 JOBSITE MANAGEMENT	22,800	\$2.64
16 SITE REQUIREMENTS	<u>0</u>	\$0.00
SUBTOTAL	132,419	\$15.34
Margins & Adjustment		
Preconstruction	1,376	\$0.16
Project Insurance	1,338	\$0.16
Fee	5,405	\$0.63
Escallation / Market Con	2,811	\$0.33
Design Contingency	2,867	\$0.33
Const. Contingency	14,622	\$1.69
TOTAL CURRENT ESTIMATE	160,837	\$18.63

* Executive summary has project total cost

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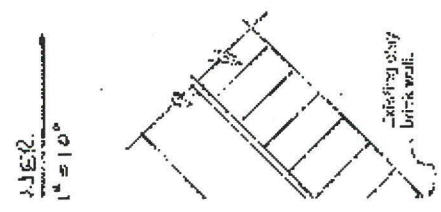
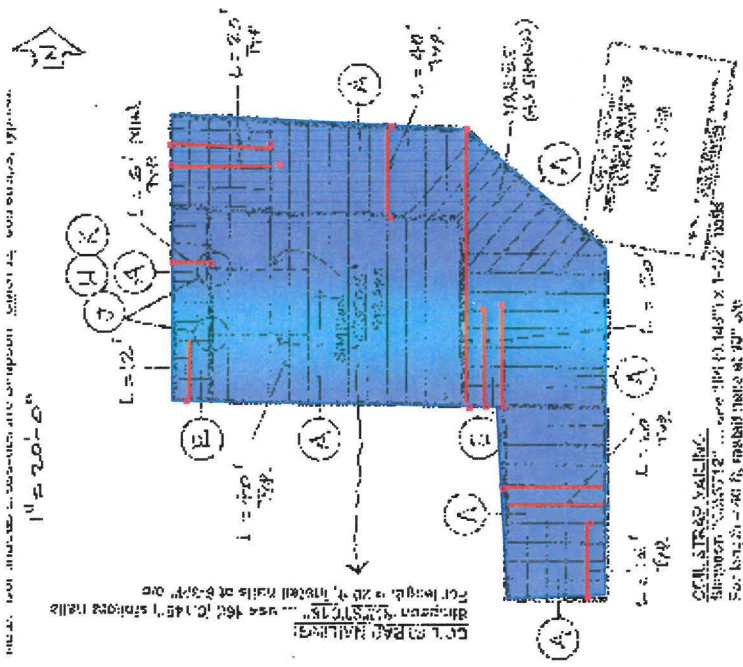


NOTA: CONTINUAZIONE DEL PROGETTO DEL TEATRO - CANTIERE - 1968.

5.81. THEATER BE-ROOF WIKUNG I

TUGAS: 1. Menggambar struktur
 2. Menggambar detail
 3. Menggambar detail
 4. Menggambar detail
 5. Menggambar detail
 6. Menggambar detail
 7. Menggambar detail
 8. Menggambar detail

1. x1/2000
 2. x1/2000
 3. x1/2000
 4. x1/2000
 5. x1/2000
 6. x1/2000
 7. x1/2000
 8. x1/2000



CONCRETE MASONRY WALLS
 WALLS SHALL BE MINIMUM 12" THICK X 8'-0" HIGH
 FOR BRICK - 8" HIGH FOR BRICK MASONRY AT 8" ON
 FOR BRICK - 10" ON FOR BRICK MASONRY AT 10" ON



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Moore-Love, Karla

From: Paul Schneider <Pauls@twistonline.com>
Sent: Thursday, April 26, 2018 4:42 PM
To: Council Clerk – Testimony
Subject: Saving Portland old buildings

My name is Paul Schneider. I moved from Eugene to Portland 30 years ago because of my attraction to the neighborhoods of the city. I opened a store in an old converted house on Westover Rd where I sold local and regional art and craft objects. In 1994 I purchased the building across the street from my store, a 1910 former brewery that I have occupied ever since with TWIST, my business.

Since that time, I have purchased 3 old brick apartment houses within 3 blocks of each other, each one having the charm and style that originally attracted me to the neighborhood. Being an artist as well as a business man I chose to buy buildings with the lure and historical richness that can't be duplicated. I believed then, as I do now, that these old buildings are what give a neighborhood its soul. That they are irreplaceable. That every time we lose an old building to make way for a new one the entire community suffers.

There is no doubt in my mind that we building owners have an obligation to see that our buildings are safe, and that concerns over a seismic event are real and need to be addressed, but if these requirements are mandated without regard for the financial effects they will have on small property owners such as myself, then buildings such as mine will be sold off to someone who will tear them down and replace them with soulless and characterless suburbs-worthy pieces of In my mind a crime against the citizens of our neighborhood for generations to come.

I urge you to think this process through and realize that all the value in a neighborhood cannot be measured in dollars alone. Provide building owners with the economic backing to help see that these buildings survive. Your children and grandchildren will thank you.

Sincerely,



TWIST

CURATED JEWELRY

30 NW 23rd Pl.
Portland Oregon, 97210
503 224 0334

pauls@twistonline.com
www.twistonline.com

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Wednesday, April 25, 2018 6:04 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; URM Building Work Group; Council Clerk – Testimony
Subject: URM

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

This article in the New York Times of April 17, 2018 makes the commonsense (and plainly obvious) argument that, in preparing for an earthquake, cities should be much more concerned with large many-storied buildings rather than small 1 or 2 story buildings.

<https://www.nytimes.com/interactive/2018/04/17/us/san-francisco-earthquake-seismic-gamble.html>

Thank you
Richard Vidan
300 NW 10th Ave.

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Wednesday, April 25, 2018 5:58 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; Commissioner Eudaly; URM Building Work Group; Council Clerk – Testimony
Subject: URM

Mayor Wheeler and Commissioners:

Taiwan had a 6.4 earthquake on February 7, 2018. Here is a photo of the most damaged building. It is surrounded by a number of one, two, and three-story buildings. The smaller buildings, presumably some of which are unreinforced masonry, look just fine. Regardless whether they are reinforced or not, tall narrow high-rise buildings would seem to be more susceptible to collapse from earthquake than smaller 1-3 story buildings. Maybe the city should be focusing its concerns about public safety on the former rather than the latter.

thank you
Richard Vidan

37364



EARTHQUAKE RATTLES TAIWAN

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Wednesday, April 25, 2018 5:52 PM
To: URM Building Work Group; Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Eudaly; Wheeler, Mayor; Council Clerk – Testimony
Subject: URM's

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz, and Eudaly:

The proposed mandate for seismic retrofitting that you are considering is so specious, wrong-headed, and iniquitous that one hardly knows where to start.

1 - Many, perhaps most, of these buildings' owners are middle-class people who own just the one building as do my wife and I. How are we and the others like us to financially accommodate the cost of the proposed retrofitting? There does not seem to be any viable financial loan or assistance proposals or programs on the table that adequately address the fact that most people will flat-out not have the money to do the work. I am 69 with cardiac issues. My wife is 64 and a recovering cancer patient. We live off the modest rent from our tenant. If that goes away, what of us? Are we to be thrown into the street?

2 - What happens to my tenant when my building is unusable for many months due to the proposed mandated work? He depends on his business for his life. What of him and his family? How are they to weather their loss of income? What of his employees? How are they and their families to weather the loss of their incomes? Will the city or the state be providing all these people with financial assistance for an extended period of time?

3 - If this goes forward there are going to be droves of dubious "engineers" coming out of the woodwork like snake oil salesmen in the Old West. And yet it would seem that there is no city or state governmental regulatory agency or body that licenses or confirms that "seismic experts" are, in fact, who and what they claim to be. How is the city going to protect us from what will surely be a wave of con men who are trying to steal our money? Additionally, if it is mandated that this large number of buildings be retrofitted, from whence will come sufficient numbers of qualified, competent, and licensed contractors able to do the complicated work necessary as specified by the structural/seismic engineers? Is someone to wave a magic wand and behold there will then be the vast numbers of these highly-qualified workers needed to do this very particular work? Because, if there is no magic wand, there will be no way to do the proposed mandated work within the proposed time limits.

4 - The idea that a one-size-fits-all policy should or could address a myriad of different sizes and types of buildings is sheer folly, which seems to be the case as seemingly disparate buildings are lumped together into a few large classes. Obviously, fairness requires that buildings be individually evaluated. For example, my building is a 50' x 50' one-story building

with an outer wall height above the sidewalk of maybe 16 or 18 feet. So, it is a very wide and broad building in relation to its height. In a word, squat. And those outer walls are of large masonry blocks, not bricks. In the event of a truly bad earthquake, the Wells Fargo and US Bancorp towers will go down before my building does. And my building is a restaurant, so no one lives or sleeps there. And it is a low-occupancy restaurant, so there are not many people there when there are people there. Yet, my building is classed in with tall and narrow, larger brick apartment houses in which many people live and sleep. Please explain to me how this is commonsensical and logical. I have no doubt that there are many other buildings like mine that are also inadequately and inaccurately categorized. This, again, makes it obvious that each building must be considered individually.

5 - The vast majority of Portland public schools have not been retrofitted. It begs the questions: Is that not more pressing? Should not that be of a higher priority? In addition, what of the loss of funding for schools? The City of Portland's own CFO, Ken Rust, is quoted as of 11/9/17 saying, "If SB 311 is enacted, public schools would experience property tax revenue loss." Please explain to me how that is a good thing.

6 - The City of Portland, surely it has been noted, likes to tout its uniqueness and specialness. These aspects of a city are often cited by a city's leaders, such as yourselves, when working with private parties and businesses for the betterment of a city. Much of Portland's character and specialness comes from these very buildings. Are we to lose a great many or the majority of them because of mandated demolition due to inability to finance retrofitting? Please explain to me how that would be good for the character of the City of Portland and its specialness.

7 - The optics of this is horrendous. It screams "Income Inequality." It screams "Land Grab." It screams "City leaders work hand-in-glove with greedy big corporate developers to screw the little guy." No small building owners on the advisory committee? Really? The headlines and the articles write themselves. Is this how you would wish yourselves to be perceived?

My father was a lower-working-class child of the Great Depression. Upon the early death of his father, he was forced to quit school at the age of fourteen and go to work to support his mother and younger siblings. During his adult life, he ran a series of cafes and taverns. Some made it. Some didn't. In 1973, he scraped together meager savings to make a down payment on a small commercial building. It was in a definitely bad Skid-row-adjacent area. During the 1970s and 1980s and even well into the 1990s, our family struggled terrifically to make the mortgage payments on our little building. Again, it was in a pretty damn bad area. A lot of crime and homeless people. Ergo, not much business at our place. My father and I worked the place together. Later on, my father was too old and ill to help run the place and then, even later on, my career interests caused me to move away. But for some years, under my auspices, we had a place called the Long Goodbye. It was a very different kind of place than the other businesses in the area. It drew artists, poets, actors, writers and, yes, political people and public servants. It cut a fairly decent swath in the landscape of the city, culturally or otherwise. After a few years, our place started getting some company. Little antique shops. Boutiques. Art galleries. The nature of the area started changing. I didn't know we were helping to create the Pearl District, a

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now-renowned and widely-praised showpiece urban core area of the West Coast, a cash cow for the City of Portland, and an envied brand of a feather in the city's civic cap. I just thought we were doing the right thing. I hope you now do the right thing for a lot of little, working and middle-class people in Portland. If it was not for people like me, there would **BE NO** Pearl District.

Thank you
Richard Vidan

Moore-Love, Karla

From: Susan Laarman <slaar@imagina.com>
Sent: Tuesday, April 24, 2018 9:31 AM
To: Council Clerk – Testimony
Subject: Seismic URM policy comments

I think that City Council members should be aware of the realities around PBEM and consider what a comprehensive preparedness PLAN looks like, how do their efforts benefit the most people, and how are seismic safety actions funded.

In the latest PBEM annual report, there are 17 BEECN sites that have stolen and/or “stored” equipment, which means that all of these neighborhoods do not readily have the BEECN benefits post disaster. This information should be made available to people in these neighborhoods, we deserve honest communication and this situation should be remedied.

I am also wondering if City Council members know what percent of the budget emergency services receive? Last I looked it was less than 1% – maybe providing more internal staff and capabilities is where the city should focus initial efforts. We need a shelter plan, we need a safe sanitation plan (the two bucket system is a recipe for disease and more disaster, what are people supposed to do when the buckets are full?).

Of course all of us want brick buildings to be upgraded and safe. But they are not all built the same and there should be a lot more work done to categorize and prioritize URMs. We must protect our children and schools, and we also should first help nonprofits that provide vital social services – services that will be needed more than ever post disaster.

I also think that government agencies need to practice better seismic safety decisions on bridges and other public infrastructure repairs and new construction. For example, the Tillikum bridge footings are in liquefiable soil and the decision was made to NOT spend the extra money to address this fact. The bridge may sway but will the footings hold? Similarly, decisions on the Burnside Bridge retrofit could cut corners and this is unwise and potentially a waste of money if the bridge isn’t functional post quake.

URMs are one important piece of a larger preparedness effort, and any policies should benefit the most number of people and those least likely to be able to prepare.

Susan Laarman
Life on a Fault Line
503-341-3799

Moore-Love, Karla

From: Papaefthimiou, Jonna
Sent: Monday, April 23, 2018 4:38 PM
To: Moore-Love, Karla
Subject: FW: Worried about retrofit mandate proposal

Dear Karla,

I hope your week is going well. I am writing because I have an item on the May 9 Council agenda and I got a comment letter about it today, addressed to "Dear Council." I have been tracking the letters on this topic for the past few years (4 years, actually, sigh...) but I think that since it's (finally) on the Council agenda there is another correct way to make sure that letters become a part of the public record for the item. And I expect there will be more letters. Should I forward them to you, to another address, or just keep them in my file and post them to the internet every few weeks, as I have been doing?

Thank you for your advice on this.

Jonna

Jonna Papaefthimiou, AICP
PBEM - Planning, Policy, and Communications
503-823-3809 | jonnnap@portlandoregon.gov

From: Matt W [mailto:mattheweaglewebber@gmail.com]
Sent: Monday, April 23, 2018 4:06 PM
To: URM Building Work Group <urms@portlandoregon.gov>
Subject: Worried about retrofit mandate proposal

Dear Council

As a homeowner in a older and historic building, the Ball Parc American Condos at 2083 NW Johnson St, Portland, OR 97209 - I know that myself and other owners are quite concerned about the proposed retrofit mandates. As of now we have not been included in the conversation taking place at the city council level. There is fear among many owners of what the results could be if mandates were enforced. Personally speaking, I have no idea how myself or my building could afford such changes. In the end, these proposed changes could easily bankrupt our building.

I urge you and other members to please consider a longer and more thorough process and community conversation with homeowners, developers, schools, and all parties that could be affected by the proposed changes.

Thank you for your time and consideration,

Matt Webber, volunteer HOA member
2083 NW Johnson St, #56, Portland, OR 97209
503-367-3098

37364



Moore-Love, Karla

From: T. M. <delosfox@hotmail.com>
Sent: Monday, April 23, 2018 12:29 PM
To: Council Clerk – Testimony
Subject: RE: Seismic Retrofitting/URM Mandate

2354 NE 54th Avenue

Portland OR 97213-2621

April 23, 2018

Mayor Ted Wheeler

RE: Seismic Retrofitting/URM Mandate

Dear Mayor Wheeler and other City Commissioners / City Council members:

As a lifelong resident of the City of Portland, I am one of many—as part of families and other organizations—who are working to save the historic buildings that represent the heart and soul of this special place that we all call home. I am asking you as a government official working for the good of our community to slow down, to listen and to work with residents to save the historic buildings that give Portland its unique character—before it is too late.

The City of Portland published a list of 1,640 buildings on May 2, 2016. The City now plans to mandate seismic retrofits for 1,640 unreinforced masonry (URM) buildings at an estimated cost of \$1.4 billion.

Many owners of these buildings do not know that they are on this list or what is coming. These small buildings (81% are 1-2 story) each face hundreds of thousands of dollars in unaffordable costs. Many structures will not be feasible to retrofit and individuals, families, residents, small businesses, and communities will lose their homes, businesses and buildings.

Each edifice is in *full code compliance*. The proposed mandate changes all of that. Seismic retrofit costs exceed the dollar value of many of these structures. There is no safety net for owners or the people who depend upon them for places to live and work.

A mandate without a safety net or plan will force demolitions, bankruptcies and displacements that will forever change the landscape and character of Portland.

There is no plan:

No plan for 7,000 units (1,800 low-income housing).

No plan to financially assist tenants when displaced.

No plan for small business displacement or job loss.

No plan for increased rents and lack of affordable rents.

No plan for how 1,640 buildings will afford \$1.4 billion in retrofit costs.

No plan to avoid displacements, demolitions and bankruptcies.

And what about schools?

Certainly one must fully support prioritizing schools and critical buildings for seismic protection. Today, only 4% of Portland Public Schools are fully retrofitted. On Nov. 8, 2017, a Portland Public Schools representative warned the City that mandating the seismic upgrade of private buildings will work against goals to retrofit schools by making it more difficult and costly. In Salem, the State of Oregon voted against \$337 million in retrofits for the State Capitol in order to prioritize Oregon's schools. In contrast, the City of Portland is proposing a tax abatement (SB-311) for private building owners. That abatement would take revenue from Portland Schools and/or the State School Fund at a time when school funds are depleted. It seems reasonable that public funds should be prioritized to update and fund the schools, instead of being funneled to mitigate problems created by a mandate with no real plan of implementation or costs-benefits analysis. Ken Rust, Chief Financial Officer for Portland has said that "If SB 311 is enacted, public schools would experience property tax revenue loss."

We all care about safety. We also care about the thousands of residents and small businesses that will be displaced. We care that the policy under consideration revokes the relocation fee for residents and that the funding proposed will defund our schools.

37364

The current code includes everything that is being proposed in the mandate. The mandate has been developed to accelerate the code. Building owners who cannot afford the retrofit costs have been told by the City that they will either have to sell or demolish their buildings. Who stands to benefit from this? The mandate adds untenable timelines, conditions and fines that will force many buildings into fire sales and demolitions that will only benefit wealthy developers who desire the complete and irreversible reconstruction of the City and the vast fortune that it represents to them. Consequences for the little guy are less rosy. They include mass displacement of tenants during a period that the Mayor's office has repeatedly called an ongoing "housing crisis."

It is reasonable to request the City of Portland to update **Title 24.85 of the Code** in order to develop an equitable plan with incentives and a path to success. The displacement and financial loss to the community by indiscriminate demolition of our beloved buildings will change Portland into a generic wasteland of garden-variety architecture where only the developer is king. It is a reasonable approach to address each building individually and to abandon this broad-brushed mandate that has no plan, funding or implementation.

Thank you for your attention.

Sincerely,

Todd Miller

Rose City Park

Portland OR

37364

COMMUNITY FUND

Hello Angie,

Apr. 22, 2018

Thank you for all the efforts of your crew. We really appreciate what has been a big task for you. I already contributed \$100.00 but I'm glad to contribute another \$200.00. \$300.00 is small change compared to the expense we will face if the city goes full bore!

If the city does not alter their requirements they will lose much of the affordable housing they so desperately need!

Our apts are nearly 1,000 sq. feet, natural wood floors, 8 foot wide pocket doors which go between the large living room and large dining room. Some

II

tenants close those walnut doors, making the dining room a second bedroom. The apts have high ceilings, sky lights in the updated bathrooms with claw foot tubs. The dining rooms have chandeliers.

We have not had to run ads for years because we have had tenants stay nearly 80 years. They are low income tenants but are wonderful, considerate people.

Our nearly 1,000 sq. ft. apts rent for \$970.00 to \$1095 which is way below fair market value. We have in 3.5 years never had to evict a tenant. If the city requires a full seismic upgrade all this will end.

37364

COMMUNITY FUND

III

Our tenants will have to move for the upgrades and once the seismic upgrades are made, the wonderful tenants we now have will no longer be able to pay the drastically increased rents.

In closing, Portland wants affordable housing. Why require upgrades which remove the existing affordable housing.

Roof upgrades would not require my tenants to move and would not require huge amounts of a rent increases.

Please keep up the good work. I can't come to the April 25 meeting, I'll be out of town, sorry.

Sincerely

Jack Breneman

503-654-3205



Moore-Love, Karla

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Thursday, March 29, 2018 3:05 PM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fritz; Commissioner Eudaly; Commissioner Fish; Commissioner Saltzman
Subject: pls save our buildings for a future vote

<https://saveportlandbuildings.com/>

thx

teresa mcgrath and nat kim

3344 ne 15 97211 and 442 ne sumner 97211

SAVE PORTLAND BUILDINGS

saveportlandbuildings.com

The City of Portland published a list of 1,640 URM (unreinforced masonry) buildings on May 2, 2016. The city is now proposing a retrofit mandate for these buildings ...

From: Commissioner Eudaly
Sent: Wednesday, March 28, 2018 12:00 PM
To: Council Clerk – Testimony
Subject: FW: URM Mandate

Please also enter this into the public record, per constituent request, if still open.

Josiah Barber
Constituent Relations Specialist
Office of Commissioner Chloe Eudaly
503-823-4682

From: Denny Schuler [mailto:denny@splintermetalwurks.com]
Sent: Saturday, February 24, 2018 4:37 PM
To: Commissioner Eudaly <chloe@portlandoregon.gov>
Subject: RE: URM Mandate

Hello Josiah, thanks for responding. I wanted this letter to be of public record, can you verify that it has been put on public record.

Thanks for your time
Denny

On Feb 16, 2018 4:54 PM, "Commissioner Eudaly" <chloe@portlandoregon.gov> wrote:

Hi Denny,

Thank you for sharing your concerns about the URM mandate with Commissioner Eudaly's office. I have shared your comments with Commissioner Eudaly.

Sincerely,

Josiah Barber
Constituent Relations Specialist
Office of Commissioner Chloe Eudaly
503-823-4682

37364

From: Denny Schuler [mailto:denny@splintermetalwurks.com]

Sent: Saturday, January 27, 2018 1:24 PM

To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>

Subject: URM Mandate

Dear Mayor and council members,

I am writing about the URM Mandate that is being debated currently. I am an owner of a URM and luckily ours is a one story commercial space. It will be fairly easy to retrofit and since I am also in the design and construction business I will be able to make this financially feasible. Unfortunately that is not the same for most of the owners and tenants that have been identified.

It seems that the primary purpose of the mandate is for public safety. According to the numbers of people that would be put in harm's way given a substantial earthquake would be roughly 10k individuals. However, at least 4x more individuals are in the same situation within our schools, so we are talking about children, which many are sitting daily in URM's. There are other government and service buildings that also fall into this category but somehow are not listed.

Secondarily it appears there are concerns that if buildings collapse debris will fall in the streets and first responders will be unable to get through quickly, even with the use of the city's heavy moving equipment. Here is the issue, currently the vast majority of equipment is stored under parts of our elevated concrete freeway to the Fremont bridge. If the bridge is impacted the majority of our equipment will be unavailable and possibly destroyed.

We have a vast system of underground fuel lines going under the Willamette and Columbia (1960's pipe operated by BP) which are expected to rupture, our fuel storage tanks are on landfill on the Willamette between the St Johns and Fremont Bridges an eruption will be disastrous to many areas of our city and several bridges.

Of course, I could give many examples of destruction that may occur, but the ones I have listed, in my own opinion, are the most detrimental. URM's in the private sector need to be evaluated, but they are not the starting place for our city to save most lives given the overall list of destruction.

37364

I have been educating myself and doing research, I have come upon discrepancies in the buildings that have been identified. While walking in my neighborhood I have noticed A vast amount of buildings that appear to be URM's, therefore I went ON Portland Maps and used the URM online map to cross reference. I quickly came across 5 buildings that are not listed on the URM map and do not appear to have been upgraded according your resources. I am able to access what reinforcement upgrades look like and entered 3 of the buildings, evidently they have not been upgraded. It was an interesting coincidence that all 5 buildings appeared to have the same owner.

I am very concerned in regard to the information one quick search turned up and feel its in the publics best interest to know the process of how buildings have been identified.

Given the concerns I have listed, our plan is still to move ahead with upgrading our building. Fortunately we are in the financial position to do so. I would like to propose that the city make this a voluntary action by building owners with a some type of financial incentive and meanwhile focus our resilience to areas that are going to impact our community to a greater extent.

Thank you very much for your time

--

SplinterMetalwurks

Denny Schuler

T 503.754.4621

Moore-Love, Karla

From: Commissioner Eudaly
Sent: Wednesday, March 28, 2018 11:59 AM
To: Council Clerk – Testimony
Subject: FW: Saving URMs, prioritizing schools, plans that work

Please enter Lyndsay Levy's comments into the public record.

Josiah Barber
Constituent Relations Specialist
Office of Commissioner Chloe Eudaly
503-823-4682

From: denny lyndsay [mailto:dennylyndsay@msn.com]
Sent: Saturday, February 17, 2018 7:58 AM
To: Commissioner Eudaly <chloe@portlandoregon.gov>
Subject: Re: Saving URMs, prioritizing schools, plans that work

Hi
Thank you for your reply
Was this letter entered into public record (as I requested)?
Please make sure it was entered under my name, lyndsay levy, as signed at the bottom of my letter.
Your response was to Denny
Thank you

Sent from my iPhone

On Feb 16, 2018, at 4:55 PM, Commissioner Eudaly <chloe@portlandoregon.gov> wrote:

Hi Denny,

Thank you for sharing your concerns about the URM mandate with Commissioner Eudaly's office. I have shared your comments with Commissioner Eudaly.

Sincerely,

Josiah Barber
Constituent Relations Specialist
Office of Commissioner Chloe Eudaly
503-823-4682

From: denny lyndsay [mailto:dennylyndsay@msn.com]
Sent: Thursday, January 25, 2018 6:10 PM
To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>
Subject: Saving URMs, prioritizing schools, plans that work

Dear Mayor and Commissioners-

37364

As a parent (that has one child currently and one recent graduate) of LHS (Mayor Wheelers Alma mater), as well as a small business owner and property owner, I cannot not stress how exhausting and baffling this entire situation has been for our family and so many others.

First, I would like to share with you that I was In SF for the 1989 earthquake. From my perspective as a parent that drove Hwy 30 for 8 years while my children attended Skyline (btw, a URM) I would look at the gorgeous St. Johns Bridge and the gas tanks in Linnton and think "If there is a major quake, will those tanks erupt?" and "will I be able to get to my kids?".

It is positively mind blowing to me that the opening mandate that the city wants to start with regarding URM's is with the private sector, really? My kids have attended Skyline, Sylvan, LHS...URM, URM,URM. I believe we have roughly 35 other schools that are also URM's. As far as I know the Linnton tanks do not seem to have any major contingency plan in the event of an earthquake (so Linnton & Sauvie Island are going to be severely impacted) nor do our bridges seem suitable retrofitted for a seismic event.

Lets think about supplies, will our airport be able to function, because based on the maps it's in the liquefaction zone. How about our large land movers? Are they still being stored under a bridge? Speaking of bridges, will any of them still be cross-able?

The amount of time and energy I give to this city (from working with the schools, Project Lemonade, P:ear & Indivisible) and the passion and love I feel for our little slice of the wall of blue is tremendous, but I swear I am stunned at how much of the time our approaches are backwards. Can we please use common sense and not destroy the very buildings that we all marvel at, and address making our public buildings (ESPECIALLY OUR SCHOOLS) tanks and bridges resilient the PRIORITY.

If the city moves forward with this plan, it will hurt the very people that have played a major part in making this place so special (since there is no genuine financing being offered, nor are there enough experts to do this type of work available), more people displaced in a tight housing market, more financial burden and can we trust that the city really understands the protocol that they would be setting forth? In the meantime, our kids, tens of thousands of them would be in some of the most dangerous buildings around. Please use common sense.

Thank you-

Lyndsay Levy

(Please enter this letter into public testimony)

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Tuesday, February 27, 2018 12:22 PM
To: Wheeler, Mayor; Commissioner Eudaly; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; Council Clerk – Testimony
Subject: urm
Attachments: 20180218_101814.jpg; 20180221_140033.jpg; 20180217_091603.jpg

hello,

we were visiting lexington, ky. and took some photos of the historic districts and their buidlings...

the bluegrass trust helps ensure that this history is preserved...

portland could learn a lot from their efforts...

the bgt helps, all while keeping single family homes, brick buildings, and other similiar structures from being demolished..

the urm undercuts that ...

very sad..

people move her for the vintage buildings...

current zoning gives a free hand to razing many buidlings..

decades ago they succumbed to urban renewal, aka, razing, poor sections in the middle of downtown to build the conv ctr, etc, but are remorse..

thx,

teresa mcgrath and nat kim

3344 ne 15 97212/442 ne sumner 97211

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