

Moore-Love, Karla

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Wednesday, October 10, 2018 2:45 AM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fritz; Commissioner Eudaly; Commissioner Fish; Commissioner Saltzman
Subject: urm mandate placards and not gas shut off

dear mayor and cc,

<https://www.theskanner.com/news/newsbriefs/27536-portland-naacp-speaks-on-the-city-council-resolution-on-unreinforced-masonry-buildings>

Portland NAACP Speaks on the City Council Resolution on ...

The NAACP wants the City Council to delay or reconsider a resolution that the civil rights organization says discriminates against African Americans and could displace people of color from their traditional North & Northeast Portland neighborhoods.

please focus on gas shut offs..

the african american community has been displaced numerous times, and this won't help affordability nor small businesses..

thx

teresa mcgrath and nat kim

Moore-Love, Karla

From: Lynn Hanrahan <lynn@lshanrahan.com>
Sent: Tuesday, October 9, 2018 1:34 PM
To: Council Clerk – Testimony
Subject: Placarding of URM/Vote on 10/10/18

October 9, 2018

From:
Lynn Hanrahan
2718 SE Brooklyn St.
Portland, OR 97202
503-231-1398
lynn@lshanrahan.com
steve@lshanrahan.com

Property ownership on URM list:
The Aberdeen Condos, unit #103
1529 SE Hawthorne Blvd., Portland 97202

We are writing to briefly reiterate our strongly held view that placarding Portland URM is going to cause more harm than good; the placards will devalue our buildings, give a false sense of security around other buildings and focus energies one direction that could be better spent on a broader education program for all of Portland around earthquake safety, our liquefaction problem, and general zone signage in areas such as downtown and The Pearl such as one sees on the coast for tidal waves.

Below is a relevant article on high rises in San Francisco that just came out last week. San Francisco was often held up as a model for Portland at last week's hearing, and you can see here that the SF is looking beyond brick buildings. In the recent Indonesian earthquakes, buildings moved as much as 150 yards due to liquefaction.

http://www.valdostadailytimes.com/news/military/san-francisco-takes-unprecedented-step-to-target-earthquake-vulnerable-high/article_71bc5e0b-f81a-5a66-9692-90aa5d07f64d.html

Please vote "NO" on the URM placarding ordinance, and give Portland a more comprehensive and life saving retrofit program.

Thank you,
Lynn & Steve Hanrahan
2718 SE Brooklyn St.
Portland, OR 97202
503-231-1398
lynn@lshanrahan.com

Lynn Hanrahan
lynn@lshanrahan.com

Moore-Love, Karla

From: Corey Brunish <cbrunish@gmail.com>
Sent: Friday, October 5, 2018 11:24 PM
To: Council Clerk – Testimony

I believe this country was built on a simple promise: that each of us deserves a fair shot.
--Kennedy

The overriding rule, if you want to run a domain, is to be fair.
--Jon Postel

Being good is easy, what is difficult is being just. -- Victor Hugo

October 10, you decide.

Corey Brunish
Citizen

Moore-Love, Karla

From: prado11 <prado11@comcast.net>
Sent: Saturday, October 6, 2018 7:13 AM
To: Council Clerk – Testimony
Subject: Fwd: I hope when you vote on the 10 you keep in consideration that when the big one hits Portland.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: prado11 <prado11@comcast.net>
Date: 10/6/18 7:09 AM (GMT-08:00)
To: mayorwheeler@portlandoregon.gov
Subject: Fwd: I hope when you vote on the 10 you keep in consideration that when the big one hits Portland.

Sent from my T-Mobile 4G LTE Device

Moore-Love, Karla

From: Jeff Cole <tjeffcole@gmail.com>
Sent: Saturday, October 6, 2018 8:48 AM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Subject: Proposed Unreinforced Masonry Building Placard Requirements

Oct. 6, 2018

Portland Mayor Wheeler and Commissioners,

I oppose proposed placard reqs for unreinforced masonry buildings in Portland.

This is a poorly thought out and indiscriminate requirement.

Consider we if took a consistent approach to this logic:

- many schools and other public buildings need placards warning there is asbestos inside that could be released during an earthquake
- street corners would have placards warning pedestrians they could be killed crossing the street (like Fallon Smart tragically was three blocks from me)
- trees need placards warning branches may fall down at any time, especially during windy weather or a major earthquake
- many PGE poles need placards alerting residents to uninsulated high power lines running overhead, which could and do come down in wind or earthquakes.... this would also apply to traffic lights
- since soil liquefaction is common during major earthquakes all streets need warning streets noting this risk and any building sitting on potentially liquifying ground should also be placarded
- signs would warn swimmers they could drown in the Willamette river because there is water which will become unstable during an earthquake. Riverwalls may become unstable.
- signs would warn Portland park visitors that stray hypodermic needles, fecal matter, and broken glass pose a risk
- greenways would have added signs noting every pothole or possible aberration or a higher risk of car-bike collision during an earthquake
- higher crime neighborhoods would have placards warning tourists to stay out
- all buildings with natural gas lines need placards warning of explosion risk following an earthquake

Life has risk and we should take reasonable steps to reduce those risks. We need supportive programs to help preserve Portland's most iconic buildings, including unreinforced masonry structures. We do not need silly yet punitive measures like the proposed placard requirement.

Best regards,

Jeff Cole
4343 SE Madison St.
Portland, OR 97215

Moore-Love, Karla

From: carolyn Sheldon <carsheld@aol.com>
Sent: Saturday, October 6, 2018 9:14 AM
To: Council Clerk – Testimony
Subject: Placards

Educate our citizens. Don't just scare them with placards. Focus on a solution that the community will understand and support.

Carolyn Sheldon
503 223 7984
503.501. 8648

Moore-Love, Karla

From: Matt W <mattheweaglewebber@gmail.com>
Sent: Monday, October 8, 2018 11:23 AM
To: Wheeler, Mayor
Cc: Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Subject: URM Placard Vote

Dear Mayor Wheeler and esteemed Council members,

As a homeowner at 2083 NW Johnson Street in NW Portland, it is currently popular opinion that placards will cause buildings to be vacated, make it difficult to attract new tenants, and eventually lower the value of our home and lessen the chance for a future sale if we ever decide to move or retire elsewhere.

Please take consideration with this upcoming vote. I am not sure why the city feels so quick to move on this issue.

Currently our building is very worried about possible future upgrades that could be mandated for our building as we would not be able to afford the upgrades as they would without a doubt bankrupt our building.

I am doing my best to stay updated on your process and would welcome back any of your thoughts. I am also open to attending future meetings or providing any help or information that I can.

In gratitude,

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

Moore-Love, Karla

From: Jim Abeles <jimabeles@gmail.com>
Sent: Monday, October 8, 2018 1:01 PM
To: Council Clerk – Testimony
Subject: Negative placard vote 10/10/18

I am writing to ask that you not require the negatively placarding of unconfirmed URM buildings.

1. The city's URM database may not be accurate as it was compiled by volunteers - not engineers, architects or building inspectors.
2. The adoption of a negative placarding is contrary to the city's own URM Policy Committee recommendation.
3. This stigmatization will make it more difficult for small building owners, like me, to lease or obtain financing.

This "Scarlett Letter" should only be used in situations where the owner fails or refuses to upgrade confirmed unsafe buildings.

Thank you,

Jim Abeles
Managing Member
18th & Overton LLC (owners of 1315 NW 18th Street, Portland, OR)

Moore-Love, Karla

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Monday, October 8, 2018 1:10 PM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Eudaly; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman
Subject: urm placards

<https://www.portlandoregon.gov/bds/article/697998>

Proposed URM Placarding and Tenant Notification Ordinance ...

Proposed URM Placarding and Tenant Notification Ordinance Background. To reduce the risk posed by unreinforced masonry (URM) buildings, the City Council directed staff from PBEM, PDC, and BDS to develop policy recommendations, including proposed code changes and an incentive program(s) to support implementation of retrofit efforts.

www.portlandoregon.gov

to city hall,

this is fear mongering and ridiculous...

why don't you try to preserve historic buildings, which are affordable?

this doesn't help in the least...

teresa mcgrath and nat kim

Moore-Love, Karla

From: Kate & Chris <samsa@pacifier.com>
Sent: Monday, October 8, 2018 1:25 PM
To: Wheeler, Mayor; Commissioner Fish; Council Clerk – Testimony; Commissioner Saltzman; Commissioner Eudaly; Commissioner Fritz
Subject: Upcoming vote on warning signs for brick buildings

Dear City Council:

Please do not vote to litter the city with inaccurate warning signs on our historic brick buildings.

This is not the way to earthquake safety. There are cheaper and less invasive ways to retrofit.

This starts more and more to look like an Agenda 21 ploy to enrich Portland's crony engineers and erase Portland's history.

We have more important problems in Portland. Stop mowing down our history for developments to nowhere, and start rebuilding our industry and attacking our public pension debt.

Sincerely,

Katherin Kirkpatrick
1319 SE 53rd Avenue
Portland, OR 97215
(503) 232-8663
samsa@pacifier.com

Moore-Love, Karla

From: Roger Jones <rcjones@hawthorneblvd.com>
Sent: Monday, October 8, 2018 1:58 PM
To: BDS URM Buildings
Cc: URM Building Work Group; Council Clerk – Testimony
Subject: Fwd: Proposed Ordinance

Last week before first reading of the Proposed Ordinance, I asked for assistance(see below). If possible your response would be appreciated prior to the City Council vote on Wednesday. Thank you for your courtesies sez Arr.

----- Forwarded message -----

From: **Roger Jones** <RCJones@hawthorneblvd.com>
Date: Tue, Oct 2, 2018 at 4:00 PM
Subject: Re: Proposed Ordinance
To: <BDS.URMBuildings@portlandoregon.gov>
Cc: URM Building Work Group <URMS@portlandoregon.gov>

I have to agree with you Shelly, that none of us know what we don't know.

What we do know is that as of today, BDS Staff is preparing a full court press recommending placarding & tenant notification knowing fully well that the URM Database is flawed for the reasons stated earlier.

If I could make a recommendation, it would be that an in-depth verification process occur before trying to force City of Portland BDS identified building owners to state, "This is an Unreinforced Masonry Building...." Fact is that statement is unproven and trying to compel owners to make that statement is unenforceable on it's face. (1st and 5th Amendments - US Constitution re "compelled speech")

This would be very much as inequitable as a sign saying, "The City of Portland has identified this as an Unreinforced Masonry Building...." using a flawed database. Slippery slope sez Arr.

I'm sure more articulate speakers will testify to this issue tomorrow.

Then on to what you said: "I'm not sure I completely understand your question(s). Are you asking when the most recent site visits occurred? Other questions I missed?"

No, my question is not about recent site visits, it pertains to the outcomes of your Point 5:

- Two separate areas were also chosen to perform actual site visits to verify the 1990's data. (SCD 20 SEP 18)

Again, please reflect the time-frame, results found and identify the two areas in your Point 5. If you can direct me to an old document so much the better. Your historical knowledge is most valuable. THANKS again sez Arr.

On Oct 1, 2018 3:25 PM, "BDS URM Buildings" <BDS.URMBuildings@portlandoregon.gov> wrote:

Hi Mr. Jones,

I'm not sure I completely understand your question(s). Are you asking when the most recent site visits occurred? Other questions I missed?

As to the disclaimers, since no destructive investigation was performed, there will be a degree of uncertainty. I have found past permitted drawings indicating one thing and current permit documents indicating another (verified by a licensed professional based on field information once the structure was opened up). Also, there may be buildings out there that should be on the list, but aren't, and we don't know what we don't know.

Shelly

Shelly Clark Duquette, P.E., S.E.

Structural Engineer

City of Portland | Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000 | Portland, OR 97201
v: 503.823.7536
BDS.URMBuildings@portlandoregon.gov

From: Roger Jones <rcjones@hawthorneblvd.com>

Sent: Wednesday, September 26, 2018 2:00 PM

To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>

Cc: URM Building Work Group <urms@portlandoregon.gov>

Subject: Re: Proposed Ordinance

Thanks Shelly, for trying to find website publication dates associated with the Proposed Ordinance. Your frustration with online postings is certainly shared by many who witnessed the June 13th non-publication of information about Council Resolution 37364. To the internet savvy folks at least, the current viability of the Proposed Ordinance is better. Not perfect but for sure an improvement over the insertion without due process, of placards and notifications (Saltzman #2) during the June 13th charade -but that's water under the bridge.

Back to data base management of URM Buildings. Your ten point process and history is most informative and appreciated. I'm curious whether the 5th point, "Two separate areas were also chosen to perform actual site visits to verify the 1990's data." occurred before publication of the static list of 1,640 URMs in May of 2016 under the disclaimer reflected in [BDS-93088](#).

It would appear that the last five points reflect what has happened since that time. Lots of hard work which is again appreciated but seems at odds with the current disclaimer at: [BDS-70767](#):

Important Disclaimers

The City of Portland makes no representations, expressed or implied as to the accuracy of this database. There are no assurances as to whether the information presented is correct or comprehensive.

The presence of a building in this database is not a predictor of its performance in a seismic event. Many factors contribute to building damage during seismic events. Some, but not all, causes include: the size and location of the seismic event; local soils upon which the building is founded; the shape of the building; the design of the building; the construction quality; and if the building has been structurally modified. The services of a licensed professional engineer are needed to determine the capacity of a building to resist seismic loads.

Any publication or distribution that is made of this information or any conclusions drawn from this information should be made with the limitations noted above in mind. Any publication or distribution of this information would be solely at your own risk.

It is sad to watch the City Council consider the Proposed Ordinance while having to rely on such a faulty foundation. To me, public policy/laws so based seem risky and downright hazardous. Un-placarded structures may offer a false sense of safety in a major earthquake and confusion at best. It is a known fact that negative placarding is staff recommended over the URM Buildings Policy Committee's categorical rejection. According to the December 2017 Final Report, the Policy Committee favored "Atta-boy" and educational placarding.

Do the City Fathers need/deserve a better plan? In my humble opinion, what BDS is currently proposing in this Ordinance is going to alienate all parties needed to effect retrofits and support our City's resilience. I make these comments with all due respect to the staff facilitating this process. We can, we must do better.

PS If you are still reading after all that, please reflect the time-frame, results found and identify the two areas in your Point 5. If you can direct me to an old document so much the better. Your historical knowledge is most valuable. THANKS again sez Arr.

On Thu, Sep 20, 2018 at 3:08 PM BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov> wrote:

Hi Mr. Jones,

I am unable to find any information on dates when the proposed ordinance information was posted online. (FYI the deadline dates have changed again – by council - and the website was updated). The best way I can think of would be to request the records. Instructions can be found here: <https://www.portlandoregon.gov/bds/54330>.

As for the data base management, here is the process and some history –

- From approximately 1992-1995 the City hired and trained inspectors to perform building surveys. The form used was similar to the current FEMA P-154 Level 1 Data Collection Form, a hand sketch was drawn, but no scores were given. Also included was at least one picture of the building showing vulnerabilities. The inspectors also went through our micro fiche files (original plans for a surprising amount of buildings can be found) and inspection cards to confirm the field observed building type. They performed surveys for every building via quarter section and block. All of this data was given to and is owned by METRO.
- With those forms, a BDS structural plan reviewer and an inspector created our URM database.
- When it was decided to update the database, we used the 1990's one as the starting point. My task was to verify that data. I went through all the data collection forms (21 boxes!) to verify all the URM's made it to the list. If I confirmed the building to be a URM, I then went through the permit history and micro fiche to find demolitions, upgrades and the level of seismic retrofit. Google street view and the "back in time" feature was extremely helpful.
- At the time of database validation began, a survey was sent to URM building owners asking for information (use, occupancy, construction, etc.) That survey could be mailed back to BDS or submitted online via survey monkey.
- Two separate areas were also chosen to perform actual site visits to verify the 1990's data.
- A building's URM status (on or off the list) was/is not changed without definitive proof either way. During site visits, permit applications, engineering reports, people emailing information, etc. about a potential URM building go through the process noted above (without an official Data Collection Form).
- The database is dynamic and we update it periodically as we get new information.
- Demolition permits are tracked and I update demolished buildings based on that information.
- When a permit is submitted for a seismic upgrade, I note that in the database (you may see some upgrade status as "in progress") and monitor these and update when the permit is finalized.
- Building owner's send in engineering reports demonstrating that the building is not a URM. Myself, or one of our team has been reviewing them and asking for more information when needed and updating the database accordingly.

Let me know if you have any more questions.

Shelly

Shelly Clark Duquette, P.E., S.E.

Structural Engineer

City of Portland | Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000 | Portland, OR 97201
v: 503.823.7536
BDS.URMBuildings@portlandoregon.gov

From: Roger Jones <rcjones@hawthorneblvd.com>
Sent: Tuesday, September 18, 2018 3:47 PM
To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>
Subject: Re: Proposed Ordinance

Yes Shelly, please secure actual dates. As you know, web pages are actually quite fluid by nature. The Proposed Ordinance in question not having a publication date embedded in [the page](#) is a major shortcoming and for sure this Proposal is a moving target. As I'm sure you are aware, the dating of web publications with revision history has been a best practice since the beginning of the Internet. Well actually since the beginning of history itself.

Hate to trouble you with another issue but since you are "in charge of maintaining the URM Database" may I ask what process has been performed to validate the Database since publication in May of 2016. Has there been a validation process performed to date and if so what are the results? Hopefully you will agree that this is a most important step prior to relying on it moving forward for important notices, etc.

Thanks again for your courtesies sez Arr.

On Mon, Sep 17, 2018 at 8:33 AM BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov> wrote:

Hi Mr. Jones,

I am not part of the URM Building Work Group. That is the point of contact for the PBEM portion of the City URM. I am just in charge of maintaining the URM database. I had to ask about when things were posted and relayed what I was told. I can try and get actual dates if you would like.

Shelly

Shelly Clark Duquette, P.E., S.E.

Structural Engineer

City of Portland | Bureau of Development Services

1900 SW Fourth Avenue, Suite 5000 | Portland, OR 97201

v: 503.823.7536

BDS.URMBuildings@portlandoregon.gov

From: Roger Jones <rcjones9@gmail.com>

Sent: Friday, September 14, 2018 8:12 AM

To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>

Cc: URM Building Work Group <urms@portlandoregon.gov>

Subject: Re: Proposed Ordinance

Thanks Shelly, I realize y'all work in different bureaus but I must take issue with your saying it was posted a few weeks ago. Was that posted for staff only rather than the affected community?

As recently as nine days ago (September 4th) with nothing in between, the URM Building Work Group stated, "I will send a link as soon as the draft code is posted." Are you a member of the URM Building Work Group?

I keep asking everybody, Who is driving this bus? Having personally witnessed the June 13 notice debacle, I say again, I'm most interested in a more resilient Portland AND the process by which we attain our goal sez Arr.

On Thu, Sep 13, 2018, 4:55 PM BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov> wrote:

Hi Mr. Jones,

It was originally posted a few weeks ago and was updated yesterday with the new proposed timelines.

We have been communicating with interested parties throughout the process. If you wish to be included or wish to view public comments links can be found here: <https://www.portlandoregon.gov/pbem/66306>

Shelly

Shelly Clark Duquette, P.E., S.E.

Structural Engineer

City of Portland | Bureau of Development Services

1900 SW Fourth Avenue, Suite 5000 | Portland, OR 97201

v: 503.823.7536

BDS.URMBuildings@portlandoregon.gov

From: Roger Jones <rcjones@hawthorneblvd.com>

Sent: Thursday, September 13, 2018 11:22 AM

To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>

Subject: Proposed Ordinance

Ahoy to the resilience minded:

Was shuffelling through the infernalnet this morning and
found <https://www.portlandoregon.gov/bds/index.cfm?&a=696873>

My question is WHEN was it posted? When was it last updated? And finally, how are affected parties being notified about this, after the fact by December 31, 2018?

I'm most interested in a more resilient Portland AND the process by which we attain our goal sez Arr.

Moore-Love, Karla

From: thehouseinspector@frontier.com
Sent: Monday, October 8, 2018 2:16 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Subject: placarding requirements of buildings

It is my understanding that the Portland city council will vote this week on requirements for the placarding of “unreinforced Masonry” buildings as being unsafe. My own building is a late 1940s concrete block structure that has been partially scanned some years ago with a radar system and verified to have at least some rebar reinforcement.

It is my further understanding that my building has been declared to be “unreinforced masonry” by roving citizen volunteers who visually identified buildings, not by city or professional engineers studying either the structure or the construction plans of the structure.

So, if placarding is mandated, my building will carry a stigma assigned to it by unqualified individuals without any verification that it is indeed a hazard. When I earlier inquired about this issue, I was informed that I could hire an engineering firm to evaluate my building if I believed it was incorrectly labeled as unsafe.

Essentially, my building has been condemned by unqualified individuals, and I have been told that it is my responsibility to disprove their designation, at what would no doubt considerable expense.

It is clear to me that this program is ill-founded and poorly carried out. Those of us who own these properties may easily conclude that this so-called safety program is really a land grab for developers, in conjunction with the city’s goals of densification and gentrification. Neighborhoods will suffer and small time property owners will be the fodder for new development.

The city council should be ashamed if this program is approved.

David Mc Lean

Moore-Love, Karla

From: Denny Schuler <denny@splintermetalwurks.com>
Sent: Monday, October 8, 2018 6:08 PM
To: Commissioner Saltzman; Greg Dolinajec
Cc: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Eudaly; Council Clerk – Testimony; Home
Subject: URM

Dear Commissioner Saltzman,

I attended last weeks URM meeting at city hall and was really disappointed to hear you say that you had read all the letters about the insurance scare tactics (and other raised issues) and frankly did not buy it. When mayor Wheeler asked a member of the BDS team if they had explored this issue her response was pretty vague saying "the insurance company knows the type of construction our buildings are and has no issue". When asked if any other states were looked into only California was mentioned.

Well apparently Seattle wasn't looked into because we have a very close friend who is in a historic building downtown. They were notified by the city that the building needed retrofitting or faced a possible demolition. They submitted for bids and the cost came in at 46 million.....for 47 units, obviously just about 1m per unit cash call (you know chump change to most people)

Luckily the insurance company that covered them dropped them over a year ago without notification which is illegal. The building owners took them to court and won so the outcome for them was ok.

The problem here is that insurance companies are dropping buildings or are not renewing. This seems to be a fairly recent occurrence but a very troubling one to say the least. I think that more questions need to be asked and properly explored such as How many different insurers cover URM building in Portland? How many were contacted? Who did BDS speak to? Was it an actual underwriter - somehow who makes policy decisions?

I am writing you to please delay the vote a bit more so we can truly determine what will happen and what is best for the safety of our city

My wife and I have a small URM and will be upgrading, we are one of the lucky examples because our building is one level and only 1800 sf and I will be able to do a lot of work myself. I am very concerned about the people that cannot afford to do this and how many people will be displaced as well as all the building that have not been identified. I live by NW 23rd and as an experiment took a map of building identified on 23rd (there are not many) but I identified many more and double checked on portland maps to verify if upgrades were made. Just as an example you can look up the old Music Millennium (currently Fireside restaurant). I have been in many times and know that it has not been upgraded according to your assessment system.

I have others but I am hoping you just check that one to see that I am correct, here is the portland maps link for your convenience https://www.portlandmaps.com/detail/permits/801-817-NW-23RD-AVE/R198392_did/

The city of portland really owes it to its population to make sure this is done with complete thoroughness and examination or it will be doing a huge disservice to the city.

I would be very happy to talk to you personally about what I have discovered, and in the meantime I am having our lawyer contact the lawyer in seattle for more specifics that my be of great help.

Sincerely trying to do whats best for the city

--

SplinterMetalwurks

Denny Schuler

T 503.754.4621

Moore-Love, Karla

From: Corey Brunish <cbrunish@gmail.com>
Sent: Tuesday, October 9, 2018 11:28 AM
To: Council Clerk – Testimony
Subject: Re:
Attachments: image006.jpg

The seismic upgrade nightmare that looms over us all.

On Tue, Oct 9, 2018, 11:26 AM Council Clerk – Testimony <CCTestimony@portlandoregon.gov> wrote:

To which agenda item are your comments being addressed to?



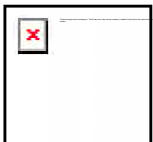
Karla Moore-Love

Council Clerk | City of Portland

1221 SW 4th Avenue, Room 130, Portland, OR 97204

(503) 823-4086

www.portlandoregon.gov/auditor/councilclerk



From: Corey Brunish <cbrunish@gmail.com>
Sent: Friday, October 5, 2018 11:24 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject:

I believe this country was built on a simple promise: that each of us deserves a fair shot.
--Kennedy

The overriding rule, if you want to run a domain, is to be fair.

--Jon Postel

Being good is easy, what is difficult is being just. -- Victor Hugo

October 10, you decide.

Corey Brunish

Citizen

REQUIRE NOTIFICATION TO TENANTS FOR UNREINFORCED MASONRY BUILDINGSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

✓ Rev. Roy Tate		
✓ Rev. ED Mondaine Jr		
✓ Rev. Matt Hennessy		
✓ ANGIE EVEN Angie Even		
✓ WALE MCMURDO	601 SW Second Ave #2100 97204	WaleMcmurdo@LanePowell.com
✓ Pippa Arend		
✓ MEARA MCLAUGHLIN	MUSICPORTLAND	meara@musicportland.org
✓ Jim BRUNBERG		jim@mississippi studios.com
✓ Rev. Marcus Trum		
✓ Roger C. Jones		RJones@Hawthorne Blvd.com

REQUIRE NOTIFICATION TO TENANTS FOR UNREINFORCED MASONRY BUILDINGSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

✓ Nataniel Brown	200 Portland Business Alliance	
✓ KATHY ROVERS	3815 SE ANKENY	KATHY@MARCOVERSINC.COM
✓ Matt Reed	1104 NW 15 th	matth@reidpacific.com
✓ Nancy Chapin	4135 SE Flavel DR 97206	Nchapin@SG-PDX.com
✓ DAN LENZEN	6166 SW NEVADA CT PDX	DANL@VENTURETHRE.COM
✓ Robert Hunter	910 SE STARK ST	rhunter@chesthills.com
✓ TONI LEE SMITH		toni.smith@happy-lucky.com
✓ Doug Doug Klotz	1908 SE 35th Pl.	dougurb@gmail.com
left ✓ TIM DAVIS	111 SW Harrison ST	pdxfan@gmail.com
✓ WESLEY LEYSKE	4314 SE Crystal Springs RD 97	PDX 97206

Agenda Item 1039

TESTIMONY

2:00 PM TIME CERTAIN

REQUIRE NOTIFICATION TO TENANTS FOR UNREINFORCED MASONRY BUILDINGSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

✓ Corey Harris	Hawthorne Blvd B.A.	
DEW PRELL	8078 SE 16 th AV PTL	

Parsons, Susan

From: neil.lee@leekainc.com
Sent: Wednesday, October 3, 2018 12:06 PM
To: Council Clerk – Testimony
Cc: Danny Ma (dannyma1688@gmail.com); Fred Wong (fredwong88@gmail.com); Geoffrey Leung (geof28@gmail.com); Janet Lee (go4latte@comcast.net); Jennelle Zhao (zjennelle@yahoo.com); Joe Chow (joechow38@gmail.com); John Maw (rktmaw@yahoo.com); Johnny Fong (johnnyfong228@gmail.com); Ken Ma (kenma100@hotmail.com); Kitson Yu (remilyyu@aol.com); Marcus Lee (marcus.c.lee1@gmail.com); Michael Chang (chiweimikechang@gmail.com); neil.lee@leekainc.com; Queenie Law (queenielaw624@yahoo.com.hk); Raymond Wong (raymondwong@comcast.net); Richard Louie (geemngon@hotmail.com); Sarah Chung (sarah.chung168@gmail.com); Steven Louie (splouie@netzero.net); Suzie Peake (Chien.t.peake@gmail.com); Teresa Lind (geoffwl@q.com); Thomas Lee (Tlee@hevanet.com); Tony Hui (Tony_1330@yahoo.com); Vanessa Sin Lee (vsinlee@gmail.com); Victor Leo (victorleo@hotmail.com); Wendy Zhen (wendyzc168@hotmail.com)
Subject: URM Placarding
Attachments: 18-1003a URM Testimony.pdf

Hello,
Please see the attached testimony from the Chinese Community.

Regards,

Neil Lee

AIA, CSI / CDT, **LEED Green Associate**
Principal

LEEKA Architecture and Planning
Succeed@leekainc.com

1101 SE Water Avenue, Suite 175
Portland Oregon, 97214
503.644.4222 office
www.leekainc.com

Creating Positive Impressions in the Built Environment

The font in this email is **Century Gothic** which uses 30% less ink than Arial.

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美國俄勒岡中華會館
OREGON CHINESE CONSOLIDATED
BENEVOLENT ASSOCIATION

315 NW Davis St.
Portland, OR 97209

October 3, 2018

Mayor
Ted Wheeler

Commissioners
Nick Fish
Dan Saltzman
Amanda Fritz
Chloe Eudaly

RE: Placarding URM Buildings

The Oregon Chinese Consolidated Benevolent Association, (CCBA), historically has been the voice of the Chinese community when conducting dialog with the City of Portland. Our membership includes all people of Chinese heritage, who are over 18 and living in Oregon for at least 6 months. The CCBA truly represents the Chinese community.

On behalf of the CCBA we wish to express our trepidation on the mandatory placarding of URM buildings in the city of Portland.

We urge you to consider the adverse reaction that placarding may have on building owners and tenants. Such action may make it more difficult to operate the building, creating less revenue, and or obtain funding for renovation/structural upgrades to bring the building towards code compliance. The Negativity of placarding will not improve public safety but rather potentially spread fear and force building owners to sell their building to other owners who likely will demolish the building.

Further, The City's List of URM buildings has not been updated for some time and is likely incomplete and inaccurate. URM buildings may have had various levels of structural upgrades, some may have already been demolished. Many may not have had any thorough building survey investigations other than a rapid visual screening to place on the list.

Placarding will be prevalent in Oldtown Chinatown. The majority of Chinese owned buildings are URM buildings in this neighborhood. Placarding this area would appear to only worsen the community economic situation in this area. It may drive the remaining Chinese community out of Chinatown. This potential scenario would be devastating to an already marginalized community trying to revive Chinatown.

We feel placarding is not the way to fix the root situation. In a way placarding is discriminatory, separating a group of buildings and describing them as more unsafe than others even though the buildings bring value to the city.

Please reconsider placarding, we feel that it is better to focus on finding a way to provide building and financial opportunity to structurally strengthen and develop URM buildings to better serve the people in a safer environment.

Respectfully submitted,

Raymond Wong

Raymond Wong - President
Neil Lee, AIA – Vice President

Parsons, Susan

From: Jeffrey Yasskin <jyasskin@gmail.com>
Sent: Wednesday, October 3, 2018 11:45 AM
To: Council Clerk – Testimony
Subject: Comment on URM Placarding and Tenant Notification Ordinance

Hi City Council,

I strongly support an ordinance to require placards and tenant notification on URM buildings. Notifying visitors and tenants that a building is a death trap in the event of the Cascadia earthquake is the least property owners can do if they can't yet make the building safe.

Jeffrey Yasskin
2632 SE Salmon St.

Vancouver Avenue First Baptist Church

3138 No. Vancouver Ave., Portland, OR 97227

Phone: (503) 282-9496 Fax: (503) 284-6073

Pastor J.W. Matt Hennessee, M.Div., D.Min.(c); Senior Servant

www.vafbcpx.org/www.facebook.com/Vancouver Baptist Church Portland

*Mr. R. Glenn Ward, Chair
Board of Deacons*

*Mrs. Patricia H. Montgomery
Church Clerk*

*Mr. John Frazier, Chair
Board of Trustees*

Wednesday, October 3, 2018

The Honorable Mayor Ted Wheeler
The Honorable City Commissioner Dan Saltzman
The Honorable City Commissioner Amanda Fritz
The Honorable City Commissioner Nick Fish
The Honorable City Commissioner Chloe Eudaly

Dear Mayor Wheeler and the Portland City Commission:

Thank you for this hearing today and thank you for the opportunity to speak. For the record my name is Pastor J.W. Matt Hennessee, Senior Servant of Vancouver Avenue First Baptist Church here in Portland and a spokesperson for the PDX Pastor's group.

While my comments will echo the speakers before me and several after me regarding the concerns we raise about the process of this URM initiative based on notification, cultural and social history, a severe lack of education, and a concern about being shut out of the process after the process began back in 2014. Therefore, I support the stance of the NAACP shared by the President, Pastor E.D. Mondaine' and pray that all of us are sensitive to the unfortunate history experienced by African-Americans here in Oregon dating back to the inception of Statehood.

However, we have been meeting among ourselves and with others around the City as we come to grips with the reality that a catastrophic earthquake will occur, and we care as much about that impact as everyone else. My thoughts and those of my colleagues are not just being voice to communities of color, but we are just as concerned for all building owners and tenants.

With that said I support the City's plan for Tier 3 (the non-profit) group as we are not taxing bodies, nor can we increase fees at the door for those who are members. While it is just not possible, we realize we are not the only ones in this category who have a financial hardship.

We are in support of this Ordinance with the following understandings we would like to be in the record. Matt Grumm from Commissioner Saltzman's office has satisfactorily responded to each of these concerns, but we would like them on the record. They are:

--There be a viable education program those in Tier 3 (Non-profits) can tap into, so we can, with the help of Emergency Management & Portland Fire & Rescue learn and inform our community about the URM initiative.

--The group receive from the City an updated list of property affected by the URM, so we can identify, for certain, the properties on the list and those that are not. We want to partner with the City to help the community understand how it was determined the buildings are out of compliance and to what extent.

"The Church where everyone is welcome"

--One of the greater issues was the range of what our buildings can withstand. In other words, what can the buildings withstand right now and with upgrades the building could withstand. We believe there have been improvements in several of our buildings that have met the City's Building Code requirements and may also have met some of the upgrade requirements.

--Access to the technical team the City deployed during the time of 2014 to present who has advised the City Commission on this matter both for our further education, but to discuss options of going forward. If that team no longer exist, then a new team.

--The group select a Facilitator (paid by the City) who will work as a liaison with the City's technical team and the PDX Pastors so we can have constant and helpful communication.

--The City work with us to make several of our non-profit buildings a shelter in case of any natural disaster.

--We will work together to secure funding, engaging as many options as possible, including the State Legislature or our Congressional delegation, for the upgrades identified, but remain relentless until we secure them.

Concerns raised still that linger given the future:

--What happens 20 years from now if there has not been found a financial solution for non-profits to be in compliance? Our response at this point is that we will cross that bridge when we get to it because there are no reasonable answers now.


Conclusion:

Again, while we are not pleased with how we got here, we are trying to work with you, the City and concerned non-profit partners to adjust and go forward in a positive and constructive way.

We are grateful to each of you for your leadership in this matter, especially Commissioner Saltzman and the Portland Fire Bureau. We are also grateful for the help of Elisabeth, Matt, Jonna, and, we are certain, countless others we did not meet but look forward to working with in the very near future as this process unfolds. We expect as the work begins and goes forth there will be milestones and progress reports so our communication is as stellar as we can make it.

We vow to do our part to be a constructive and innovative partner.

Blessings,



J.W. Matt Hennessee,
Senior Servant

Moore-Love, Karla

From: Andrew Sheie <asheie@gmail.com>
Sent: Tuesday, October 2, 2018 12:53 PM
To: Council Clerk – Testimony
Cc: bubbaville board
Subject: proposed URM seismic retrofit project
Attachments: Bubbaville_URM_letter.pdf

To the Mayor and City Councillors,
On behalf of Bubbaville, a Portland-based arts non-profit, please see the attached letter of testimony on the proposed URM seismic retrofit project.

Regards,
Andrew Sheie, Board President



October 2nd, 2018

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

I am writing on behalf of [Bubbaville](#), a Portland-based 501c3 arts non-profit focused on supporting traditional music and dance in the local community, regarding the proposed Unreinforced Masonry Seismic Retrofit Project. Our volunteer-run non-profit operates on a small annual budget to support a variety of musical and dance events and educational opportunities in and around Portland, including the annual Portland Old-Time Music Gathering (now in our 20th year), a celebration of traditional old-time string band music and square dancing.

Given our limited budget, our organization and our partners depend on relatively inexpensive venues to hold concerts, dances, and other events; as it is, the limited number of available dance halls for square dancing is already a concern. Traditional musicians we support also perform at a number of venues that are currently identified as unimproved URM's. While we support the overall need for seismic retrofitting throughout the city, we are concerned about the impact that the proposed URM Seismic Retrofit project will have on organizations such as ours. Based on the URM Retrofit Standards Committee report, we understand that there is not a suitable method for the City to provide subsidies for each and every URM owner to complete seismic upgrades. However, we are concerned that without the development of some kind of financial support for seismic retrofits, the costs of these upgrades will eventually result in the loss of the majority of the venues on which we depend – whether it be from building demolition, redevelopment resulting in a different building use, or an increase in rent to support the mandated building upgrades. Therefore we urge the council to adopt a resolution for the City to develop, with state and/or federal partners, a funding mechanism to offset the costs of seismic retrofitting for URM's that support arts programming as a significant portion of their use.

Sincerely,

Andrew Sheie, Board President
Bubbaville, Oregon 501c3 non-profit #318180-99

Moore-Love, Karla

From: James Kelly <jamesowenkelly@gmail.com>
Sent: Monday, October 1, 2018 4:14 PM
To: Council Clerk – Testimony
Subject: My testimony
Attachments: Neustader testimony final.docx; CCE31082018-1.pdf

I cannot attend the Council hearing on October 3rd, so am attaching my testimony as well as a copy of my recorded seismic agreement with the City of Portland.

Thank you,

Jim Kelly
Kelly/Porter Investments, LLC

October 1, 2018

I purchased the Neustader Building at 1100-1108 SE Grand Avenue in 1992 as a new home for my growing company, Rejuvenation. The building was an unreinforced masonry building constructed in 1902. Upon purchasing the building, I was interested in voluntarily seismically retrofitting it for two reasons. First, I thought it was the right thing to do. Second, at that time seismic retrofits were governed by the 1990 OSSC, but I had been informed that the City would introduce a new tougher seismic code soon. With those issues in mind I negotiated with the then Bureau of Buildings and with Margaret Mahoney. In 1993, we worked out an agreement that was then signed and recorded. I submit a copy of that agreement along with a written copy of this testimony.

The deal was this: I would voluntarily retrofit the building to the 1990 seismic standard and be issued an Occupancy Permit when the work was finished. In exchange the City would have a former URM building fully and voluntarily upgraded to the 1990 standard. IT WAS MY GOOD FAITH UNDERSTANDING AT THE TIME THAT THE BUILDING WOULD NO LONGER BE CONSIDERED A URM AND THAT I WOULD NEVER HAVE TO LATER UPGRADE IT TO THE NEW STANDARD. Otherwise, it made no sense to upgrade my building in 1993 to the 1990 OSSC, only to be subject to further retrofits when a new seismic code was enacted (and which was eventually adopted later in 1993).

I fully complied with all the requirements of the 1993 agreement and received a Certificate of Occupancy in 1995. Imagine my surprise, then, when the City's list of URM buildings in connection with this proposed ordinance included my building. At first I thought it was all just a mistake. But in fact, as currently drafted the proposed ordinance would not recognize the 1993 agreement and would treat my building the same as if no upgrade had ever occurred. Up until now I had expected that my agreement with the City would be honored, and this building would be excluded from the new ordinance.

I realize that this building may be a "special case." I realize there is no villain here. Regardless, it feels both wrong and a slap in the face to someone who at the time tried to do the right thing. So I am asking for some fairness given the circumstances of what has happened here. The reality is that the work that was done makes my building much less likely to collapse in an earthquake than before. That was the whole idea – and it should be recognized. As I understand it, my building's current status exceeds the Collapse & Risk Standard that now the City would find acceptable for many buildings.

My understanding is that others have offered legitimate and significant criticisms of the whole placarding idea. I too think it is a terrible idea and that the City should abandon the concept. Although its purpose is laudable (apprising visitors and occupants of a potential vulnerability to a major earthquake) the unintended consequences of negative placarding far outweigh the benefits, making it much more difficult to refinance the building to pay for seismic upgrades or to maintain earthquake insurance. And sadly, placarding will obviously increase the incentive for owners of older and historic buildings to demolish them.

However, if the City moves forward with placarding I am asking that the ordinance be changed so that my building (and any others fully upgraded under similar circumstances) be removed

from the notice and placarding requirements. Alternatively, modified placarding and notice language should be required for buildings like mine that state that the building was seismically upgraded to the 1990 Oregon Structural Specialty Code standard, but does not fully meet the same standard adopted in 1993.

And buildings like mine upgraded to the 1990 OSSC standard should not be held to the same "trigger" standards. A compromise standard should be established recognizing that these buildings are not nearly as dangerous as true URMs.

Respectfully,

Jim Kelly
Kelly/Porter Investments, LLC

*this document is being recorded to add a copy of
the certificate of Occupancy.*
ANCHOR EASEMENT AGREEMENT

Agreement

BOOK 2646 PAGE 1127

1.

In consideration of the completion of the following items not later than 28 February, 1993, the City of Portland (City) hereby agrees to issue a temporary Certificate of Occupancy (Certificate) in accordance with Sec 307 of the Oregon State Structural Specialty Code to James O. Kelly (Owner) for the structure located at 1108 S.E. Grand Avenue, Portland, Multnomah County, Oregon, HAWTHORNE PARK ADDITION, Block 128, Lots 1,2,5,6,7 and 8 except the westerly 10 feet of Lots 1 and 2 taken for the widening of S.E. Grand Avenue (The Neustader Building):

A. Completion of all the non-structural fire and life-safety work as shown on the plans for permit number 92-102262 for the Neustader Building.

B. Execution to the City's satisfaction, of an "Anchor Easement Agreement" between the owner(s) of the Neustader Building and the owners of the adjacent building to the south located at Lots 3 and 4, Block 128, HAWTHORNE PARK ADDITION, excluding therefrom the west 10 feet in S.E. Grand Avenue, Portland, Multnomah County, Oregon.

C. Completion of the following structural work as shown on drawings S1, S2, S3, and S4 for permit number 93-100236 for the Neustader Building:

PLEASE RETURN TO JAMES O. KELLY 1100 S.E. GRAND AVENUE
PORTLAND, OR 97214 PHONE (503)231-1900

1 of 7

95 28585

- (1) Completion of the high roof sheathing, diaphragm chords and high roof to wall anchorage.
- (2) Completion of the third floor sheathing, diaphragm chords, drag struts and floor to wall anchorage.
- (3) Completion of the shear wall at grid 11 and the "x"-bracing along grid A between grids 5 and 7, and between grids 15 and 17.

2.

It is further understood and agreed that the Certificate referred to in Section 1. above is subject to expiring automatically on 30 September, 1995, unless and until the following items are completed to the satisfaction of the City per approved plans by that date:

A. The requirements of Section 1. above continue to be complied with;

B. Completion of the following structural work as shown on drawings S1, S2, S3 and S4 for permit number 93-100236 for the Neustader Building:

- (1) Completion of the low roof sheathing, chords, drag struts and low roof to wall anchorage.

(2) Completion of all parapet bracing.

~~BOOK 2646 PAGE 1129~~

3.

In the event the Certificate does expire, the structure is subject to being vacated by the City at any time thereafter, and the owners, their assigns, and successors in interest, shall not, by the existence of the Certificate, acquire any property interest, right or expectation in the continued use or occupancy of the structure, or the Certificate itself.

4.

In the event the owners complete the items listed above in Section 2. by 30 September, 1995, the certificate will automatically extend to 30 September, 1997, at which time the Certificate is subject to automatically expiring unless and until the following items are completed or complied with to the Satisfaction of the City per approved plans by that date:

A. Completion of the following structural work as shown of drawings S1, S2, S3 and S4 for permit number 92-100236 for the Neustader Building:

(1) Completion of the second floor chords, drag struts and floor to wall anchorage.

(2) Completion of the "x" bracing at grids 1 and 21.

~~BOOK 2646 PAGE 1130~~

- (3) Completion of the seismic ties to the adjacent building to the south located on Lots 3 and 4, Block 128, HAWTHORNE PARK ADDITION, excluding therefrom the west 10 feet in S.E. Grand Avenue, Portland, Multnomah County, Oregon.

5.

In the event the owners fail to complete the items listed in Section 4., the structure is subject to terms of Section 3. above.

6.

The limitations contained in this agreement are in addition to those contained in the Oregon State Structural Specialty Code, and not in lieu thereof, and the owners expressly acknowledge that any certificate issued pursuant to this agreement is subject to terms of that Code.

7.

When all the work shown on the approved drawings has been completed and approved to the satisfaction of the City, a final Certificate of Occupancy will be issued for the Neustader Building.

BOOK 2646 PAGE 1131

8.

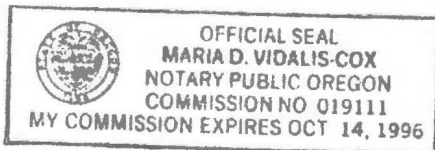
A copy of this agreement is to be filed with a copy of the Certificate with Multnomah County Recorders Office, at owner's expense, and is binding on the heirs, successors, and assigns of the owners.

Margaret M. Mahoney
Margaret M. Mahoney
Director, Bureau of Buildings

2/3/93
Date

James O. Kelly
Owner

2/3/93
Date



Maria Vidalis Cox
State of Oregon
Mult. County
2/5/93

This instrument was acknowledged
before me on 2/5/93 by
JAMES O. KELLY

25
3
20

0162339

N: Neustader.wp 2-02-93

STATE OF OREGON }
Multnomah County

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

93 FEB -5 PM 2:28

RECORDED & INDEXED
MULTNOMAH COUNTY, OREGON

On Page

In Book

BOOK 2646 PAGE 1127

witness my hand and seal of office affixed

Recorder of Conveyances

Deputy

C Swick

CITY OF PORTLAND/MULTNOMAH COUNTY

CERTIFICATE of OCCUPANCY

Valid from _____ 16TH day of FEBRUARY _____, 19⁹⁵

ADDRESS:	1108 SE GRAND AVENUE	BUILDING PERMIT NO.: 93-100236
LOCATION OF PROPERTY ON APPROVED:	LOT 8 BLOCK 128 HAWTHORNE PARK	OCCUPANCY CLASSIFICATION: B-2
	REJUVENATION	CONSTRUCTION TYPE: III N
	RETAIL/OFFICE	
CONDITIONS:	ADMINISTRATIVE APPEAL #4 4-1-92	

THIS CERTIFICATE MUST BE VISIBLY AND PERMANENTLY POSTED

Certification is hereby given that this premise was inspected on this date and was in compliance with the applicable provisions of the City of Portland Zoning Ordinance and/or Construction Regulations for the use and occupancy as noted. Unauthorized change in the character of use or occupancy is prohibited.

B-9P
12-91


FOR BUREAU OF BUILDINGS

Moore-Love, Karla

From: Lynn Hanrahan <lynn@lshanrahan.com>
Sent: Monday, October 1, 2018 12:29 PM
To: Council Clerk – Testimony
Subject: Placarding URM/10/3/18 hearing

We own a condo in a Unreinforced Masonry Building (URM) built in 1923 called The Aberdeen at 1529 SE Hawthorne Blvd., in Portland. We bought this unit in 2006 so that a family member would have secure housing. The Aberdeen has 14 units, thus there are 14 different owners. My husband and I are sending this letter to strongly object to the proposal to mandate the placing of a warning placard being placed on our building (and other URM). We have a long list of reasons for our objections, and we are respectfully asking that our position be considered. Part of the proposal also would mandate tenant notification of a building's status, and that part we are *not* objecting to. A hearing on this is scheduled for the coming week, October 3, 2018 at 2:00. Please see our objections below.

- The URM policy committee of the Portland Bureau of Emergency Mgt., unanimously rejected negative placarding after two years study. That should eliminate this idea in and of itself.
- The City of Portland is working off of an inaccurate listing of URM buildings in Portland. Buildings will be stigmatized as URM that are not, and will have to spend money to prove they are not, while others will be missed. The City of Portland should work on an accurate, up-to-date listing of URM.
- Placards will devalue buildings immediately; making them harder to rent out, harder to sell, and harder to get loans on. At the very time that you want owners to plan financially to retrofit, placards will have a negative impact on owners finances due to devaluation.
- Placards scare and stigmatize. General signs in various areas of our city (not on buildings) that would educate residents and owners about our presence in an earthquake zone would be more appropriate and more helpful. Many buildings that are not URM would be in danger in a strong earthquake. In the 1989 San Francisco earthquake, wood structure buildings came down too.
- The City of Portland would be better off educating the populace on how to react in an earthquake, rather than put signs on buildings. Promoting how to shut a building's gas off could save many lives, as fires started by gas leakage are a major killer and destruction agent in earthquakes.
- The City of Portland/PBEM is so uneven in their view of dangerous buildings. Liquefaction is not being considered here. Buildings of all sorts, not just URM, in downtown, The Pearl, and other areas will be very vulnerable, yet there is no mandate to placard or retrofit anything beyond URM.
- Should this pass, you will be placarding many public schools, and we have to wonder what the plan is when parents object to their children attending school in a "dangerous building", and they want a transfer for their child. Since so few schools are retrofitted, we just have to wonder how that will work. Placards will scare children and their parents.
- 90% of the bridges in Oregon are not retrofitted, almost all of the bridges in Portland will collapse in a major earthquake, or suffer extensive damage. The lives lost on the bridges could be very high.

We have to conclude that the City of Portland has decided to saddle their earthquake preparedness effort onto one section of building ownership, that being a lot of small business owners, and owners of small apartment complexes, etc. The problems are so much broader than the focus of the mandates being considered, that we are quite taken aback by all of this. We feel the city has mishandled this program since 1994, when the roofing code was updated, but not implemented by roofing companies or city inspectors. Another problem (such as we experienced) was that even though The Aberdeen was on the city's URM list, notification to our 14 owners went either to our address with no unit numbers, or to the address of the developer of our building, and an old address for him at that. Therefore,

three people bought units not knowing it was a URM building, because the HOA board did not know. Why weren't realtors told? So much mishandling. We feel the placarding is more of the same.

San Francisco has a placarding program, that kicks in after a deadline has been passed for an owner to obtain a permit to retrofit. That makes much more sense than stigmatizing our buildings with placards before the program is even finalized.

Thank you for considering our views.

Lynn & Steve Hanrahan
2718 SE Brooklyn St.
Portland, OR 97202
503-231-1398

Lynn Hanrahan
lynn@lshanrahan.com

Moore-Love, Karla

From: BDS URM Buildings
Sent: Monday, October 1, 2018 9:10 AM
To: Council Clerk – Testimony
Subject: FW: Issues with Placarding, offer to help, other options.
Attachments: Blumm ltr to council re URM.pdf

From: Jim Brunberg <jim@mississippistudios.com>
Sent: Friday, September 28, 2018 11:00 AM
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>; BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>; Music Portland <info@musicportland.org>; Fries, William <Will.Fries@portlandoregon.gov>; Michelle Lamb <mlamb@beneficialstate.com>
Subject: Issues with Placarding, offer to help, other options.

Dear City Council and other Interested Parties,

I'm writing on behalf of building owners, tenants, businesses, leases, and community centers, and in my capacity as Advisor to Music Portland.

The proposed placarding plan for URM's, standing alone, works against public safety, exposes the city to thousands of lawsuits, and effects exactly the opposite of intended effect.

I very much appreciate the city's efforts to provide information to the public about how to retrofit these buildings, but the placarding strategy (without any comprehensive strategy), compounds the problem by frustrating the bigger work. The issue deserves your invention and sticktoitive problem-solving, not just placards. We can do better and I'm happy to help in any way I can.

I have spoken at length to bankers, investors, engineers, and legal scholars and have determined the following:

1. **Diminished value of buildings works against program's aims.**
 - a. Buildings will lose value. Placarding of any kind that advertises a building as "unsafe" WILL have a detrimental effect on the building's value. I've heard the argument that banks are already aware of the URM classification and adjust their lending practices accordingly, but this is only one piece of the picture. Buildings' diminished "curb appeal" and weakened leases / rent will, without doubt, have tangible results and create tremendous downward pressure on property value appraisals.
 - b. Placarding stops the real work from being done. Refinancing is the ONLY way to afford seismic work for most. Only a few extremely wealthy owners can afford to immediately adopt to the new regulations – most others will need time. The diminution of value that most will experience will make this very difficult, often impossible.
 - c. Placards deter but do nothing else. Some of you have stated that the placards will be like "historical landmark" designations and won't turn patrons or others away. If the city holds the opinion that people won't be deterred from entering, then how do the placards possibly serve any public safety interest? It's impossible to support the contradictory arguments that a warning sign won't deter AND that it will enhance public safety.

- d. The city is vulnerable to expensive lawsuits. With diminished value will come takings lawsuits (see attached letter from Michael Blumm, Jeffrey Bain Scholar & Property Law Professor). These lawsuits are not a probability; they will be successful. All commonlaw precedent supports a direct liability on the City's part. Not only is placarding a large-scale takings issue but it's also a trespass and violates all concepts of due process and is arbitrary and capricious. I don't wish to see the progeny of this program be lawsuits, but rather, safer buildings.
- 2. **Insufficient data and analysis exists to determine which buildings are unsafe.**
 - a. No study, survey nor engineering on individual has been undertaken to prove that individual URM buildings are any less safe than neighboring wooden buildings, except a very casual "eyeballing." Without proper inspection and engineering calculations, it's impossible to tell which buildings are most in need of seismic work.
 - b. If "information for the public" is the most effective way for the city to make things safer, let's start with information, not guesses.
- 3. **Equity Concerns:**
 - a. Many URM buildings are homes for cultural, faith, arts & entertainment, and nonprofit entities - businesses and organizations that bring community, art, and compassion to this great city. They are not overflowing with cash. By contrast, predatory developers support placarding because it puts them one step closer to a business or building owners' surrender and eventual sale to high end developers, who will likely tear down these buildings rather than restore/retrofit them. An honest developer will admit that they lay in wait as these cultural resources disappear or become derelict under regulatory pressure, scanning for bargains.
 - b. This contributes to the worst kinds of gentrification and displacement.
- 4. **There are other options!**
 - a. I have spoken to Beneficial (formerly Albina), Umpqua, and to mortgage brokers in Portland who would LOVE to have the chance to work with the city to help secure loan products and other financial instruments to retrofit Portland's beautiful old buildings. Just as the PDC has helped rebuild neighborhoods in a public/private partnership, offering administrative and financial assistance to Portland's most vulnerable communities and industries, we all need to be innovative here, not cynical and short-sighted.

I beg you to not "punt" on this issue. Please work together to keep Portland beautiful and safe. If you are patient and comprehensive in your approach to making Portland's URM's safer, you'll have support from the business community, financial sector, and the public. The last thing you want to leave as your legacy is a set of draconian and destructive rules that render so many beautiful community centers into worthless piles of bricks.

Dan, I've supported you for years and know that your legacy is one for which you can be proud. I understand your frustrations that the process has not produced a comprehensive plan to augment the seismic code. I know you are a person who gets things done. But your own staff, in conversations with me, has used the word "cynical" to describe your motivations here – that you doubt that anything will happen as the can gets kicked down the road. I'm here to ask you, pointedly, Ted Wheeler, Amanda Fritz, Nick Fish, and Chloe Eudaly, if we can do better than cynicism.

Can we? Can we commit to a fair path toward reasonable changes that enhance safety in a way that doesn't sell out our city to the richest predatory developers? Can we commit to there being a functioning process with attributes like notice and fairness?

This isn't an easy fix – everyone knows that. But placarding a beautiful old brick building with a scarlet letter is a step in the wrong direction – worse than backwards.

Thanks for your time!

Ever respectful of your dedication to keeping Portland the best city on earth,
Jim Brunberg

Co-owner, Revolution Hall, Mississippi Studios

Co-creator / Producer, Live Wire Radio, Roam Schooled, Wonderly Music

“A refreshing, beautiful listen” – *The Guardian 50 best podcasts of 2016*

“Our favorite thing in a while. A dose of wonder” – *The Audit*

“A podcast for curious families to enjoy together” – *The New York Times*

Roam Schooled

Wonderly

Revolution Hall

Mississippi Studios



October 3, 2018

Portland City Council
1221 SW 4th Avenue, Room 130
Portland, OR 97204

Re: Proposed Amendment to Chapter 24.85 of the Building Code Concerning Seismic
Design Requirements for Existing Buildings

Dear Council Members:

I have taught Property Law at Lewis and Clark Law School for forty years. I don't pretend to know what the best solution to upgrading buildings to meet earthquake standards is, but I do know something about constitutional compensation requirements for properties that are physically invaded by regulatory requirements. These so-called physical takings—which would include the proposed ordinance's requirement of publicly labeling buildings—would categorically require compensation under Supreme Court precedent.

The governing U.S. Supreme Court case is *Loretto v. Teleprompter*, a 1982 case in which the Court required compensation for a landowner burdened by a New York City regulation calling for her to allow a cable television company to string a cable on the outside of her apartment for the benefit of her tenants. The Court was not moved by the public purpose of the regulation; it instead ruled that such a physical invasion of a landowner's property required compensation regardless of the public purpose served by the measure.

I believe that the proposed ordinance falls squarely within this U.S. Supreme Court precedent. The requisite placards—like the TV cable—are a physical invasion of the landowner's property. Unlike the TV cable, however, which required New York City only to nominally compensate the landowner because the cable actually increased the value of her property, the proposed ordinance would result in a considerable diminution in the affected properties' value. Consequently, the City would be categorically required to compensate the affected landowners for the decline in value they suffer due to the ordinance. The City would be required to pay compensation regardless of the public purpose served by the ordinance.

I fear the compensation costs to the City could be considerable, and I urge the City Council to take these costs into consideration before approving the proposed ordinance.

Moreover, both the compensation costs and the diminished values associated with this "Scarlet Letter"-type placarding would have a chilling effect on refinancing affected buildings for earthquake retrofitting which would likely frustrate the goal of making buildings safer. Thus, the ordinance's unintended consequences could undermine the laudable goal of preparing buildings for the eventuality of a large earthquake.

Please consider both the direct costs this ordinance will impose on the City and the indirect costs imposed on landowners affected by it. There must be a cheaper, more effective way of preparing buildings for an earthquake.

Very truly yours,

A handwritten signature in blue ink that reads "Michael C. Blumm". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

Michael C. Blumm
Jeffrey Bain Faculty Scholar & Professor of Law

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Sunday, September 30, 2018 5:50 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Eudaly; Papaefthimiou, Jonna; City Ombudsman; Council Clerk – Testimony; URM Building Work Group; Perez, Elisabeth; Feters, Mark; Thorington, Nancy; Haack, Shelly; Commissioner Saltzman; Steenblock, Taylor
Subject: URM

People like us keep asking the same questions over and over because no one with the City has the courage and forthrightness to answer them.

The City's own Committee on URM voted unanimously against negative placarding. They recommended voluntary placarding of retrofitted buildings. Their recommendation: "The Committee further recommends that the City support a public education campaign for building owners and tenants, a voluntary building placarding program to mark retrofitted URM buildings, and an earthquake navigator to assist building owners in navigating the permitting, financing, and design of seismic retrofits." The City is overruling the voice of the citizens who served on a 4-year citizen's advisory committee process. Why did you bother to create the sham of a URM Advisory Committee just to ignore its findings?

Why were there no tenants on the advisory committee?

Placarding is stigmatizing. The City of Portland does not guarantee the accuracy of its own URM database. If the city's own database of URM is incomplete and inaccurate, how can placarding be fairly implemented? If buildings that are actually not URM are placarded as such, would that not be unjust and grounds for a lawsuit?

Owners and tenants have had no due process. How is that just?

There are lots of other buildings that are not URM but which would also be unsafe in an earthquake. Why is it that they are not up for discussion or inclusion? How is that just? What about buildings in liquefaction zones? What about bridges?

Will public employees be allowed to refuse to work, without retribution, in placarded unreinforced buildings because they feel they would be in danger? Will children be allowed to refuse to attend schools for the same reasons?

If negative (and, perhaps, incorrect) placarding puts businesses out of business, does the City have in place funding or financial assistance programs for bankrupted building owners? Bankrupted business owners? Their employees?

Does the City have a large body of certified engineers on hand to verify if a building actually is or is not a URM?

As proposed, a placarded building would not be able to take down the placard even after it is retrofitted. **How on earth is that just?**

If employees in placarded buildings quit their jobs because they feel unsafe, will they be granted state or federal unemployment assistance?

The optics of this are horrendous. It screams "Portland City Officials in Pocket of Big Developers". There's a headline to be proud about.

This whole thing is so poorly and ineptly thought out that it is truly shocking. This is the level and quality of thinking and expertise we should expect from the City of Portland? The fairness and justice? Really? Wow.

Richard and Deborah Vidan
300 NW 10th Ave
Portland, Oregon

Moore-Love, Karla

From: Myrie, Trevaun
Sent: Friday, September 28, 2018 2:28 PM
To: Council Clerk – Testimony
Subject: FW: Placarding URM buildings/draft ordinance



**OFFICE OF MAYOR
TED WHEELER**

**Trevaun Myrie
Constituent Service Specialist**

1221 SW Fourth Avenue, Suite 340
Portland, OR 97204
Phone: 503.823.4120
Cell: 503.823.8134
trevaun.myrie@portlandoregon.gov
<https://www.portlandoregon.gov/wheeler/>
[twitter](#) | [facebook](#) | [instagram](#)

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♻️ Please consider the environment before printing this e-mail. Thank you.

From: Lynn Hanrahan <lynn@lshanrahan.com>
Sent: Friday, September 28, 2018 2:06 PM
To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>
Subject: Placarding URM buildings/draft ordinance

September 28, 2018

To:
Mayor Ted Wheeler
City of Portland
1221 SW 4th Ave
Portland, OR 97204

From:
Lynn Hanrahan
2718 SE Brooklyn St.
Portland, OR 97202
503-231-1398
lynn@lshanrahan.com

Property ownership on URM list:
The Aberdeen Condos, unit #103
1529 SE Hawthorne Blvd

Dear Mayor Wheeler,

We own a condo in a Unreinforced Masonry Building (URM) built in 1923 called The Aberdeen at 1529 SE Hawthorne Blvd., in Portland. We bought this unit in 2006 so that a family member would have secure housing. The Aberdeen has 14 units, thus there are 14 different owners. My husband and I are sending this letter to strongly object to the proposal to mandate the placing of a warning placard being placed on our building (and other URMs). We have a long list of reasons for our objections, and we are respectfully asking that our position be considered. Part of the proposal also would mandate tenant notification of a building's status, and that part we are *not* objecting to. A hearing on this is scheduled for the coming week, October 3, 2018 at 2:00. Please see our objections below.

- The URM policy committee of the Portland Bureau of Emergency Mgt., unanimously rejected negative placarding after two years study. That should eliminate this idea in and of itself.
- The City of Portland is working off of an inaccurate listing of URM buildings in Portland. Buildings will be stigmatized as URMs that are not, and will have to spend money to prove they are not, while others will be missed. The City of Portland should work on an accurate, up-to-date listing of URMs.
- Placards will devalue buildings immediately; making them harder to rent out, harder to sell, and harder to get loans on. At the very time that you want owners to plan financially to retrofit, placards will have a negative impact on owners finances due to devaluation.
- Placards scare and stigmatize. General signs in various areas of our city (not on buildings) that would educate residents and owners about our presence in an earthquake zone would be more appropriate and more helpful. Many buildings that are not URMs would be in danger in a strong earthquake. In the 1989 San Francisco earthquake, wood structure buildings came down too.
- The City of Portland would be better off educating the populace on how to react in an earthquake, rather than put signs on buildings. Promoting how to shut a building's gas off could save many lives, as fires started by gas leakage are a major killer and destruction agent in earthquakes.
- The City of Portland/PBEM is so uneven in their view of dangerous buildings. Liquefaction is not being considered here. Buildings of all sorts, not just URMs, in downtown, The Pearl, and other areas will be very vulnerable, yet there is no mandate to placard or retrofit anything beyond URMS.
- Should this pass, you will be placarding many public schools, and we have to wonder what the plan is when parents object to their children attending school in a "dangerous building", and they want a transfer for their child. Since so few schools are retrofitted, we just have to wonder how that will work. Placards will scare children and their parents.
- 90% of the bridges in Oregon are not retrofitted, almost all of the bridges in Portland will collapse in a major earthquake, or suffer extensive damage. The lives lost on the bridges could be very high.

We have to conclude that the City of Portland has decided to saddle their earthquake preparedness effort onto one section of building ownership, that being a lot of small business owners, and owners of small apartment complexes, etc. The problems are so much broader than the focus of the mandates being considered, that we are quite taken aback by all of this. We feel the city has mishandled this program since 1994, when the roofing code was updated, but not implemented by roofing companies or city inspectors. Another problem (such as we experienced) was that even though The Aberdeen was on the city's URM list, notification to our 14 owners went either to our address with no unit numbers, or to the address of the developer of our building, and an old address for him at that. Therefore,

three people bought units not knowing it was a URM building, because the HOA board did not know. Why weren't realtors told? So much mishandling. We feel the placarding is more of the same.

San Francisco has a placarding program, that kicks in after a deadline has been passed for an owner to obtain a permit to retrofit. That makes much more sense than stigmatizing our buildings with placards before the program is even finalized.

Thank you for considering our views.

Lynn & Steve Hanrahan
2718 SE Brooklyn St.
Portland, OR 97202
503-231-1398

Moore-Love, Karla

From: Kathy Rogers <kathy@marcrogersinc.com>
Sent: Friday, September 28, 2018 10:30 AM
To: Commissioner Fritz; Council Clerk – Testimony
Subject: URM Building Placarding

Commissioner Fritz – I understand the council is planning to vote on placarding URM buildings in the Council meeting next Wednesday.

We have serious concerns about how this issue has been “rushed through” with no public input, especially since this was discussed at length in the URM Committee meetings & they unanimously voted against it.

I am told by our insurance agent that this will likely have potentially large negative impact on our ability to maintain our Earthquake insurance. We already pay \$12,000 per year for EQ coverage, which will be key to rebuilding if/when an earthquake ever happens. I would hate to see building owners lose their ability to have coverage.

And how can you proposed placarding buildings when to your own admission, you indicate that you make no claims as to the accuracy of the URM list?

Additionally, have you spoken to ANY of the small businesses in these buildings about how this will affect their businesses??

Kathy Rogers
Township Properties
Multifamily & Investment
Real Estate Specialist
503-704-9173
www.marcrogersinc.com

*“Our business is built on referrals.
Yours is always appreciated.”*

Moore-Love, Karla

From: BDS URM Buildings
Sent: Monday, September 24, 2018 12:41 PM
To: Council Clerk – Testimony
Subject: FW: City of Portland TrackIT Submission: Item 1470272 - URM Buildings Seismic Retrofit Project Feedback

From: bds.urmbuildings@portlandoregon.gov <bds.urmbuildings@portlandoregon.gov>
Sent: Monday, September 24, 2018 12:31 PM
To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>
Subject: City of Portland TrackIT Submission: Item 1470272 - URM Buildings Seismic Retrofit Project Feedback

The following item has been submitted to the TrackIT system

TrackIT Item: 1470272

Category: URM Buildings Seismic Retrofit Project Feedback
Date Created: 09/24/2018 12:30 PM
Date Received: 09/24/2018
Contact: None
Contact Type: Website
Name: Matt Reid
Email: Matt@reidpacific.com
Please provide suggestions or comments about the proposed policy::

Dear planing group,

We own a URM in the Pearl District. We have already upgraded our roof to include bracing to the parapets and sheathing and connecting the roof to upgrade for earth quake standards. We want to do the right thing.

Our goal is to attach the walls next in the future. Here is my concern:

By putting placards and changing the language on leases to scare off tenants will degrade my ability to rent and thus make upgrading further even more difficult. once upgraded, rents will most likely not be able to increase to pay for the upgrades.

I understand that we should notify our tenants something they already know but we do not need to degrade our properties by the front door with a placard. This black eye placard will only make it more difficult to upgrade!

Lets have our tennant sign a notice that they were notified about the URM and how it relates to our buildings and give them our current upgrade status in a positive way. Leave the placards out.

Our family is very proud of our building, our history and of our city. We have owned building in our family for over 40 years. Our building is a survivor and reflects on Porlands History. I am a fourth generation Oregonian and am proud that this building has survived and watched as others were demo'd. Buildings like ours are the fabric of the Pearl district. I think everyone wins if we can protect them. As Oregonians we need to do this together. Putting any Oregonian in a loosing position for others to profit would be wrong. We all want the same thing, safer buildings. As we move forward make sure not to harm us on the way.

Matt Reid

1104 NW 15th
503 516 7394

Attach file:

None Uploaded

Moore-Love, Karla

From: Roger Vrillakas <ravrilakas@comcast.net>
Sent: Friday, September 21, 2018 3:10 PM
To: Council Clerk – Testimony
Subject: URM placarding

Given that about every 7 minutes an American is shot with a handgun, or killed by a distracted or drunk driver and that over 4,000 human beings sleep on the streets of our fair city every night, it seems to be the height of tiny thinking for government and citizen's time and money to be spent on this problem.

Having said that, so far the proposed solutions to URM buildings are also tiny and are mostly feel good, accomplish nothing measures. The interests of the people of Portland would probably be better served if the same time and money were spent instead on teaching children to better brush their teeth.

Regards,

Roger Vrillakas

Moore-Love, Karla

From: Thomas Hoffman <thoffman@equitygroup.com>
Sent: Friday, September 21, 2018 11:52 AM
To: Council Clerk – Testimony
Subject: URM Placarding Ordinance

"Please be cautious breathing air while walking on MLK Blvd. Air in this region may contain pollution caused by Cars. "

"Please be warned that ants in the park will eat your crumbs and may not wait until you finish with your picnic."

It seems ridiculous that we need to post the signage reflecting the potential dangers of nature and life. In my study of the committee, there was not a broad public outcry about the safety of buildings; however there has been a call to use caution in how we redevelop our city as building get older. Placards and mandates seem nearly to be a deliverable to the city from a committee that could not reach a consensus as to their purpose.

Placing a "Scarlet Letter" on these buildings only flags them as undervalued in an unfair manner, potentially causing an excessive depreciation on the value of these buildings, some of them historic. The other unfortunate outcome is that Many of these cherished building belong to Non-Profit Organizations and churches that are not in a position to upgrade there buildings or suffer the loss of income to the entities that they lease space too. These very affordable rents allow these buildings to continue to provide a place for an uncountable number of groups that provide services to those at risk, teach our youth, celebrate heritage, learn new skills, share cultural knowledge, learn about our community, and much more.

In the many meetings I attended it seems clear that the city needs to enforce current codes not plan new ones by a committee that gains developable land, at rock bottom prices from groups that had no idea they ever had a voice in the matter.

Thomas Hoffman

Realtor

t: 503-475-3417

e: thoffman@equitygroup.com

RE/MAX equity group

237 NE Broadway St #100

Portland, OR 97232

in f 

tomshometeam.com

Could you do me a favor? If you know of anyone that is thinking of buying or selling a home, would you share their name and number with me?

[Click Here to Find Your Homes Value!](#)

Moore-Love, Karla

From: Brad <brad@thelarrabeegroup.com>
Sent: Friday, September 21, 2018 11:14 AM
To: Council Clerk – Testimony
Subject: Idiotic URM Mandate

Hello,

Placarding buildings with "danger" signs is the stupidest, most embarrassing idea you could possibly come up with.... many of these buildings are perfectly safe or at least as safe as any other building. In a major "big one" quake, liquefaction will render the supposed safety of any building moot. In a non-big one situation, fire is the bigger risk than collapse. Plus, you make no determination about the safety of individual buildings -- no distinction between masonry-clad buildings and true URMs.

This is lazy, crappy policy for a city hell-bent on erasing its history and giving ever more sweetheart deals to the development industry. You are either terrible at your job or simply disingenuous and corrupt. You prey upon people's fears to feel like you're doing something when you're not or, you're simply embracing development for the sake of increased profits for your cronies in the development industry.

Good job making the city worse and worse with your every action.

Sincerely,

Brad Larrabee

Living in a wood frame house in NE with no automatic gas shut-off and no seismic Retrofitting

Moore-Love, Karla

From: Nat <kwaido@gmail.com>
Sent: Tuesday, September 11, 2018 6:11 AM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fritz; Commissioner Eudaly; Commissioner Fish; Commissioner Saltzman
Subject: URM Mandate

Dear City Council,

I find it disturbing and unconscionable that you are CONSIDERING this costly URM mandate -- let alone using SCARE tactics like a plaque declaring to people "you are going into an unsafe building. How are SMALL businesses supposed to absorb the COSTLY rent/lease increases? Let us not forget, that during the building improvements, those businesses have to close down and THOUSANDS of people would be out of a job (since they're hourly wage workers instead of salaried).

I also find it interesting, and nothing more than a cash grab, that nearly ALL of the buildings on the URM database are in desirable real estate locations -- where the option will be to DEMOLISH these 1-2 story buildings.

Let us use logic at this point -- it's easier to egress from 1-2 story building (earthquake proof or not) than a 5+ story replacement building.

Please CEASE consideration of this ill-fated and unwise proposal.

Thank you,
Nat Kim
Registered Voter, never missed an election
442 NE Sumner St

Moore-Love, Karla

From: Richard Vidan <r.vidan@comcast.net>
Sent: Friday, September 7, 2018 3:11 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Eudaly; Papaefthimiou, Jonna; City Ombudsman; Council Clerk – Testimony; URM Building Work Group; Perez, Elisabeth; Feters, Mark; Thorington, Nancy; Haack, Shelly
Subject: RE: URM, placarding, et alia

RE: URM, placarding, et alia

Questions-

- 1 - Why have there been no public meetings to discuss placarding with all concerned parties?
- 2 - If the Policy Committee did not unanimously support placarding, why is it now being treated as a settled matter?
- 3 - The City of Portland does not guarantee the accuracy of its own URM database. If the city's own database of URM is incomplete and inaccurate, how can placarding be fairly implemented? If buildings that are actually not URM are placarded as such, would that not be inequitable and grounds for a lawsuit?
- 4 - If other types of buildings that are not URM but would also be unsafe in an earthquake are not up for discussion or inclusion, how is that equitable?
- 5 - If placarding puts business tenants out of business, does the city have in place assistance programs for those people so they do not become indigent?
- 6 - As the proposal is currently formatted, people who seismically retrofit their building may not remove their placard after the fact. How is that equitable?
- 7 - Placarding is stigmatizing. Will I also be required to wear a yellow star on my clothing? Will there be "Whites Only" drinking fountains?
- 8 - If a school is placarded, will students be legally allowed to not attend school because they feel unsafe in that building?
- 9 - If a business is placarded, will employees be able to file for unemployment wages because they do not want to enter a building they feel may possibly be unsafe in the event of an earthquake?

10 - Does the city have a sufficiently large enough database of certified Seismic Engineers to accommodate the vast number of buildings the city alleges need evaluating in the short time period posited?

11 - Does the city or the county or the state have in place any sort of financial assistance program for those who cannot afford retrofitting?

12 - Does the city or the county or the state have sufficient numbers of inspectors to determine if buildings are placarded and braced?

13 - Will city-owned buildings be placarded?

14 - If a city employee refuses to work in a city-owned placarded building because they feel it is unsafe, will they be fired?

Thank you
Richard and Deborah Vidan
300 N.W. 10th Ave.
Portland, OR

Parsons, Susan

From: Doug K <dougurb@gmail.com>
Sent: Wednesday, October 3, 2018 7:34 AM
To: Council Clerk – Testimony
Subject: Fwd: Support Placarding requirements, Item 1039

----- Forwarded message -----

From: **Doug K** <dougurb@gmail.com>
Date: Wed, Oct 3, 2018 at 7:20 AM
Subject: Support Placarding requirements, Item 1039
To: <MayorWheeler@portlandoregon.gov>, <chloe@portlandoregon.gov>, <dan@portlandoregon.gov>, Nick Fish <nick@portlandoregon.gov>, Commissioner Fritz <amanda@portlandoregon.gov>

Mayor Wheeler, Commissioners:

I support the proposal to require placarding on Unreinforced Masonry Buildings, and to require notification of tenants in such buildings. (Item 1039 on today's agenda)

It is the responsibility of city government to ensure the safety of all those in the city. I would urge there be actual retrofitting requirements as well, and soon, rather than 10 or 20 years from now. But this proposal at the least will give residents and those visiting the city, the opportunity to look out for their own safety when entering or passing by a building.

I would hope that the list of such buildings will be vetted to differentiate between structural brick buildings (where the walls are built out of brick), and buildings with "brick veneer", where one thickness of brick is applied to the outside of a wood-frame building. Brick veneer still causes danger to those outside the building, from falling brick, but is not a danger to those inside like a structural brick building, which could collapse entirely, is. It is sometimes difficult to differentiate between these. The historical Sanborn Maps, especially when one can reference a color-coded copy like the set in the Multnomah County main library, can be a useful, and easy way to determine this. The original maps have a red color for brick buildings, and a red outline around a yellow building for brick veneer over wood frame (often with the words "Veneered", or an abbreviation, on the building outline)

Thank you for advancing this ordinance, as the very minimum the Council can do to keep residents aware of the safety of their surroundings.



Doug Klotz
1908 SE 35th Pl.
Portland, OR 97214

Parsons, Susan

From: Keith Miller <ruskin@chantiques.com>
Sent: Tuesday, October 2, 2018 8:12 PM
To: Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Subject: Proposed Placard on URM buildings

Dear Madams and Sirs:

I own a building that is on the so-called 'URM Database' provided by the City of Portland (updated 5/12/16) and I am quite unhappy that I have not been notified of the mandates for signage and retrofits that apparently have been devised without the participation of building owner's such as myself.

I understand that a large earthquake could be a potentially catastrophic event and I am in no way attempting to shirk my responsibility to do what I can to make my building as safe as possible within the means that I have at my disposal.

However it is simply not fair to create mandates without participation of a broader swath of the community including building owners. It also seems a rather arbitrary list as I see many buildings that are not on this list and would like to know what scientific criteria was used to create it.

Finally I understand that the latest proposal is to require owners to place placards on their buildings. How is this fair? I am concerned for my tenant who just signed a new lease. Is it right to cast a shadow on his business without any warning to him or me?

I would like to see progress toward greater safety by involving the community. Obviously there are many layers to any strategy to make us safer, including the broader issues of bridges, gas lines, home fire hazards, etc. Instead it seems the city wishes to seem as if they are doing something while in reality you are pushing all financial impact and responsibility on one group as a scapegoat.

Please do not institute a placard mandate with further input from the community!

Keith R. Miller
971.340.8586
Building address: 3384 SE Milwaukie, Portland, OR 97202

Parsons, Susan

From: Virginia Hankins <vhankins05@gmail.com>
Sent: Tuesday, October 2, 2018 10:53 PM
To: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly; Council Clerk – Testimony
Cc: Angie Even
Subject: Save Portland /Buildings

Hello Everyone,

This email is to inform everyone that the decision for the place cards, will put properties at risk of losing tenants due to fear.

The City of Portland is putting small business owners and business tenants at risk of losing their properties that we have worked so hard to provide opportunities to our communities.

When voting please take into consideration the effect your decisions will have on the building owners, small business and their tenants.

Thank you in advance,

Danny and Virginia Hankins

Parsons, Susan

From: Rodolfo Puente <rpuentemed@gmail.com>
Sent: Tuesday, October 2, 2018 9:52 PM
To: Council Clerk – Testimony
Subject: URM Placards

Mr Wheeler et al,

Placards are going to hurt businesses. Placards will not save lives. These are some points to consider regarding this process:

- No notification was given to building owners
- No process established for designating URM
- The list of URM buildings has not been verified (is this based on age of buildings?)
- The committee unanimously voted against mandatory placards
- The committee unanimously voted for voluntary placards
- There is no feasible path to have the placards removed and if a building is seismically upgraded will the placard be removed? If not, then City Hall will need a Placard as well.

Some questions to ask:

- Why would the city deter rental income from buildings if they are expected to raise funds for retrofits?
- Thousands of businesses will be impacted, will they be notified?
- Will schools have open enrollment if the placards are a "choice" to enter or not?
- Will Keller auditorium have disclosures in their rental agreements?

Will these Placards be placed on all unreinforced masonry structures including all URM government buildings and crumbling bridges? Will you be placing a placard at all Portland city limit entries warning the public to enter the city of Portland at their own risk because Portland is a known hazardous area sitting on a seismically compromised fault line that will crumble and liquefy in the coming earthquake with a potential seismic Richter scale reading of 9.8? If not, why not? Isn't your responsibility to all human life? At least to warn them that Portland is dangerous and a hazard to their health.

R Puente

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Sent from Gmail Mobile

Parsons, Susan

From: mar vin <mavi3626@gmail.com>
Sent: Tuesday, October 2, 2018 10:37 PM
To: Wheeler, Mayor
Subject: URM placards

As an owner of a historic building that has been placed on the City of Portland URM building list, I am deeply concerned about City Council 's decision to mandate negative placarding of buildings on this list.

I am a long-time resident of Portland. Years ago I decided to purchase a charming, historic building as an investment that would serve to augment my social security income when I retired. I have been charging below-market rents that have allowed small businesses to thrive over the years.

I have recently been diagnosed with a serious health condition that will force me to retire much sooner than I had anticipated. Placing a negative placard on my building will no doubt affect whether or not I can keep my building occupied. In the event that I decide to sell my building, the placard will adversely affect the market value.

I believe that it is highly unlikely that mandating negative placards will save lives. It will, however, destroy livelihoods for landlords and business owners alike. It will make getting funding for mandated retrofits nearly impossible. More people will die while crossing a bridge than those that will die in small URM buildings. For example, government records indicate that the Interstate, Ross Island, Hawthorne, Steel and Broadway Bridges would likely collapse during a major earthquake. The Morrison and Burnside bridges would likely be extensively damaged. The approaches to the Marquam and Fremont bridges would also likely collapse. As the population of Portland has grown over the years, so has the traffic. No new hospitals have been built to care for those injured in such a catastrophic event. Our airport is located in a liquefaction zone.

The Portland City Council needs to work with the owners of URM buildings in order to find workable solutions.

Unfortunately, this has not been the case. I would venture to guess that many of us are either retired or getting close to retirement age, and that many of us simply do not have the funds for an expensive retrofit. This cost cannot be passed down to our tenants. I urge you to find funding in the form of grants, not loans, to help pay for retrofitting. I also urge you to discard the concept of permanent negative placards. These signs have the potential of having a very negative impact on "Mom and Pop" businesses and property owners, as well as tenants.

Thank you,
Marcela Puente

Parsons, Susan

From: Jody Wiser <jodywiser@gmail.com>
Sent: Tuesday, October 2, 2018 9:30 PM
To: BDS URM Buildings; Council Clerk – Testimony
Subject: Comments on Seismic ordinance and chapter language
Attachments: Comments Portland Seismic signage and standards.docx

To: Portland City Council

From: Tax Fairness Oregon.

Re: Comments on Ordinance on Seismic Upgrades signage and standards

The ordinance before you has four issues Tax Fairness Oregon would like to address:

Unclear language: Because of the way the chapter is written, it seems that seismic upgrades aren't required if the work is done under the table. Under 24.85.010 Scope. One reads: *the requirements of this chapter only apply to buildings for which a building permit has been applied for to change the occupancy classification, add square footage to the building, alter or repair the building.*

Recommended change those words to: *the requirements of this chapter only apply to building improvements for which a building permit is required to change the occupancy classification, add square footage to the building, upgrade, alter or repair the building.* Note you would be adding the words "improvements" and "upgrade," before "alter or repair the building."

Tighten the triggers: while building costs have increased, the figures that trigger seismic upgrades are excessively generous. An owner could replace every kitchen, bathroom and window in an apartment building making cosmetic improvements but doing nothing about safety improvements over a 15-year period or all in one year without hitting the triggers. This is your opportunity to improve obvious weaknesses in current law, and the addition of the 15-year window with a doubling of the 5-year figures doesn't do much.

Recommended change: the numbers in the law need to be lowered.

Signage font size: In the ordinance is says 30 font is require while in the chapter it says 50 font. This conflict needs to be resolved. Further, as the attached example shows, print size varies greatly with fonts, therefore the required type of font as well as the size should be outlined.

30 Font Cooperplate

30 font Calibri

30 font Tahoma

30 font Engravers MT

50 font cooperplate

50 font Calibri

50 font Tahoma

Recommended changes so both the ordinance and the chapter require: 40 point Tahoma font in BOLD or 40 point Cooperplate font in BOLD, also you might add the year of the retrofit, which will be valuable in the future as standards continue to evolve. With these fonts the required size of the sign could be *no less than 6" x 8"* rather than the current *no less than 8" x 10"*.

This is an unreinforced masonry building. Unreinforced buildings may be unsafe in the event of a major earthquake.
[TAHOMA 40 BOLD]

**This is an unreinforced
masonry building.
Unreinforced buildings
may be unsafe in the event
of a major earthquake.**

[Cooperplate 40 bold]

Provide for signs of commendation: Wouldn't it be both valuable for the public and a sign of distinction similar to the LEED standards signs to indicate buildings which have been retrofitted?

Recommended change: for retrofitted buildings, require or suggest one of two signs: "This masonry building has been retrofitted to a level expected to prevent collapse and provide safety in a major earthquake" or "This masonry building has been retrofitted to a level expected to provide both for safety and for immediate occupancy after a major earthquake."

From: [BDS URM Buildings](#)
To: [Council Clerk – Testimony](#)
Subject: FW: URM Code Changes
Date: Thursday, September 13, 2018 5:02:00 PM

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

From: Diana Foss <diana@dianafoss.com>
Sent: Monday, August 13, 2018 10:14 AM
To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>
Subject: URM Code Changes

I am fully in favor of requiring owners of URM buildings to post a placard and include language in rental agreements warning tenants of the hazards. Please do not weaken these provisions.

Diana Foss
3324 SE Grant St.
Portland, OR 97214
408-644-3761

From: [BDS URM Buildings](#)
To: [Council Clerk – Testimony](#)
Subject: FW:
Date: Thursday, September 13, 2018 5:01:45 PM

From: Brett L. Wilkerson <Brett.Wilkerson@heathmanlodge.com>
Sent: Monday, August 13, 2018 10:19 AM
To: BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>
Subject:

We are not in support of this ordinance. The entire URM process is placing an unreasonable burden on property owners. I would like the DRAC to weigh in on the implication this placard may cause with insurance carriers. I have been told that the placard may make the building uninsurable or make rates unreasonable.

Brett

“Character is how you treat those who can do nothing for you”

From: [BDS URM Buildings](#)
To: [Council Clerk – Testimony](#)
Subject: FW: Catastrophe Capitalism
Date: Thursday, September 13, 2018 5:01:22 PM

From: L. Satori <olasui@gmail.com>
Sent: Wednesday, August 22, 2018 5:27 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>; BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>
Subject: Catastrophe Capitalism

Elected Officials,

Please end the "catastrophe capitalism" from harming the history of the city. The mask of safety concerns to discourage investors and patrons from enjoying iconic Portland spaces is unfair and will not benefit Portland or it's residents.

Perhaps there are other motives:

- There was no contact or engagement and zero transparency for impacted properties and communities prior to the resolution
- City Council has ignored significant parts of the policy committee recommendations that would have mitigated the impact
 - Policy committee unanimously DID NOT support placarding.
 - Policy committee unanimously supported placarding "atta boys" for retrofitting only
- The nearly 80 city-owned unreinforced masonry (URM) buildings are outside the mandate.
- Even once the properties have completed the required seismic upgrades, they will still be forced to display the placard

Please do not allow catastrophe capitalism to take over our city.

Thank you,

Louisa Satori
3225 SE Alder Ct. #2
Portland, OR 97214

From: [BDS URM Buildings](#)
To: [Council Clerk – Testimony](#)
Subject: FW: Brick buildings, resilience and information
Date: Thursday, September 13, 2018 5:01:07 PM

From: denny lyndsay <dennylyndsay@msn.com>
Sent: Monday, August 27, 2018 8:46 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>; BDS URM Buildings <BDS.URMBuildings@portlandoregon.gov>; Perez, Elisabeth <Elisabeth.Perez@portlandoregon.gov>
Cc: Peyton Chapman <peytonc@pps.net>; Ben Keefer <bkeefe@pps.k12.or.us>; Kim Sordyl <kimsordyl@hotmail.com>; Allan Classen <allan@nwexaminer.com>
Subject: Brick buildings, resilience and information

Hello All-

I will make this brief. It is difficult to take the cities effort for " resilience " seriously when at this time, NO effort has been put forward to having every building fitted with automatic shut off valves in the event of a seismic event. That would be what you call step one, I mean if you wanted to minimize fire and flooding.

Your lack of process from identifying URM buildings to your committees is bordering on negligence. We walked around 6 city blocks in the NW hills and found buildings right next to each other (that were clearly brick) that were not included on the list (nor did the information on line reflect that work had been done), coincidentally, it was interesting to see the common ownership on many of these buildings. So what good is your policy if one building can destroy another building, or sink in a liquefaction zone?

I could go on and on, but really, why? So I have included a few of the principals, people that helped (greatly) to educate my kids and that work in brick buildings , Ben and Peyton, just wondering if you knew that the city will be placarding your schools in the next few months, and I'm hoping notifying all the families that attend, work and volunteer regarding the unsafe conditions. The schools will be addressed, but within 50 years and life safety (because, that says, priority) btw, as far as I know no one in the city has explored the options of Corefirst, or different types of paints that are being researched in Canada (to be used on brick buildings) they have relied on a limited panel that has made no mention of alternative methods, but at least we now have lead free water at LHS. In case the city has not let you know, maybe spread the word, since we have over 40,000 kids (just in PPS) attending school in brick buildings.

Why this city cannot take a common sense approach starting with shut off valves, exploring alternative methods, and including the public in the process is beyond my understanding, but one look at the last school bond and I can just say shame on me for expecting anything different.

We can do better-

Lyndsay Levy