

From: [Daniel Scarpine](#)
To: [Council Clerk – Testimony](#)
Cc: [Aebi, Andrew](#); [Chris Hagerman \(hagerman@bookingroup.com\)](#); [Steve McInnis](#); [Charlie Goldsmith](#)
Subject: Testimony Agenda Item #287 – LID for NE27th and Holland Street
Date: Tuesday, April 27, 2021 5:38:58 PM
Attachments: [Aquarius Testimony #287 April 28 2021.pdf](#)

Dear Council,

Please see attached my written testimony for Item #287.

I will attend via zoom for my oral comments.

Thank you!

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April 28, 2021

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

Via Email - cctestimony@portlandoregon.gov

Agenda Item #287 – LID for NE27th and Holland Street

Dear Council Members,

We are writing you today to express support for the benefit of the LID improvements and associated street vacation at NE 27th and NE Holland Street.

Our company is a small business affair founded and headquartered in Portland. We provide environmental consulting and engineering services to numerous businesses within the Portland Metro area. A significant focus of our practice is on stormwater quality and our goal is to contribute to continued improvement and cleaning of our local waterways.

We have worked for numerous years with River City Environmental as they help us on various routine maintenance and emergency services for environmental issues.

River City Environmental provides routine maintenance services to us and our clients including sweeping, drain cleaning and pumping. These services are critical to preventing pollutants such as dirt, trash and debris from entering our waterways.

Frequent cleaning of paved surfaces removes sediment, debris and other potentially toxic pollutants such as copper, lead and zinc. Not only does sweeping make our streets and parking lots look cleaner, but it is also a critical tool in preventing pollution. Sweeping is the first line of defense for preventing pollutants in urban runoff entering our waterways. Modern sweeping vehicles have an extremely high efficiency for pollutant removal and are complex and expensive to maintain. The frequency, cost and location of street sweeping is a significant limitation for many facilities seeking to employ sweeping as a stormwater best management practice. Street sweeping is a significant investment of most facilities yearly

operational budgets. Overall sweeping is a critical activity in management of the quality of our Willamette River Watershed.

Ultimately the primary benefit of sweeping is the capture of pollutants before they are washed away by rainwater to our streams and rivers. As a beneficial environmental practice, sweeping and drain cleaning offers an excellent 'bang for the buck' in that because it removes pollutants before they are distributed in runoff, limiting the need for expensive stormwater treatment facilities.

Once swept pollutants are removed from paved surfaces throughout Portland, they must be responsibly managed. Proper disposal of sweepings means keeping them contained, limiting exposure to rainwater and profiling them for disposal. Additionally, it is critical that sites to manage sweepings are relatively close to the facility being swept. Location limits the amount of fuel burned by the sweeper in travel and also helps limit labor time and fees for the end user. Portland has an extremely limited number of facilities for the management of street sweeping wastes. This is because permitting is complex, time consuming and expensive. Even though complex and time consuming, River City has demonstrated their long-term commitment to providing environmental and cleaning services, providing green jobs and keeping their facilities within the City of Portland.

River City Environmental recognized the importance of an additional street waste handling facility numerous years ago and has been working to site a facility. In 2015 River City took to permitting a management facility in the Vicinity of NE 27th and NE Holland Street. The alignment of the dead-end NE Holland Street severely limits the ability for anyone to construct a site which will meet City, Metro and Oregon Department of Environmental Quality requirements.

I strongly support the LID project as a means to contribute to keeping our waterways clean and promoting green jobs and business within the City Limits.

Should you have any questions you can contact me directly at 503.828.0265 or at daniels@aquariusenv.com.

Sincerely,

Handwritten signature of Daniel A. Scarpine in black ink.

Daniel A. Scarpine, PE
Aquarius Environmental, LLC

Attachments – Representative Photographs

Sweeper Truck in Operation



Street Sweepings Prepared for disposal



Street Sweepings Prepared for disposal



Catchbasin Cleaning Operation



From: [Chris Hagerman](#)
To: [Clerk General](#)
Subject: Testimony for Item #288 of City Council Meeting - Wednesday, April 28, 2021
Date: Wednesday, April 28, 2021 12:09:30 PM
Attachments: [RCE NE 27th and Holland LID testimony - 4-28-21.docx](#)
[ATT00001.htm](#)

Please include this testimony in the record for item #288 of today's City Council hearing.

Thank you,

Chris Hagerman, PhD, AICP
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(he, him)



THE
BOOKIN
GROUP
LLC

Land Use &
Institutional
Planning

Policy Analysis

Project
Management

Group
Facilitation

MEMORANDUM

DATE: April 28, 2021

TO: Portland City Commissioners

FROM: Chris Hagerman, PhD, AICP, The Bookin Group LLC, on behalf of McInnis Investments LLC (River City Environmental)

SUBJECT: NE 27TH AVE & HOLLAND ST LID AND STREET VACATION (ITEMS #287, #288)

This memorandum reiterates the support of McInnis Investments LLC for the Local Improvement District (LID) that has constructed street improvements for NE 27th Ave and NE Holland St (Item #287) and supports the vacation of the remaining portions of both streets (Item #288).

In particular, the vacation of NE Holland St will facilitate the redevelopment of industrial properties that Mr. McInnis, the president of River City Environmental (RCE) and McInnis Investment LLC, owns on either side of the current NE Holland Street.

This is a complex industrial site, with small, constrained properties. The design of the LID improvements in tandem with the vacation of unneeded right-of-way, will allow RCE to put these underutilized lots into more productive use in managing the material that RCE collects in sweeping streets and parking lots across the City. This in turn plays a critical role in improving the quality of water that flows into the City's stormwater systems.

Establishment of an easement and gate on the remaining stub of NE Holland will provide for occasional use by 2706 NE Columbia Blvd and emergency use by Portland Fire & Rescue. This drive, instead of a full public street and sidewalk corridor, will facilitate the retention of three large, deciduous street trees on the northeast corner of the intersection within a 3,914-square foot conservation easement. This will maintain mature tree canopy within an industrial area and improve the on-the-ground conditions for those trees. PBOT Development Review is currently assisting with Driveway Design Exceptions and Encroachment Permits that will accommodate appropriate fencing and gates adjacent to the street to better protect the area.

If approved, the Street Vacation will allow RCE to move quickly towards designing a new facility and obtaining necessary land use and building permit approvals.

I would like to thank PBOT staff sections for their work. They found solutions that paved streets, added sidewalks, planters, and stormwater swales, preserved urban tree canopy, maintained access for industrial users, and facilitated future development of these properties.

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