



Steve
Novick
Commissioner

SUMMARY OF OBJECTIONS AND FINDINGS TO COUNCIL

April 24, 2014

Leah Treat
Director

Assess benefited properties for street and stormwater improvements from south of NE Whitaker Way to north of NE Prescott Ct in the NE 136th Ave Phase I Local Improvement District (Hearing; Ordinance; C-10036)

I. SUMMARY

One (1) written objection representing the owner of one (1) of the four (4) assessable properties proposed for final assessment in the NE 136th Avenue Phase I Local Improvement District (LID) was received by the filing deadline.

Any late objections or objections not filed in accordance with the requirements of Section 17.08.130 of City Code but received prior to the Final Assessment Hearing will be forwarded to City Council, and are not summarized within this Exhibit F.

II. SPECIFIC RESPONSES TO THE OBJECTION FILED BY PROPERTY OWNER ALMAR TOOLS, INC.

An objection was submitted by Alex Heredia, president of Almar Tools, Inc., owner of the property at 4715 NE 136th Avenue; State ID #1N2E23AC 2200; tax account #R700700630; property ID #R253970; legal description REYNOLDS MTN VIEW, LOT 32; pending lien record #149540 (see Attachment 1).

No objection was received by the filing deadline from Public Storage, owner of the property at 13515 NE Prescott Court; State ID #1N2E23AC 1900; tax account #R700700550; property ID #R253969; legal description REYNOLDS MTN VIEW, LOT 28-31&36-43; pending lien record #149539. However an additional finding of special benefit is attached (see Attachment 5).

1120 SW Fifth Avenue, Suite 800 • Portland, OR 97204 • 503-823-5185
FAX 503-823-7576 • TTY 503-823-6868 • www.portlandoregon.gov/transportation

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To ensure equal access, the Portland Bureau of Transportation will make accommodations in full compliance with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations and additional information, and complaints, contact the Title II and Title VI Coordinator at Room 1204, 1120 SW Fifth Ave., Portland, OR 97204, or by telephone 503-823-5185, City TTY 503-823-6868, or use Oregon Relay Service: 711.

ISSUES RAISED BY THE OBJECTION

Issue No. 1: We are very upset that when this project started we were told and instructed that the entire block of NE 136th Avenue from NE Prescott Ct. to NE Whitaker Way was supposed to be finished. Only after it was started that we learned that only approximately three-quarters of the length of NE 136th was to be finished. If we would have known that, we never would have signed on to this project. If the entire block of NE 136th Avenue would have been constructed the cost would have been much lower.

Findings:

- a. Mr. Heredia signed a petition on May 26, 2010 in favor of the NE 136th Avenue Local Improvement District (see Attachment 2); the petition was dated by Mr. Heredia as May 27, 2010 in lieu of May 26, 2010. The project limits were described in the petition as: "This local improvement district will improve NE 136th Avenue from 80 feet south of Whitaker Way to Prescott Court plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer."
- b. No petition support was received from owners of properties south of the properties for which frontage improvements were ultimately constructed and for which an assessment amount greater than zero will be imposed (see Exhibit A of this Ordinance). One of the properties whose frontage was not improved under this NE 136th Avenue Phase I LID had a property tax or other delinquency in the amount of \$14,978 as of August 18, 2010 (see Exhibit F of Ordinance No. 184090), which was of concern to the Local Improvement District Administrator.
- c. A property owner meeting was held on March 31, 2010 to discuss the proposed improvements to NE 136th Avenue. One property owner in attendance whose properties were not ultimately improved under this NE 136th Avenue Phase I LID indicated his strong opposition to the project, and his unwillingness to dedicate right-of-way for the project. No condemnation was required on this project, but it was apparent that at least 3 properties with 240 feet of frontage would have had a strong possibility of condemnation. The last LID which required condemnation was the SE 152nd Avenue LID for which right-of-way acquisition costs were budgeted at \$199,526.00 at LID formation (see Exhibit D of Ordinance No. 179859). Actual right-of-way costs for the SE 152nd Avenue LID after condemnation were \$278,001.41 (see Exhibit C of Ordinance No. 182631 for an increase of \$78,745.41 or 39.4%).
- d. Final right-of-way acquisition costs for the NE 136th Avenue Phase I LID without condemnation were \$65,839.47 (see Exhibit C of this Ordinance) versus an amount of \$93,785.45 at LID Formation (see Exhibit D of Ordinance No. 184090), a savings of 29.8%.

- e. Notice was provided of the proposed change in project limits and was mailed to the owners of all properties within the LID boundary on June 15, 2010 (see Attachment 3). No objection to this project limit change was made by Mr. Heredia or any other property owner in written for in the record of Resolution No. 36803 nor of Ordinance No. 184090, nor did any of the property owner offer oral testimony to Council on Resolution No. 36803 to object to this change.
- f. The financial results of this project are similar to what was experienced for the NE 135th Avenue & Prescott Court LID, which was constructed a block away. This prior LID was estimated with a property owner share of \$774,324.60 (see Finding No. 9 and Exhibits A, C, and E of Ordinance No. 179198 approved by Council on April 20, 2005). Actual costs assessed to the property owners was \$548,052.83 (see Finding No. 8 and Exhibits B, C, and D of Ordinance No. 181744 approved by Council on April 16, 2008). The combined savings for the all property owners financially participating in this LID was \$226,271.77 or 29.2%. Almar Tools did not financially participate in the NE 135th Avenue & Prescott Court LID.
- g. The NE 136th Avenue Phase I LID was estimated with a property owner share of \$865,110.60 (see Finding No. 9 and Exhibits A, D, and F of Ordinance No. 184090 approved by Council on September 1, 2010). Actual costs being assessed to the property owners is \$613,053.26 (see Finding No. 11 and Exhibits A, C, and E of this Ordinance). The combined savings for the all property owners financially participating in this LID is \$252,057.34 or 29.1%.

Issue No. 2: Other patrons and homeowners on NE 136th Avenue that did not pay for this NE 136th Avenue Phase I LID are using the street on a regular basis.

Findings:

- a. Nearly all streets improved by an LID will have some degree of traffic originating or terminating from properties not assessed by the LID, unless the street being improved is a dead-end street.
- b. Properties exempted from assessment in this NE 136th Avenue Phase I LID are postponing, but not eliminating their financial responsibility to improve the southern remainder of the block of NE 136th Avenue. It is anticipated that the most likely mechanism for this to occur would be a future NE 136th Avenue Phase II LID. Neither Almar Tools nor any of the other property owners financially participating in this NE 136th Avenue Phase I LID would be assessed by a future and subsequent NE 136th Avenue Phase II LID if it is formed and constructed.
- c. The special benefit to Almar Tools from improving the remaining southern portion of the block between NE Whitaker Way is not eliminated but rather is postponed until a future NE 136th Avenue Phase II LID is formed and constructed.

Issue No. 3: Properties abutting the first 80 feet south of NE Whitaker Way were not charged for improvements; these costs were absorbed by everyone else.

Findings:

- a. The need for transition improvements from NE Whitaker Way to 80 feet south was anticipated and budgeted for this project and was disclosed to Mr. Heredia and to other property owners. Item No. 2 of the LID petition as signed by Mr. Heredia on May 27, 2010 stated:

“Transition work is anticipated on NE 136th Avenue from Whitaker Way to 80 feet south as well as on NE Prescott Court from the west right-of-way line of NE 136th Avenue to the west property line of 4417 NE 136th Avenue.” (See Attachment 2.)

The NE Prescott Court transition work was deleted when the amendment to Resolution No. 36803 was approved by Council to delete the southern portion of the block from NE Whitaker Way to NE Prescott Court from the project limits.

- b. The Resolution of Intent and LID Formation Ordinance reiterated the need for these transition improvements (see first paragraph with “be it further resolved” in Resolution No. 36803 and Finding No. 5 of Ordinance No. 184090).
- c. When the improvements on NE 136th Avenue eventually extend to the south, sawcutting of existing pavement will be necessary, with a likely minimum of 5 feet. The property owned by Mr. Heredia will not be assessed for that work as part of a future NE 136th Avenue Phase II LID.
- d. Construction of sidewalk on the west side of NE 136th Avenue for the first 80 feet south of NE Whitaker Way provides additional area for customers of Almar Tools to park and not have to walk in mud or landscaping to get to Almar Tools; the new sidewalks also provide better curbside appeal for Almar Tools customers (see Council minutes of staff testimony on Agenda Item No. 1082 on July 28, 2010).
- e. Based on actual bid prices from the contractor, the cost per foot of new sidewalk was \$27.52 per foot based on a six (6) foot width as constructed, including \$1.76 per centerline foot for excavation, \$24.00 per foot for concrete sidewalk and \$1.76 per centerline foot for aggregate base for total construction cost of \$4,403.20 on both sides of the street. The additional 160 centerline feet of sidewalk was not billed to 13552 NE Whitaker Way (which did not financially participate in the NE 136th Avenue Phase I LID), nor individually to 13650 NE Whitaker Way (which financially participated in the NE 136th Avenue Phase I LID).

- f. The NE 136th Avenue frontages of both 13552 NE Whitaker Way and 13650 NE Whitaker Way had already been constructed to prior Multnomah County standards and had been accepted by Multnomah County for maintenance prior to annexation of this area by the City of Portland, which was not the case for the remaining southern portion of NE 136th Avenue from 80 feet south of NE Whitaker Way to NE Prescott Court.
- g. The Portland Bureau of Transportation provided \$10,000 in funding for this total of 160 centerline feet of infill sidewalk, significantly in excess of the \$4,403.20 in construction costs identified in Finding No. 1e above.
- h. Had the sidewalks on both sides of NE 136th Avenue ended 80 feet south of NE Whitaker Way, it would have been necessary to build temporary curb ramps that would eventually would have been needed to have been torn out when the sidewalk was further extended north to NE Whitaker Way. These costs are estimated at \$1,343.04 per curb ramp (or \$2,686.08 for both curb ramps) based on \$30.97 for 1.26 cubic yards of excavation of the curb ramp to be demolished; \$130.03 for 0.53 cubic yards of excavation of the curb to be removed, \$1,149.54 for 119 square feet of replacement curb and sidewalk to be constructed; and \$32.50 for 1.30 tons of aggregate base at \$25.00 per ton to patch the newly-constructed pavement of NE 136th Avenue. These costs were avoided and pedestrian safety and mobility were improved (including for Almar Tools customers) by extending the sidewalk to NE Whitaker Way.
- i. The previously-existing curb returns from the south side of NE Whitaker Way to NE 136th Avenue were crumbling at the inception of the project, which is indicative of the turning radius being too tight for existing traffic. This area is zoned as a freight district, and it was therefore appropriate to remove the curb returns and existing curbs to establish a 40-foot wide street instead of the 32-foot width implied by the previously-existing curb returns.
- j. The transition pavement just south of the NE Whitaker Way was in poor condition, especially for the freight usage of the street. The project was designed to adjust the slope of the previously-existing pavement from a crown section to be reconstructed as a shed section. This was done with the intent of:
 - a. Avoiding expensive retaining walls and acquisition of property rights along the west side of NE 136th Avenue from 160 feet south of NE Whitaker Way to 480 feet south of NE Whitaker Way; and
 - b. Removing a significant number of mature evergreen trees, for which \$41,100 in tree mitigation fees would have been charged by the Urban Forestry section of Portland Parks and Recreation to the NE 136th Avenue Phase I LID based on full mitigation of 137 caliper inches combined among seven (7) mature fir trees; and

- c. Replacing at least 480 feet of an existing water main at Portland Water Bureau ratepayer expense at a fee schedule for main installation of \$170 per foot for an 8-inch main for an estimated cost of \$81,600. This water main was constructed in 1981 with a potential remaining service up to 169 years based on a 200-year life span.
- k. The need for transition improvements was not unique to this project. The NE 135th Avenue & Prescott Court LID project approved by Council on April 20, 2005 required that a new oversized 60-inch manhole be installed in the intersection of NE 135th Avenue & Whitaker Way. A similar manhole was not needed at NE 136th Avenue and Whitaker Way, but the placement of an existing inlet did require that the pavement in the south half of the intersection and to 80 feet south of NE Whitaker Way be resloped to property drain the intersection when the street was converted from a crown to shed section, and to eliminate a bump that otherwise would have been in place as vehicles turned from NE Whitaker Way in either direction to NE 136th Avenue southbound and vice versa.
- l. NE Whitaker Way is the more desirable means of access to NE 136th Avenue; e.g., via the signalized intersection of NE 122nd Avenue & Whitaker Way. The intersection of NE 138th Avenue & Prescott Court has no setback from the Union Pacific Railroad right-of-way, which in turn has no setback from the NE Sandy Blvd. (US 30 Bypass) Oregon Department of Transportation right-of-way. The combined intersections of NE 138th Avenue & Prescott Court and NE 138th Avenue & Sandy Blvd. are not only delayed by railroad traffic, but also to traffic to NE Marine Drive, the Parkrose Costco, and other nearby shopping and employment destinations (see Attachment 4).

III. RECOMMENDATION TO COUNCIL

This LID has provided street and stormwater improvements for the benefit of all of the properties within the LID, including for the property for which an objection to final assessment was received. Council adoption of this Ordinance with the inclusion of Directive 'a' will overrule the objection. It is the recommendation of the Local Improvement District Administrator that this Ordinance be adopted without adjustment to the proposed final assessment amounts and that the Final Assessment Ordinance be passed at a second reading on May 7, 2014.

Respectfully submitted,

Andrew H. Aebi

Andrew H. Aebi

**ALMAR TOOLS, INC.**

4715 NORTHEAST 136th AVENUE
PORTLAND, OREGON 97230
PHONE: 503-255-2763 FAX: 503-255-5720

ATTACHMENT I

AUDITOR 04/21/14 AM10:47

April 17, 2014

City of Portland/City Auditor
1221 S.W. 4th Room 130
Portland, Oregon 97204

Account No. 00149540

Project No. C10036

Tax Acct. no. R700700630

Proposed assessment \$ 61,305.33

We are writing this letter in a form of a complaint. We are very upset that when this project started we were told and instructed that the entire street of 136th was supposed to be finished. Only after it was started that we learned that only approximate $\frac{3}{4}$ the length of 136th is to be finished. If we would have known that, we never would of sign on to this project. Also, the other patrons and homeowners on 136th that did not pay are using this street on a regular basis.

Also, if the entire 136th would have been constructed the cost would have been much lower. Also the first 80 feet off Whittaker way the patrons where not charged for all the new streets and improvements. This was absorbed by everyone else. This was done because the street was there. But, also the street had to be widened and new sidewalks added. We feel that Almar Tools is being charged extras that needed to be absorbed by these patrons.

We are requesting a corrective response regarding this matter.

Respectfully,

Alex. R. Heredia
President

Petition for NE 136th Avenue Local Improvement District

NOTICE TO PETITION SIGNERS:

If owner of a property is a corporation, the petition must be signed in the name of the Corporation by its president, secretary or manager. If the name of the owner is signed by an agent or person holding power of attorney, the agent or Attorney-in-Fact must have authority to sign.

TO THE CITY COUNCIL:

1. This petition is to create the NE 136th Avenue Local Improvement District.
2. This local improvement district will improve NE 136th Avenue from 80 feet south of Whitaker Way to Prescott Court plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer. Transition work is anticipated on NE 136th Avenue from Whitaker Way to 80 feet south as well as on NE Prescott Court from the west right-of-way line of NE 136th Avenue to the west property line of 4417 NE 136th Avenue.
3. The general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade the street to its proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities consisting of curb extensions with water quality treatment facilities; construct sidewalks on both sides of the street; and plant street trees in most locations.
4. Properties will be assessed on an abutting square footage basis. The Bureau of Transportation will absorb overhead costs estimated at \$248,244.64 subject to Office of Management and Finance and City Council approval.

The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve the street identified in Section #2 above in conformity with the charter, ordinances and regulations of the City of Portland.

Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
Portland Bureau of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@portlandoregon.gov

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... →

...and date -

Please sign here... →

...and date -

Almar Tools, Inc.
5-27-2010

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

ALMAR TOOL & CUTTER GRINDERS C

Total S.F.:	11,985	Assessable S.F.:	11,985	1N2E23AC 2200	R700700630	4715 NE 136TH AVE	\$86,511.06
Total S.F.:	11,985	Assessable S.F.:	11,985	Total Estimate:			\$86,511.06



ATTACHMENT 3



Sam
Adams
Mayor

June 15, 2010

RE: Proposed NE 136th Avenue Local Improvement District (LID)

Susan D.
Keil
Director

Dear Property Owner:

A valid petition to improve NE 136th Avenue from 80 feet south of Whitaker Way to Prescott Court has been received; therefore, this petition will be presented to City Council for consideration. If you have not yet submitted your petition but would like to do so, please send it to me at 1120 SW Fifth Avenue, Suite #800, Portland, OR 97204 or fax it to me at 503-823-7371 by Friday, June 25th.

A hearing has been scheduled for July 28th beginning at 9:30 AM at which time City Council will accept testimony on the proposed project as well as to an amendment that will be offered (see information below). City Council will then vote on whether to initiate local improvement district formation proceedings either with or without the amendment. If this resolution is approved (whether with or without the amendment), a subsequent vote to form the local improvement district would be held in late August or early September.

NE 136th Avenue Local Improvement District

Resolution of Intent Hearing

Wednesday, July 28, 2010 – beginning at 9:30 AM

City Council Chamber

1221 SW Fourth Avenue, 2nd Floor

City Hall is served by MAX and most downtown bus lines;

Call 503-238-RIDE or visit www.tri-met.org for transit information

Proposed Amendment

An amendment will be offered to change the southern project limit from Prescott Court to the north property line of 4525 NE 136th Avenue reflecting petition support being concentrated on the northern portion of the block. If this amendment is adopted by Council, only the northern portion of the block improvements would be constructed, with remaining southern portion of the block being constructed at abutting property owners' expense upon future development. Estimated assessments for properties remaining in the LID would not change.

The following properties' frontages would be built as part of this LID:

13515 NE Prescott Court, 4715 NE 136th Avenue, 13650 NE Whitaker Way, and the vacant property south of 13650 NE Whitaker Way.

The following properties' frontages would not be built as part of this LID:

4417 NE 136th Avenue, 4435 NE 136th Avenue, 4515 NE 136th Avenue, 4525 NE 136th Avenue, 13644 NE Prescott Court, and the three vacant properties north of 13644 NE Prescott Court.

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Property owners' support of this project is appreciated. If you have any questions about the local improvement district or City Council processes, please contact me at 503-823-5648, or via e-mail at andrew.aebi@portlandoregon.gov. Additional information is available from the Services Menu on the left side of the screen at www.portlandoregon.gov:

- Select "council agenda" as a dropdown selection, then click on "How Council Works"
- Or select "local improvement districts" as a dropdown selection for general information on LIDs

Sincerely,

Andrew H. Aebi

Andrew H. Aebi
Local Improvement District Administrator

cc: LaVonne Griffin-Valade, City Auditor
John Prochovnic, Argay Neighborhood Ass'n Chair, P.O. Box 20635, Portland, OR 97294.

"The City of Portland is committed to meeting special needs of persons with disabilities and will reasonably modify policies and procedures and will provide auxiliary aids and services to persons with disabilities to help ensure equal access to City of Portland programs, services and activities. Please contact 503-823-2036 or 503-823-5648 at least 48 hours in advance of this meeting if you plan to attend and have special needs requiring accommodation."

"The Portland Bureau of Transportation (PBOT) hereby gives public notice that it is the policy of the agency to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Executive Order 12898 on Environmental Justice and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States shall, on the grounds of race, color, sex, or national origin, be excluded from the participation in, be denied the benefits of or be otherwise subjected to discrimination under any program or activity for which PBOT receives federal financial assistance. Any person who believes that they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with PBOT. Any such complaint must be in writing and filed with PBOT's Title VI Coordinator within one-hundred eighty (180) days following the date of the alleged discriminatory occurrence. Contact the Title VI Coordinator at 1120 SW 5th Ave., Room 1204, Portland, OR 97204, or by telephone at (503) 823-2559, City TDD (503) 823-6868."

6/15/2010

PROPOSED NE 136TH AVE LID
LETTER OF INTENT - mailed 6-15-10

1 of 2

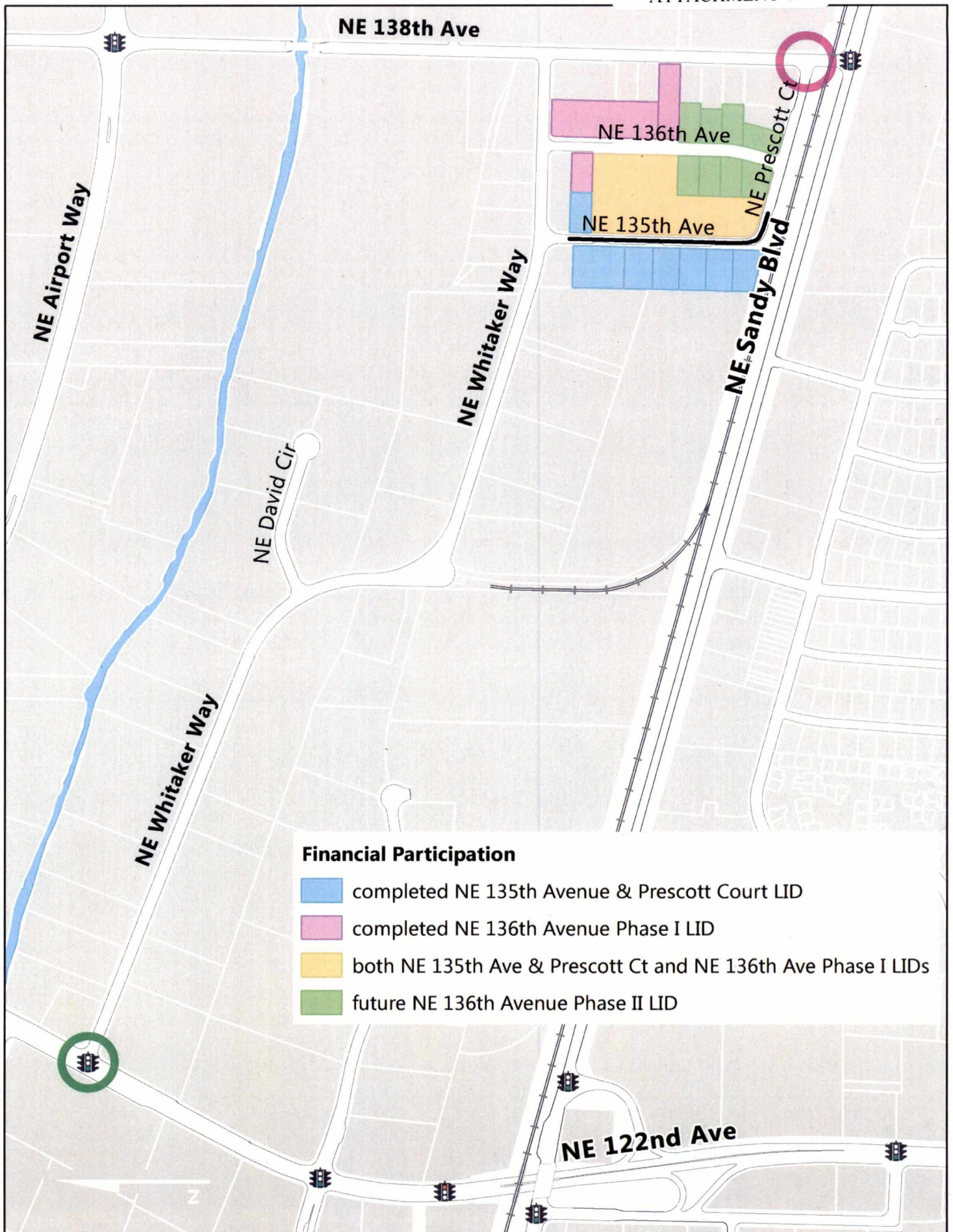
Mailing to Property Owners of Record					
Sequence	Line1	Line2	Line3	Line4	Line5
1	1N2E23AC 2200 - R700700630 - R253970	ALMAR TOOL & CUTTER GRINDERS C	4715 NE 136TH AVE	PORTLAND OR 97230	
2	1N2E23DB 400 - R700700470 - R253964	GRUBBE,BARBARA	4417 NE 136TH AVE	PORTLAND OR 97230-1203	
3	1N2E23AC 2600 - R700700410 - R253961	HESS,OSKAR TR	8965 SE DIVISION ST	PORTLAND OR 97266	
4	1N2E23AC 2700 - R700700390 - R253960	HESS,OSKAR TR (OSKAR HESS LIVING TRUST)	8965 SE DIVISION ST	PORTLAND OR 97266	
5	1N2E23AC 2800 - R700700370 - R253959	HESS,OSKAR TR (OSKAR HESS LIVING TRUST)	8965 SE DIVISION ST	PORTLAND OR 97266	
6	1N2E23AC 2300 - R700700530 - R253968	N W INVESTMENTS GROUP LLC	P O BOX 700	FAIRVIEW OR 97024	
7	1N2E23DB 300 - R700700450 - R253963	NE PRESCOTT COURT LLC %STEVEN B SULLIVAN MGR	13609 NE PRESCOTT CT	PORTLAND OR 97230	
8	1N2E23AC 2500 - R700700490 - R253965	OVERBY,WAYNE A	4435 NE 136TH AVE	PORTLAND OR 97230	
9	1N2E23AC 1900 - R700700550 - R253969	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	P O BOX 25025	GLENDALE CA 91201-5025	
10	1N2E23AC 2400 - R700700510 - R253966	RICKEY,BRUCE R	P O BOX 30016	PORTLAND OR 97294-3016	
11	1N2E23AC 3300 - R783401390 - R274049	SUMMIT PROPERTIES INC	5550 SW MACADAM AVE STE 205	PORTLAND OR 97239	
12	1N2E23AC 3700 - R700700130 - R253954	SUPREME STEEL INC	2ND FLR 10457 184 ST NW	EDMONTON AB T5S 1G1 CA	
Courtesy Mailings					
Sequence	Line1	Line2	Line3	Line4	Line5
13	1N2E23AC 1900 - R700700550 - R253969	BENJAMIN,KEITH S	SCHWABE WILLIAMSON WYATT	700 WASHINGTON ST #701	VANCOUVER WA 98660
14	1N2E23AC 1900 - R700700550 - R253969	DOLL,DAVID	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	13515 NE PRESCOTT CT	PORTLAND OR 97230
15	1N2E23AC 1900 - R700700550 - R253969	GRINER,THOMAS	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	1621 NE 71ST AVE	PORTLAND OR 97213
16	1N2E23AC 1900 - R700700550 - R253969	GROHEEN,GREG	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	4000 SE INTERNATIONAL WAY #F203	MILWAUKIE OR 97222
17	1N2E23AC 1900 - R700700550 - R253969	MORASCH,STEVE	SCHWABE WILLIAMSON WYATT	700 WASHINGTON ST #701	VANCOUVER WA 98660
18	1N2E23AC 2300 - R700700530 - R253968	N W INVESTMENTS GROUP LLC	4525 NE 136TH AVE	PORTLAND OR 97230	
19	1N2E23DB 300 - R700700450 - R253963	NE PRESCOTT COURT LLC %STEVEN B SULLIVAN MGR	13609 NE PRESCOTT CT	PORTLAND OR 97230	

6/15/2010

PROPOSED NE 136TH AVE LID
LETTER OF INTENT - mailed 6-15-10

2 of 2

Mailing to Property Owners of Record					
Sequence	Line1	Line2	Line3	Line4	Line5
20	1N2E23AC 1900 - R700700550 - R253969	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	13515 NE PRESCOTT CT	PORTLAND OR 97230	
21	1N2E23AC 2400 - R700700510 - R253966	RICKEY,BRUCE R	4515 NE 136TH AVE	PORTLAND OR 97230	
22	1N2E23AC 3300 - R783401390 - R274049	SUMMIT PROPERTIES INC	13650 NE WHITAKER WAY	PORTLAND OR 97230	
23	1N2E23AC 1900 - R700700550 - R253969	TUCKER,CHRISTOPHER	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	P O BOX 25025	GLENDALE CA 91201-5025



ATTACHMENT 5

Aebi, Andrew

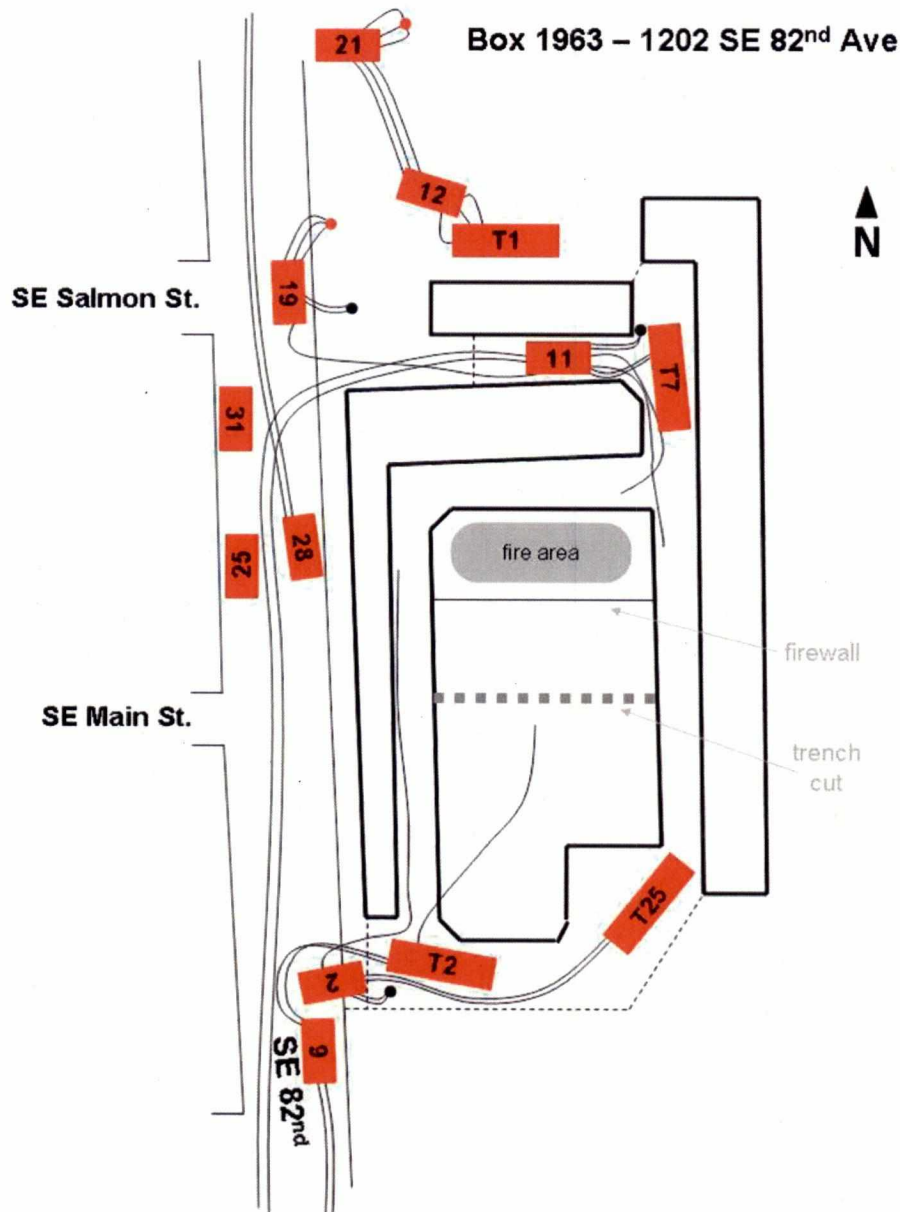
From: Aebi, Andrew
Sent: Tuesday, June 26, 2012 2:07 PM
To: Gonterman, Merrill C2-A
Subject: FW: Public Storage fire
Attachments: image005.jpg; image001.png
Thanks, Merrill; I appreciate this.

From: Gonterman, Merrill C2-A
Sent: Tuesday, June 26, 2012 1:50 PM
To: Aebi, Andrew
Subject: Public Storage fire

Dear Andrew,

I would like to confirm our conversation from Friday.

On March 26th, 2011 we had a fire at the Public Storage facility located at 1202 SE 82nd Ave. As we discussed, access was an issue. Due to the narrow driveways in the facility, we were lucky when the second access gate was found on the South end. I have attached a drawing of the fire apparatus placement. If we were not able to bring additional apparatus in from the south, I'm afraid we would have had a different outcome.



4/24/2014

Please note the 3 rectangles labeled T2, T25 and T7 in the diagram above. These are the ladder trucks. They are the apparatus that have the aerial ladders that we attach large water nozzles when a fire has grown too large for Firefighters to attack with portable nozzles. By being able to place these large nozzles between the fire and the uninvolved area on the Southern end, we were able to better protect the unburned portion and knock down the fire.

Due to the obvious security required, fires in these facilities are difficult at best. The fire detection can be delayed due to these security measures and compartmentalization. Due to the width of the driveways and width of our apparatus, once we get one in place, there is not enough room to get another one around.

I feel that having the ability to access this fire from 2 directions was beneficial. We prefer to have the ability to assign these Ladder trucks at different corners of a building when we have a fire and this is one of the reasons we do.

I am familiar with the location of the storage facility you are asking for gate access to. From my perspective, this would greatly benefit the owners if they ever have a fire.

The photo below is from that fire. The fire apparatus closest is T25 (refer to diagram for location).



**T25 & T7 operating on
the Charlie-side**

Respectfully,

Merrill Gonterman
Assistant Fire Marshal
Portland Fire & Rescue
503-823-3930

4/24/2014