

Petition for a North Richmond Ave and Crawford St 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.

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TO THE CITY COUNCIL:

1. This petition is to create the North Richmond Avenue and Crawford Street Local Improvement District.
2. This local improvement district will improve the following: 1) Street and stormwater improvements to N Richmond Ave., N Crawford St. N John Ave., N Decatur St. and N Charleston Ave. (unless vacated). 2) Sidewalk and tree planting to both sides of all streets except the west side of N John Ave., the north side of N Decatur St. and the east side of N Charleston Ave. 3) Rail crossing improvements to N Burlington Avenue and N Richmond Ave. 4) Water main and sanitary sewer relocation from N Bradford St. to N Crawford St.; 5) New water services south of N Bradford St.
3. The general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade the streets to their proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities; construct and reconstruct curbs on both sides of the street, and construct sidewalk and plant street trees; relocate water mains and sanitary sewer from N Bradford St. to N Crawford St.; and relocate and replace the N Richmond Ave. water main and narrow the width of the street, shifting its centerline to the west.
4. A square footage (S.F.) assessment methodology is proposed in seven (7) assessment zones.

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 North Burlington Avenue, N Charleston Avenue, North John Avenue, North Richmond Avenue, North Crawford Street and North Decatur Street 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 1331
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 -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

STEEL HAMMER PROPERTIES LLC

Total S.F.:	320,111	Assessable S.F.:	320,111	1N1W12CA 200	R739100250	8524 W/ N CRAWFORD ST	\$1,356,689.86
Total S.F.:	57,067	Assessable S.F.:	57,067	1N1W12CA 300	R739100380	8524 W/ N CRAWFORD ST	\$241,860.54
Total S.F.:	377,178	Assessable S.F.:	377,178	Assessment Zone: F		Total Estimate:	\$1,598,550.40

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State I.D. #:

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Site Address/Property Location:

Estimate:

CATHEDRAL PARK PROPERTIES LLC

Total S.F.:	9,648	Assessable S.F.:	9,648	1N1W12AC 16400	R961120320	6636 N RICHMOND AVE	\$384,981.92
Total S.F.:	9,648	Assessable S.F.:	9,648	Assessment Zone: E		Total Estimate:	\$384,981.92



February 29, 2024

Andrew H. Aebi
PBOT
1120 SW Fifth Ave, Suite 1331
Portland, OR 97204
andrew.aebi@portlandoregon.gov

RE: N Richmond Ave & Crawford St. LID Petition: Metro Properties

Dear Mr. Aebi:

Metro received and reviewed your letter correspondence dated January 2, 2024, requesting our signature on an LID petition. Metro sent a letter to BPOT on February 2, 2024. Metro and PBOT had a virtual meeting on February 7, 2024, to discuss the matter. Thank you for your time and further explanations.

Based on the meeting, Metro understands that the proposed LID and road vacation will not impede public access to our property and the City will construct an at grade rail crossing as part of the LID.

Metro also understands a relocated water main would be brought under the rail crossing, to the west of Richmond Ave, and stubbed to serve both the Steel Hammer property and Metro's property.

Following site cleanup, Metro plans on redeveloping the property into a natural area with public access and public use features. The extent of those features is not known but Metro is planning to have a restroom facility. Therefore, public infrastructure improvements need to accommodate future use on Metro property.

Metro is supportive of the City's efforts. At this time, we understand our obligation is approximately \$8,000.00. Please find attached signed petition.

If you have any questions, please contact me.

Sincerely,

Jennifer A D'Avanzo

Digitally signed by Jennifer A D'Avanzo
DN: C=US,
E=jennifer.davanzo@oregonmetro.gov,
CN=Jennifer A D'Avanzo
Date: 2024.02.29 16:57:43-08'00'

Jennifer D'Avanzo
Sr Regional Planner, COO

Cc:

Jon Blasher, Parks and Nature Director, PN
Gary Shepherd, Sr Metro Attorney, OMA
Paul Slyman, General Manager, COO

Petition for N Richmond Ave and Crawford St Local Improvement District

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...and date -



02/29/24

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

METRO

Total S.F.:	27,297	Assessable S.F.:	27,297	1N1W12CA 100	R739100180	SWC/ BRADFORD & N RICH	\$914.87
Total S.F.:	213,069	Assessable S.F.:	213,069	1N1W12DB 5400	R961120410	SEC/ RICHMOND & N BRADF	\$7,141.13
Total S.F.:	240,366	Assessable S.F.:	240,366	Assessment Zone:	G	Total Estimate:	\$8,056.00

Enclosure Letter

Via email only, to:

Andrew Aebi | M.B.A. | 2022 Bob Stacey Award recipient
Local Improvement District Administrator
Columbia / Lombard Wayfinding Project Manager
Portland Bureau of Transportation
1120 SW 5th Avenue, Suite #1331, Portland, OR 97204
Phone: 503-823-5648
andrew.aebi@portlandoregon.gov

Re: N Richmond Avenue & Crawford St. LID Petition (the “Petition”) – Response of:
(1) North Crawford Partners LLC
(2) Mainland North Richmond LLC

Dear Mr. Aebi:

This letter encloses an executed copy of the Petition relative to each of the two landowners referenced above. The undersigned, Mainland Asset Management, LLC (“MAM”), a Tennessee limited liability company, is the manager of each of said entities, and is authorized to speak and act for and on behalf of same.

MAM is a subsidiary of The Mainland Companies, LLC (<https://www.mainlandcompanies.com/>), commonly known as “Mainland,” which company is a residential development company based in Nashville, Tennessee. Mainland develops high-quality, boutique (*i.e.*, 5-100 units) residential projects in growing urban submarkets, and is foundationally dedicated to creating opportunities for home ownership. Mainland is committed to creating attainable home ownership where at all possible. To date, Mainland has not utilized public support programs for its activities and has been completely privately funded.

We applaud your diligent efforts in advancing the interests of the St. Johns and Cathedral Park neighborhoods. We believe this area of Portland has enormous potential and should be sustainably developed to include (i) more density and (ii) more amenities for the existing residents and for the people who live nearby. We hope that the neighborhoods will include a meaningful amount of home ownership and that a more populated and engaged neighborhood will grow over time. Your envisioned infrastructure improvements could be the first major step.

We are excited about your plans, and we are in support, but we are also concerned that the projects we envision will not be large enough to support our allocation of costs. Additionally, while it is possible that pursuit of luxury project(s) might help the math, we would very much prefer to focus on a non-luxury approach. Our current vision is to create two for-sale townhouse developments, providing homes for first and second-time home buyers who love the neighborhood and desire access to both Cathedral Park and Forrest Park. As such, we are extremely sensitive to site costs and off-site costs.

We recognize that public infrastructure projects are complicated and expensive – particularly after many years of runaway construction costs. Your leadership is obviously critical to catalyzing the future for St. Johns and Cathedral Park which we both desire. So, we are providing the attached executed Petition on the basis – and with the hopes – that we can collaborate with you in advancing a prudent and sound approach to the LID. To that end, we propose to continue our productive engagement and form a private-public partnership between PBOT and Mainland in developing a healthy and robust new community in Cathedral Park.

In immediate particular – with our concerns and vulnerabilities kept in mind – we would like to:

- (1) See the formation of the LID so that PBOT can begin its survey work and understand better the extent of engineering complexity to build the envisioned improvements (as the same may be modified).
- (2) Discuss in greater detail the elimination of N Charleston Ave. from the plans, accompanied by a vacation of the planned street area / ROW, and explore other potential eliminations and vacations.
- (3) Provide PBOT with more input relative to our project plans and concerns and consider ways to work together relative to same.
- (4) Establish a plan for a collaborative effort with PBOT, committing to reflection and planning discussions at 30%, 60% and 90% design.
- (5) Create a plan for mutually tracking street vacation milestones and similar governmental/procedural necessities.

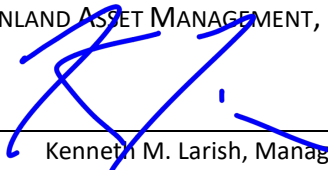
To participate effectively in such a private-public approach, Mainland will work through native Portlander, Brian Wilson, and will assign to this effort additional members of our Nashville-based team who have substantial experience in engineering and planning matters such as these. We believe our engagement will be very productive.

Thank you for your leadership and for your continued courtesies. Considering all the foregoing, please find attached executed Petitions for each:

- (1) North Crawford Partners LLC (Exhibit A); and
- (2) Mainland North Richmond LLC (Exhibit B).

We look forward to meeting you in person soon.

MAINLAND ASSET MANAGEMENT, LLC



Kenneth M. Larish, Manager



1120 SW Fifth Ave, Suite 1331, Portland OR 97204

Phone: 503-823-4000 Portland.gov/Transportation

Mingus Mapps Commissioner **Millicent Williams** Director

January 2, 2024

North Crawford Partners LLC
118 16th Avenue South
Nashville, TN 37203

RE: N Richmond Avenue & Crawford St. LID Petition: North Crawford Partners, LLC

Dear North Crawford Partners LLC:

The Portland Bureau of Transportation (PBOT) has been asked to explore the possibility of improvements to improve N Burlington, Charleston, John and Richmond Avenues, and to improve N Crawford and Decatur Streets in the Cathedral Park neighborhood. The enclosed map shows the scope of improvements discussed at the October 9, 2023 property owner meeting. The LID scope as petitioned reflects the following changes to the map distributed at the property owner meeting:

- 1) Street segment 'B' (N Crawford St. east of N Richmond Avenue) has been deleted
- 2) Assessment Zone 'G' is changed to two (2) properties owned by Metro

The enclosed petition for your consideration reflects \$1,932K in City funding. It also leverages \$9,455K in funding from other assessment zones in the proposed LID to build comprehensive, neighborhood-wide improvements. Each \$1 in LID contributions by your property leverages \$2.52 in additional funding.



It is the policy of the City of Portland that no person shall be excluded from participation in, denied the benefits of, or be subjected to discrimination in any city program, service, or activity on the grounds of race, color, national origin, disability, or other protected class status. Adhering to Civil Rights Title VI and ADA Title II civil rights laws, the City of Portland ensures meaningful access to City programs, services, and activities by reasonably providing: translation and interpretation, modifications, accommodations, alternative formats, and auxiliary aids and services. To request these services, contact the Portland Bureau of Transportation at 311 (503-823-4000), for Relay Service & TTY: 711.

Costs and funding are summarized as follows:

Construction	\$7,048,000	44.3%
Design engineering	\$866,000	5.4%
Construction engineering	\$603,000	3.8%
Project management	\$289,000	1.8%
Right-of-way acquisition	\$163,000	1.0%
Inflation contingency	\$1,642,000	10.3%
Scope change contingency	\$3,005,000	18.9%
Overhead on staff costs	\$1,464,000	9.2%
Financing costs	\$822,000	5.3%
Total costs	\$15,902,000	100.0%
LID funding - noncontingency	\$9,808,000	61.7%
LID funding - contingency	\$4,647,000	29.2%
PBOT overhead funding	\$1,447,000	9.1%
Total funding	\$15,902,000	100.0%

If majority petition support is obtained and the LID is approved by City Council, then street vacations for the eastern portion of N Richmond Avenue and the entire width of N Charleston Avenue would be pursued subject to Planning Commission and subsequent City Council approval. All streets in the LID would be accepted for maintenance by the City upon completion of construction of the LID. No payment or financing arrangements would be due until final assessment of the LID is complete.

The Portland Bureau of Transportation has historically funded overhead costs on LIDs and would contribute overhead funding to this LID subject to Office of Management & Finance and City Council approval. This contribution would not be made if future street and pedestrian improvements are made piecemeal or incrementally through the permit engineering process. A local improvement district petition is enclosed for your consideration.

5, 10 and 20-year financing will be offered. Assuming no savings on the project, the combined financing cost for your property is currently estimated to be \$30,452 per month per property over 20 years assuming a 5.20% interim interest rate. Interest rates are adjusted to permanent financing rates when periodic bond sales occur. An example of the most recent bond sale interest rate for the 20-year option was 2.91% but is not a predictor of future bond sale results.

Petition for N Richmond Ave and Crawford St Local Improvement District

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By: Mainland Asset Management, LLC, Manager of Owner

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Portland, OR 97204
Telephone: (503) 823-5648
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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

April 4, 2024

Kenneth M. Larish, Manager

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location:

Estimate:

NORTH CRAWFORD PARTNERS LLC

Total S.F.:	39,338	Assessable S.F.:	39,338	1N1W12BD 4700	R426000130	8305 N CRAWFORD ST	\$4,515,306.44
Total S.F.:	39,338	Assessable S.F.:	39,338	Assessment Zone:	C	Total Estimate:	\$4,515,306.44



PBOT
PORTLAND BUREAU OF TRANSPORTATION

N Richmond & Crawford Pre-LID



0 100 200 Feet

All properties 1N1W

Existing Conditions

- Existing Street Lights
- Existing Curbs
- Existing Edge of Pavement
- Existing Sidewalks
- Minor Elevation Contour (10')
- Major Elevation Contour (50')

Subject Area

N Richmond & Crawford Pre-LID Taxlots

- Assessment Zone A
- Assessment Zone B
- Assessment Zone C
- Assessment Zone D
- Assessment Zone E
- Assessment Zone F
- Assessment Zone G

State ID	Assessment Zone	Square Footage
1N1W12BD 5500	A	96,000
1N1W12BD 5600	A	6,000
1N1W12BD 5700	A	46,000
1N1W12BD 5800	A	26,000
1N1W12BD 5900	A	20,000
1N1W12BD 4300	B	46,000
1N1W12BD 4400	B	13,000
1N1W12BD 4500	B	23,000
1N1W12BD 4600	B	10,000
1N1W12BD 4700	C	39,400
1N1W12BD 5400	D	40,000
1N1W12AC 16400	E	9,636
1N1W12DB 5100	E	23,600
1N1W12CA 200	F	239,550
1N1W12CA 300	F	16,476
1N1W12AC 90000	G	Equivalent Dwelling Unit (EDU)

Street	Category
A	Construct new street with curbs only on both sides of the street
B	New street improvements on western 132 feet of block with curb on north side and sidewalks on south side only; no improvements on easternmost 70' of block
C	New street improvements with sidewalk on south side of street only
D	Reconstruct street with new sidewalks on both sides of the street; relocate water main and vacate east portion of right-of-way
E	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist
F	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist
G	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist and construct new water main
H	Right-of-way proposed to be vacated
J	Sidewalk improvement only on east side of street

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Ave, Suite 1331, Portland OR 97204
Phone: 503-823-4000 Portland.gov/Transportation

Mingus Mapps Commissioner Millicent Williams Director

January 2, 2024

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April 4, 2024

Kenneth M. Larish, Manager

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

MAINLAND NORTH RICHMOND LLC

Total S.F.:	23,694	Assessable S.F.:	23,694	1N1W12DB 5100	R961120330	6620 N RICHMOND AVE	\$945,456.21
Total S.F.:	23,694	Assessable S.F.:	23,694	Assessment Zone:	E	Total Estimate:	\$945,456.21







N Richmond & Crawford Pre-LID



0 100 200 Feet








All properties 1N1W

Exiting Conditions

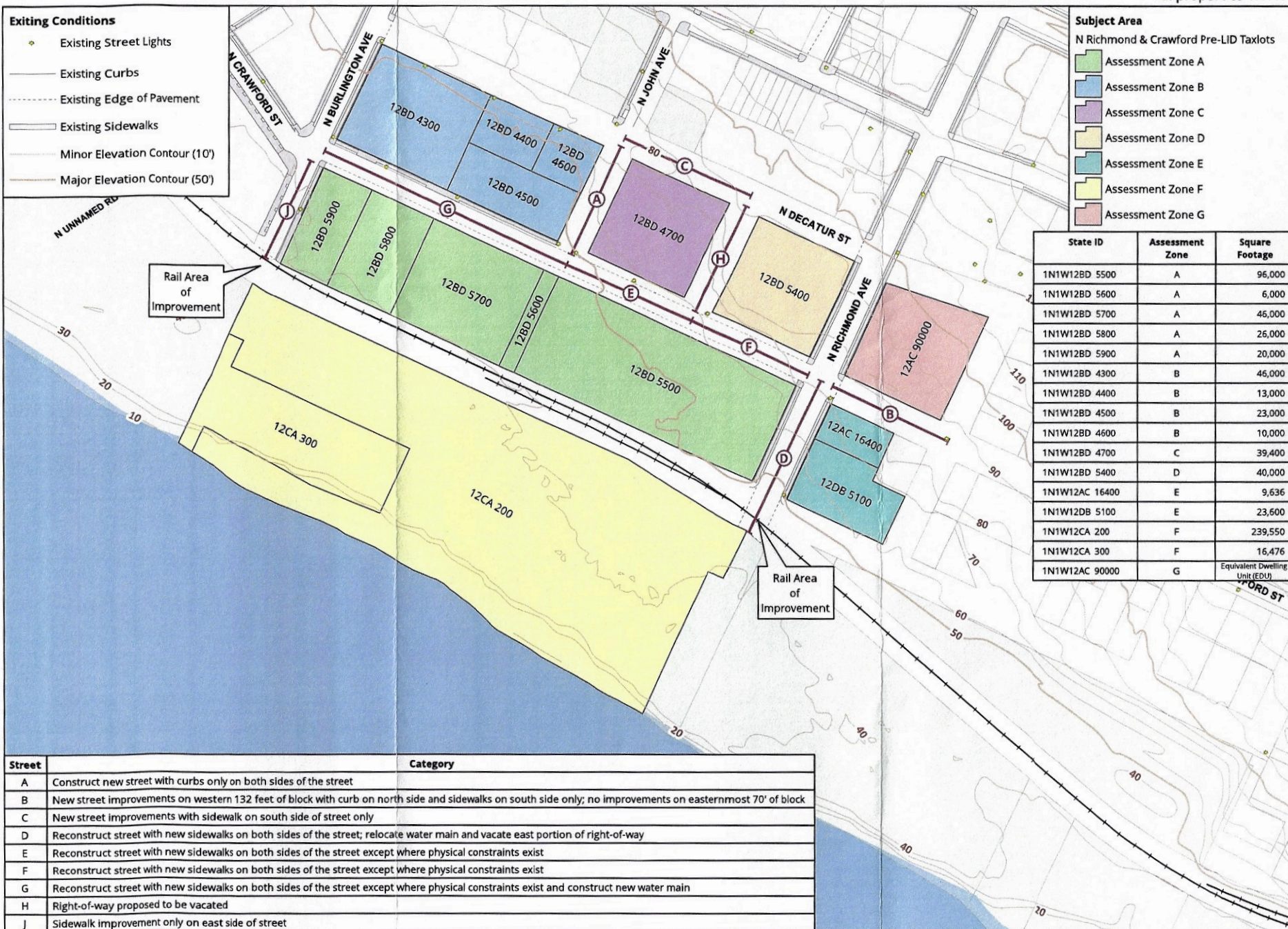
-  Existing Street Lights
-  Existing Curbs
-  Existing Edge of Pavement
-  Existing Sidewalks
-  Minor Elevation Contour (10')
-  Major Elevation Contour (50')

Subject Area

N Richmond & Crawford Pre-LID Taxlots

-  Assessment Zone A
-  Assessment Zone B
-  Assessment Zone C
-  Assessment Zone D
-  Assessment Zone E
-  Assessment Zone F
-  Assessment Zone G

State ID	Assessment Zone	Square Footage
1N1W12BD 5500	A	96,000
1N1W12BD 5600	A	6,000
1N1W12BD 5700	A	46,000
1N1W12BD 5800	A	26,000
1N1W12BD 5900	A	20,000
1N1W12BD 4300	B	46,000
1N1W12BD 4400	B	13,000
1N1W12BD 4500	B	23,000
1N1W12BD 4600	B	10,000
1N1W12BD 4700	C	39,400
1N1W12BD 5400	D	40,000
1N1W12AC 16400	E	9,636
1N1W12DB 5100	E	23,600
1N1W12CA 200	F	239,550
1N1W12CA 300	F	16,476
1N1W12AC 90000	G	Equivalent Dwelling Unit (EDU)



Street	Category
A	Construct new street with curbs only on both sides of the street
B	New street improvements on western 132 feet of block with curb on north side and sidewalks on south side only; no improvements on easternmost 70' of block
C	New street improvements with sidewalk on south side of street only
D	Reconstruct street with new sidewalks on both sides of the street; relocate water main and vacate east portion of right-of-way
E	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist
F	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist
G	Reconstruct street with new sidewalks on both sides of the street except where physical constraints exist and construct new water main
H	Right-of-way proposed to be vacated
J	Sidewalk improvement only on east side of street