

## Written Testimony - Agenda Item 430

	Agenda Item	Name or Organization	Position	Comments	Attachment	Created
1	430	Cathedral Park Properties LLC	Support	As the owner of a property on N. Richmond Ave for 18 years, I fully support the petition to create the N. Richmond Ave & N. Crawford St LID, I believe it will greatly enhance the livability of the surrounding neighborhood.	No	05/26/24 10:31 AM
2	430	Steel Hammer Properties LLC	Support	This LID will provide much needed resources for development and public safety.	Yes	05/27/24 8:05 AM
3	430	Wilson Development Group	Support	Letter in support.	Yes	05/28/24 12:44 PM
4	430	St Johns Truck	Oppose	This proposed LID will place an undue burden on the existing businesses on N Crawford St and Richmond Ave. The cost that they will be shouldered with will be only for the benefit of developers. The costs should be borne by the developers when they develop the property not by the businesses that will receive no benefit from it.	No	05/28/24 9:04 PM

Council Members,

On behalf of Steel Hammer Properties LLC, we support your approval of the LID for the St John's Cathedral Park area introduced today. This LID will provide the infrastructure to ultimately develop the property and deliver significant and much needed housing density to St John's and the city of Portland. Along with providing needed roads, sidewalks, and updated water and sewer lines, the LID will enhance the safety of the area with railroad crossings while improving accessibility both within the area and to the Willamette River.

The LID includes improvements that unlock the potential of the area by satisfying many requirements of rezoning both our site and other sites that are subject to the LID. With the help of the LID, the current EG2 (general employment) zoning of the site may be changed to CM3 (commercial mixed use) to align with the site's Mixed Use – Urban Center Comprehensive Plan designation which allows housing. Also, if the Steelhammer site is redeveloped there will be a continuation of a public waterfront path from an existing path in Cathedral Park, through the Portland Water Bureau property to the west, through our site, and to the Metro property to the east which may become the new Portland Botanical Garden.

We've studied the property with an established local developer whose president serves on the Vancouver CCRA, advising the Vancouver City Council on development matters and who is here today in support. If the LID and rezoning are approved, a significant increase in property value and investment in the area is possible which could net 340-370 residential units on the Steelhammer property alone. Consequential construction jobs, fees to the city, and increases in the tax base are achievable with what could be a sizable project on the site. Further, the Steelhammer site is only one of several others that the LID can aid in fast-tracking to developability with a potential yield of over 700 residential units in the immediate vicinity. As I've detailed, this LID will have an extremely positive impact on the conditions for the citizens locally and for unlocking the potential for redevelopment and access to benefit the City of Portland as a whole. Thank you and we ask for your support.

May 28, 2024

Mayor Ted Wheeler  
Commissioner Carmen Rubio  
Commissioner Dan Ryan  
Commissioner Rene Gonzalez  
Commissioner Mingus Mapps

Please accept this letter as a statement in support for the creation and construction of a Local Improvement District (LID) in the Cathedral Park neighborhood along North Crawford street.

I represent multiple ownership groups with assets within the proposed LID. I have run several design review and land use processes over the past 10 years on these and adjacent properties. A significant impediment to development in the area can be tied directly to the degraded state of public infrastructure, including but not limited to sewers, water supply, and transportation facilities.

As you are well aware, degraded and abandoned infrastructure not only dissuades private investment, but attracts challenged populations, including campers, drug and prostitution rings, and other predatory elements in our city that reinforces the negative image that impairs capital investment here.

A modest investment by the city, coupled with the commitment of owners in the proposed LID to revitalize the public infrastructure will have an immediate and positive effect on the entire neighborhood. The underutilized parcels in this area are ripe for redevelopment into all asset classes, but specifically much needed housing at all levels of affordability.

The city has already identified the area should be up-zoned in the comp plan. Rebuilding the public infrastructure consistent with more intense land usage is a logical step for the city to take, and one that I and my partners fully support.

Thank you for your consideration.

Brian R Wilson  
Wilson Development Group  
Managing Member, Mainland Northwest LLC

Portland City Council Meeting  
Wednesday, May 29, 2024 9:30 a.m.  
Verbal Testimony

	Agenda Item	Name
1	430	Thomas Leaptrott
2	430	Peter Perrin
3	430	Shaun Jillions
4	430	Brian Wilson
5	430	Kevin Meader