



City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7310
Fax: (503) 823-4172
TTY: (503) 823-6868
www.portlandoregon.gov/bds

July 31, 2015

Eliot Neighborhood Association, c/o Northeast Coalition of Neighborhoods
4815 NE 7th Ave
Portland, OR 97211

RE: Demolition delay appeal 60-day extension for 2405 N Vancouver Ave, permit number 15-189662-RS

Please find a copy of the enclosed letter notifying interested parties of the subject demolition delay extension.

You may contact me at 503-823-3622 or via e-mail with any questions you may have about this extension.

Sincerely,

A handwritten signature in blue ink, appearing to be "Kareen", enclosed in a blue oval.

Kareen Perkins
Permitting Services Section Manager
Kareen.Perkins@portlandoregon.gov

RECEIVED

AUG 11 2015

Initial: RR



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Paul L. Scarlett, Director
Phone: (503) 823-7310
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July 31, 2015

Dan Williams, Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

RE: Demolition delay appeal 60-day extension for 2405 N Vancouver Ave, permit number 15-189662-RS

Dear Dan,

As per City Code, Chapter 24.55.200 Residential Demolition Delay¹, the Eliot Neighborhood Association has requested (see attached form) that the demolition delay period for the single family residence at 2405 N Vancouver Ave be extended an additional 60 days. The appeal has been forwarded to the Code Hearings Officer and will be governed by the provisions in Chapter 22.10 Appeals to the Code Hearings Officer². A copy of the appeal is included with this letter.

If the Code Hearings Officer finds that the requesting party has demonstrated that it is actively pursuing an alternative to demolition and has met all of the criteria in Subsection 24.55.200 H. (1. – 4.), the Code Hearings Officer may grant an extension of the demolition delay for up to 60 additional days from the date the initial 35 day delay period has expired. If the Code Hearings Officer finds that the requesting party has not met its burden, then the Bureau may issue the demolition permit immediately upon receipt of the decision, provided that all other requirements for issuing the demolition permit have been satisfied.

If the Code Hearings Officer has not rendered a decision within the 60-day extension period as provided in Subsections 24.55.200 H. and J. above, the building permit for demolition may be issued any time after 60 days have elapsed since the expiration of the initial 35-day notice period.

The 60-day extension period will last through September 25, 2015. The Bureau of Development Services may issue the permit on the next business day following the end of the extended appeal period, or immediately upon receipt of the decision of the Code Hearings Officer if the appeal is rejected.

You may contact me at 503-823-3622 or via e-mail with any questions you may have about this extension.

Sincerely,

Kareen Perkins
Permitting Services Section Manager
Kareen.Perkins@portlandoregon.gov

CC: Director Paul L. Scarlett
Private Equity Group LLC
Eliot Neighborhood Association
Northeast Coalition of Neighborhoods

¹ http://www.portlandonline.com/auditor/?c=28666#cid_529169

² <http://www.portlandonline.com/Auditor/index.cfm?c=28576>



City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
 FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
 Paul L. Scarlett, Director
 Phone: (503) 823-7310
 Fax: (503) 823-4172
 TTY: (503) 823-6868
 www.portlandoregon.gov/bds

Residential Demolition Delay Appeal Checklist

Permit Number: 15-189662

Demolition Site Address: 2405 N. Vancouver

Application Date (Complete Application & Fees): June 22, 2015

35 Days from Application Date: July 27, 2015 by 4:30

95 Days from Application Date: _____

Required Documentation (Staff to Verify):

- A copy of the letter and receipt showing the letter was sent either certified or registered mail from the requesting party to the property owner or property owner's representative to request a meeting to discuss alternatives to demolition by sending a letter to the property owner by registered or certified mail, return receipt requested.
- A document stating that the particular property subject to the demolition permit application has significance to the neighborhood. Evidence of the significance may include, but is not limited to, architectural significance, the age and condition of the structure or other factors.
- A copy of the requesting party's plan to save the structure.
- A copy of a pro-forma budget and either evidence of funds on hand or a fundraising plan from the requesting party to show it has a reasonable potential to consummate the plan within 95 days of the date the Bureau accepted the complete demolition permit application sufficient to meet the financial requirements of that budget.
- Pro forma Budget - AND - Documentation showing funds on hand - OR - A copy of a fund raising plan

Hearing Office Fee or Fee Waiver Request/Documentation

- Check from individual made payable to the City of Portland for \$1,318
- OR
- Fee waiver application from Neighborhood association Organization whose boundaries include the site signed by one of the following:
 - Chairperson/President
 - OR
 - Neighborhood Organization representative authorized to submit the appeal (must be submitted with attached documentation showing signing authority)

<u>Tracy Spem</u>	<u>[Signature]</u>	<u>7/27/15</u>
BDS Staff Print Name	BDS Staff Signature	Date and Time Received
<input type="checkbox"/> Hand Deliver to Hearings Officer Staff 3 rd Floor <input type="checkbox"/> Distribute copies to Nancy Thorington, Kareen Perkins & Team Demo Delay (VP/EAS) <input type="checkbox"/> Scan and attach in TRACS to Permit Folder		
Hearing Office: Please Return Hearing Notifications & Decision Kareen Perkins, BDS Permitting Services Section Manager, 299/5000		'15 JUL 27 AM 9:32



City of Portland, Oregon
Bureau of Development Services
 Plan Review / Permitting Services

FROM CONCEPT TO CONSTRUCTION

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 Paul L. Scarlett, Director
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 TTY: (503) 823-6868
 www.portlandoregon.gov/bds

Residential Demolition Permit Appeal Application

Demolition Permit Number: 15-189662-R5
 For Proposed Demolition at: 2405 N. VANCOUVER AVE, 97227
 The property is currently owned by: PRIVATE EQUITY GROUP LLC
 The last day of the initial 35-day notice period: MON JULY 27 2015

The above information can be obtained using www.portlandmaps.com. Permit information can be located under the Permits/Cases tab. In the residential building permit work description there will be text "do not issue prior to DATE": that is the last day of the initial 35 day notice period. Property ownership information can be found under the Assessor tab.

This two-page form must be received by the Bureau of Development Services (BDS) staff no later than 4:30 PM on the last day of the initial 35 day notice period. BDS WILL REJECT ANY APPEAL RECEIVED BY BDS STAFF AFTER THIS DATE, REGARDLESS OF PROOF OF MAILING. Therefore, you are strongly encouraged to deliver the appeal packet, which includes this form, the required attachments and the fee or fee waiver, IN PERSON. The appeal packet and fee or fee waiver must be delivered to:

Bureau of Development Services
 Second Floor - Permitting Services
 1900 SW Fourth Avenue
 Portland, OR 97201
 503-823-7300

'15 JUL 27 AM 9:28

Please note in-person processing may take up to 15 minutes to verify and accept your request, so please plan accordingly. '15 JUL 27 AM 9:28

The Appellant may request that the issuance of the demolition permit be delayed for an additional 60 days beyond the original 35 day demolition delay period by completing this form and submitting the required attachments and either the fee or a fee waiver. Please note: fee waivers are ONLY available to the Recognized Organizations whose boundaries include the site. (Ref. Portland City Code, Title 24, Section 24.55.200F).

APPELLANT INFORMATION	
Appellant's Name:	<u>JUDGE D. FINKLEA - Eliot Neighborhood Association</u>
Mailing Address:	<u>2316 N. VANCOUVER AVE.</u>
Phone Number:	<u>503 208 4616</u> Fax Number: <u>---</u>
E-mail Address:	<u>dfinklea@gmail.com</u>
Signature:	<u>[Signature]</u> Date: <u>July 20, 2015</u>
Name of Person Signing Appeal:	<u>Alan Rudwick</u> Title: <u>Eliot N'hood Assn Land Use Chair</u>

Residential Demolition Permit Appeal Application for Permit # 15-189662-R5

FEE INFORMATION

Only the Recognized Organization(s) whose boundaries include the demolition site may request a waiver of the Appeal Fee collected for the City of Portland Hearings Office. *If the fee waiver is denied, the appealing party must submit the appeal fee to the Bureau within three business days of the denial or the appeal will be rejected.*

Are you requesting a fee waiver? YES: NO:

If NO please provide payment to the City of Portland for \$1,318.00. If you are a Recognized Organization requesting a fee waiver, please complete the following information and sign below:

Organization Name: Eliot Neighborhood Association

Representative Name: Allan Rudwick

Position in Organization: Land Use Chair

Mailing Address: 228 NE Morris St, PDX 97212

Phone Number: 503 703 3910 Fax Number: _____

E-mail Address: arudwick@gmail.com

Signature: Allan Rudwick Date: 7/25/14

REQUIRED ATTACHMENTS

Copy of the letter sent to the property owner requesting a meeting to discuss alternatives to demolition. Include a copy of the certified or registered mail receipt(s).

Evidence of the property's significance to the neighborhood. 1900

Narrative describing the plan to save the structure. Musical Instrument Library

Pro-forma budget and evidence of funds on hand or a fund raising plan sufficient to meet the financial requirements of that budget.

If the "Representative Name" listed with the Office of Neighborhood Involvement does not match the "Representative Name" listed on this document, you must submit additional documentation indicating signing authority for the Recognized Organization(s).

Fee Waiver or payment to the City of Portland for \$1,318.00.

Failure to provide all of the above REQUIRED information will result in denial of your appeal request.

Appeals will be forwarded to the Code Hearings Officer and will be governed by the provisions in City Code Section 24.55.200(H) and Chapter 22.10. The appeal may be filed any time within the initial 35-day delay period. If the 35th day of the delay period ends on a weekend or a City holiday, it will automatically be extended until the next business day. The demolition permit may not be issued from the time the Bureau receives an appeal application and the fee or fee waiver, until the Code Hearings Officer has rendered a decision or the 60-day extension period has expired.

Elliot Neighborhood Association

Demolition Delay Appeal for 2405 N. Vancouver Ave.

The Elliot Neighborhood Association has been a recognized organization by the City of Portland Office of Neighborhood Involvement for many years. The property at 2405 N. Vancouver Ave. is within our recognized boundaries. Copied here is our entry in ONI's directory of neighborhood associations:

ONI Neighborhood Directory

Eliot Neighborhood Association NECN

General meeting time and location:

Second Monday of the month at 7pm

Legacy Emanuel Medical Center

Medical Office Building West

Conference Room

501 N. Graham St.

Portland, OR 97227

Board meeting time and location:

Second Monday of the month at 7pm

Legacy Emanuel Medical Center

Medical Office Building West

Conference Room

501 N. Graham St.

Portland, OR 97227

All correspondence to: eliot@necoalition.org; Elliot Neighborhood Association, c/o Northeast Coalition of Neighborhoods, 4815 NE 7th Ave, Portland, OR 97211 Web site: <http://www.eliotneighborhood.org>

Chair

Angela Kremer

1907 NE Rodney

Portland, OR 97212

H: (503) 284-9136

angelahkremer@gmail.com

Vice Chair

Alan Sanchez

H: (503) 288-4489

alansanchez@gmail.com

Secretary

Kristin Yates

Treasurer/Finance Committee Chair

Annie Rudwick

228 NE Morris

Portland, 97212

anniestemwedel@gmail.com

Land Use/Planning Committee Chair/Co-Chair

Allan Rudwick

H: (503) 703-3910

arudwick@gmail.com

Mike Warwick

535 NE Thompson St.

Portland, OR 97212

H: (503) 284-7010 W: (503) 417-7555

mike.warwick@pnl.gov

Public Safety/Crime Prev. Comm. Chair/Co-Chair

Kristin Yates

Certified Mail:
ATTN: LANE LOWRY
PRIVATE EQUITY GROUP LLC
10117 SE SUNNYSIDE RD #F707
CLACKAMAS OR 97015-7708

Personally Delivered to:
LANE LOWRY
2405 N VANCOUVER AVE.
PORTLAND, OR 97227

DATE: July 20, 2015

Mr Lowry,

Thank you for speaking with me briefly in person about your company's plans for the property located at 2405 N. Vancouver Ave.

At this time, I would like to request another meeting with you to discuss alternatives to demolition and the future of the Elliot neighborhood. I have been speaking with many community members from the Northeast Coalition of Neighborhoods as well as the Elliot Neighborhood Association about this property/issue – in addition to the people residing in the immediate vicinity of the property in question. PLEASE UNDERSTAND: We are unanimously OPPOSED to your company's plans for the property. All neighbors have given their signature on a petition.

The development of 2405 into a multi-unit apartment building is not wanted by the established community and is not considered to be an improvement on its current state. The historical significance of the century-old victorian house at 2405 N. Vancouver Ave. is an important aspect of the character and quality of the neighborhood. The existing structure is NOT a public hazard, nuisance or liability and is NOT subject to a demolition order from the City or an enforcement proceeding for demolition. The detached garage/studio is ideal for housing a non-profit organization who could utilize the space to hold events and create a place of learning within the community.

On behalf of the local Portlanders – I am asking you to stop the demolition so that the people of the surrounding area have a chance to decide what the future of their neighborhood should look like. It is only fair that we are directly involved regarding the conditions of our surroundings/home.

Your corporate structure may involve additional owners and/or subsidiaries. If this is the case, please extend our notification to them or immediately inform us of their identity. Thanks for your cooperation.

Please contact by email or phone to:

Judge D. Finklea
2316 N. Vancouver Ave. Portland OR 97227
jdfinklea@gmail.com 503 208 4616

Please notify community members through:
Allan Rudwick - Elliot Neighborhood Association
arudwick@gmail.com
&
Lokyee Au - Northeast Coalition of Neighborhoods
lokyee@necoalition.org

HOLLADAY PARK STA
 PORTLAND, Oregon
 972124039
 4067870012-0098
 07/20/2015 (800)275-8777 12:58:26 PM

Sales Receipt		
Product Description	Sale Unit Qty Price	Final Price
CLACKAMAS OR 97015-7708 Zone-1 First-Class Mail Letter 0.50 oz, Expected Delivery: Wed 07/22/15 Certified Mail USPS Certified Mail #: 7015092000093243069 Return Receipt Label #: 9590940301935120179731		\$0.49
		\$3.45
		\$2.80

Issue Postage: \$6.74

(Forever) Love: Forever Hearts PSA 35c (Ndn) Coastal Birds PSA	3	\$0.49	\$1.47
	3	\$0.35	\$1.05
Total:			\$9.26

PAID BY:
 Debit Card \$29.26
 Account #: XXXXXXXXXXXX9800
 Approval #: 553514
 Transaction #: 258
 23903400091
 Receipt #: 001321
 Debit Card Purchase \$9.26
 Cash Back \$20.00

For tracking or inquiries go to USPS.com or call 1-800-222-1811.

7015 0920 0000 9324 3069

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

CLACKAMAS OR 97015
OFFICIAL U.S. MAIL

Postage	\$ 13.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$16.25



Sent To: LANE LARRY PRIVATE EQUITY GROUP
 Street & Apt. No., or P.O. Box No. 10117 SE SUNNYSIDE RD. #F701
 City, State, ZIP+4 CLACKAMAS, OR 97015-7708
 PS Form 3800, July 2014 See Reverse for Instruction

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> S. Stamp <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>S. STAMP</u></p> <p>C. Date of Delivery <u>7/22/15</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to: <u>LANE LARRY PRIVATE EQUITY GROUP 10117 SE SUNNYSIDE RD CLACKAMAS, OR #F701 97015-7708</u></p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
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Eliot Neighborhood Association
Demolition Delay Appeal for 2405 N. Vancouver Ave.

Evidence of the property's significance to the neighborhood:

Before this evidence is submitted - It is important to ask: Why does the burden of proof fall on established communities to prove the significance of their built environment rather than the developer to prove the value/significance of their new "improvement" plans for our neighborhoods? What does the apartment complex proposed for 2405 N. Vancouver ADD to our neighborhood aside from increased population?

Portland has long been a place where people can see the value of slightly old or used things - It is a source of pride that we lead the sustainability movement by thinking about our environment in more holistic terms. It is part of the social fabric of Portland to reuse rather than replace and to recognize that craftsmanship is an important feature of our local culture. The people of Portland are makers - independent and skilled. They are willing and able to support the creative use of our city space in a way that benefits all people. It is our civic duty to continue this concept of treating our local ecology with respect and to maintain a low-impact on the environment. It should be preserved in order to continue a legacy of respect for the hardworking people that created these neighborhoods from empty land.

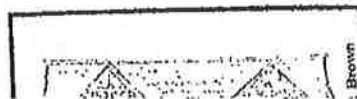
This house is significant based on its age, style, quality, character, and history of ownership. Details of the property are shown below:

Description from the Albina Inventory:

2405

Old#: 501, Lot#: 13 Blk#: 35 Plat: Albina, Style: Italianate-Vernacular Victorian Cottage, Yr. Bld.: 1889, Bldr: Alex McRae, 1st Ownr: Alex McRae, 2nd Ownr: Harriet Newcomb.

This fine small home appears intact under its skin of vinyl siding. A secondary structure (garage/small carriage house) has survived on the property as well. Alexander McRae was one of two brothers who were active building homes on speculation in the Boise & Eliot neighborhoods. These working-class carpenters were quite skilled in their work as apparent in the known surviving houses they built. A very similar house he built stands in Boise at 3548 N Albina (1890). L. C. Mickles, an African-American Pullman porter, lived here for many years since the early 1940s.



The house is important to local neighbors both for the presence that it carries as a representation of the past - acting as a reminder of our architectural history - and for its potential to be useful for the needs of contemporary culture. It acts as a through-line, uniting people with those residents of the past and their struggles and triumphs in this place. 126 years of experiences are contained in its walls and settled in its yard. We are talking about a home from **The Gilded Age** which was built before most of the territories in the Western U.S. were given statehood! A horse and cart would have been used by its first residents who knew nothing about the impending Spanish-American War or the battle of Wounded Knee. The Wright Brothers had not yet constructed a working airplane when this house was built. Don't we have a responsibility to preserve a home which has served its neighborhood so well for all these years?



The house currently on the land was built in 1889 by the hand of a skilled joiner named Alexander McRae. It represents a style and scale of home consistent with the history of the neighborhood and other nearby historic homes. The proposed demolition of the house/detached garage also touches on the core of neighbors concerns over the drastic decline of redeemable housing stock that has occurred through demolitions over the last two years in Portland. It reinforces a sense of loss of our precious history and of more affordable housing and neighborhood character. Local people have been forced to address these issues due to the city's inability or unwillingness to act on these concerns in a timely manner. The laws in place do not seem to protect the very thing that makes our city great.

Nearby neighbors along with the Dekeyser family are interested in saving the home at 2405 N. Vancouver Ave. from demolition. This interest stems from the fact that the existing structure is sound and can continue to be useful as it has been since 1889 and because the home also has great potential for renovation while maintaining its existing and unique character.

The attached petition highlights these and other salient points of this appeal, as well as demonstrates the level of importance this house has to local neighbors.

Additionally, neighbors are upset that the planned replacement of the home with an ill-fitting structure that does not conform to the setback and scale of the historic homes in the Elliot neighborhood will adversely impact the livability of the neighborhood. Neighbors are also opposed to the new development of the lot which will result in the destruction of the large Cherry, Walnut, Linden and Redwood trees that are highly valued by the residents of Flint Ave. as well as Vancouver Ave. and provide habitat for birds and other wildlife.



(Linden tree which is under threat - Note that it is on the city's green strip and yet the developer is putting pressure on Urban Forestry to have it removed)

Timeline for occupancy at 2405 N. Vancouver Ave:

1889 - Alexander McRae was the first owner of the home.

1921 - Mr. Walter Hayes owned the residence, then also listed as a single story home.

1935-1940 - It was owned by Cecil A. Shaw, a white male. The value of the residence was listed at \$795. His wife, Olive M. Shaw, white female, was the only other occupant of the home. They were 56 and 59 years of age, respectively. Cecil had graduated high school, but Olive had only completed seventh grade. Cecil worked at a lumber mill feeding logs to the big saws, likely down near the Albina docks. Olive kept house. Cecil had worked 42 weeks in 1939 and had earned \$1328 on the year.

What this information reveals is the eclectic and diverse world that this property was part of that existed before WWII, before Vanport was wiped out. This house and one other Victorian home from 1900 (2316 N. Vancouver Ave) are all that is left on this block. They are the only remaining clues to the history of the neighborhood and its historical significance. The rest has been long since eradicated.

Given its location it is undoubtedly important. Where the Urban League building is today there was once a significant school. The Sanborn Maps show the Williams Ave Public School on the corner of N. Williams St. & N. Russell St. The Eliot neighborhood is one of the oldest remaining parts of modern day Portland and the houses that have survived are fine examples of our history. Eliot was once the center of Albina and deserves to be preserved for that reason alone.

The attached map shows the state of the Eliot Neighborhood in 1901.

219

226

RUSSELL

218

220

PAGE

GANTENBEIN

FLINT

VANCOUVER

WILLIAMS

234

245

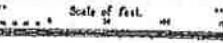
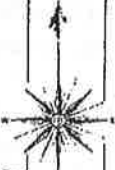
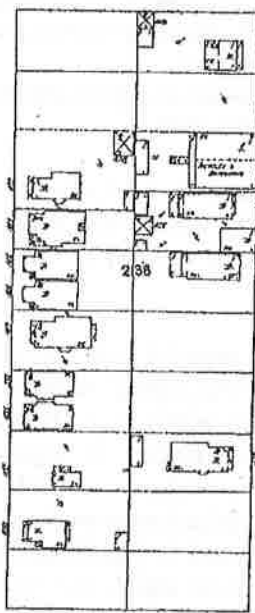
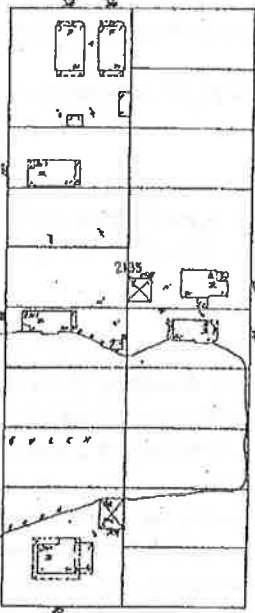
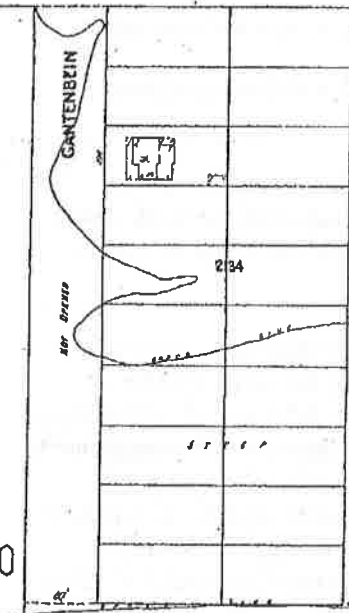
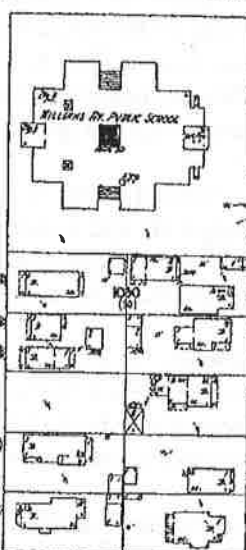
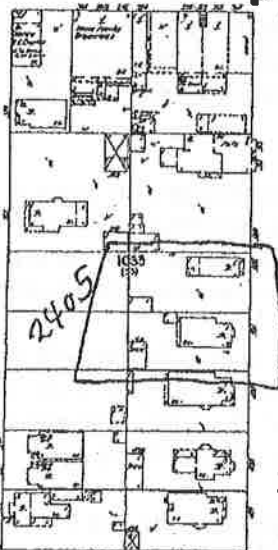
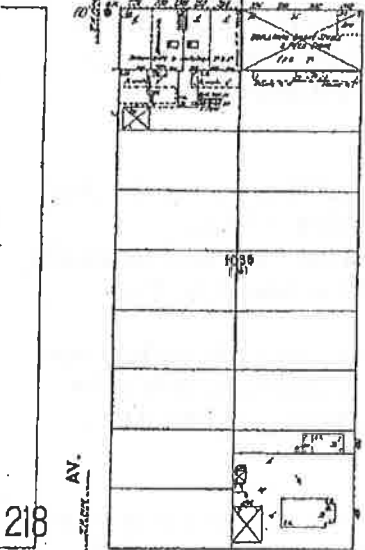
236

214

TILLAMOOK

215

Scale of feet



Eliot Neighborhood Association

Demolition Delay Appeal for 2405 N. Vancouver Ave.

Narrative describing the plan to save the structure:

The Eliot Neighborhood Association exists to support and represent residents in a co-operative nature on issues of significant concern as part of its purpose. After talking with the neighborhood - Judge D. Finklea (residing at 2316 N. Vancouver Ave.) approached the ENA to address concerns in saving an existing house/trees at 2405 N. Vancouver Ave. The ENA board is acting on that responsibility by submitting this appeal.

The current plans submitted by Private Equity Group LLC (Lane Lowry) and Myhre Group Architects are absolutely unacceptable and represent an irresponsible and arbitrary evaluation of our neighborhoods, the house's historical significance and its value to local residents. The Eliot community would instead like to promote the adaptive re-use of the 1889 home at 2405 N. Vancouver Ave.

The residents of Eliot hope to investigate all options for saving the structure (along with the large trees on the property) during a formal hearing with city officials. There are many options available to the developer and the community besides simple demolition and replacement. We hereby present those viable options for a realistic and responsible solution to this issue.

1. Buying the property from Private Equity Group LLC in order to keep both structures in place and to use them to create a Musical Instrument Library for the surrounding community. The project will be independently funded by committed private investor - John Dekeyser.
2. Asking the developer to consider renovation rather than demolition.
3. Convince the developer/Myhre architects to redesign their plans in order to save the large, native trees on the property.
4. Donating the existing structures to the non-profit organization listed below and relocating them to the property described.

The first option listed here is the primary goal of this appeal as well as to serve as an example of intelligent, sustainable use of older single family homes which still have tremendous value. However, all of the above options will be considered by the Eliot N.A. Our plans are laid out in the following paragraphs:

The primary plan to save the structures at 2405 N. Vancouver Ave. is for interested and committed neighbors/investors to purchase the home from the developer (Private Equity Group LLC) The purchase of the home, which can be completed within the 60-day demolition delay period, will realize the goal of saving the structure. Once purchased, interior and exterior maintenance will be completed to bring the home to a condition in which it is ready for use. Because the home is in relatively good condition, with well-functioning mechanical systems, maintenance requirements are limited. A private investor (John Dekeyser) for the Musical Instrument Library has committed funding sufficient to purchase the home and complete the minor maintenance. The established Library/Organization will be dedicated to preservation of the structures as well as service to the community. The group funding the purchase and preservation of 2405 N. Vancouver Ave may form a limited liability corporation (LLC) for that purpose, or may otherwise make contractual arrangements amongst themselves regarding the funding of the plan. Use of the structures by the non-profit Musical Instrument Library would realize the goals of the neighbors and the ENA of preserving the character and livability of the neighborhood.

Proposed Library:

The Musical Instrument Library would exist to provide and promote access to music for all members of the community. It would aim to serve as a meeting place for young and old, to inspire and encourage community through love and exploration of music. It would function similar to the highly successful and ever expanding Tool libraries of the North & Northeast Portland. The Library would be run by volunteers, take instruments by donation, lend instruments to Portland residents as well as host events such as performances, community sessions, and classes for all ages.

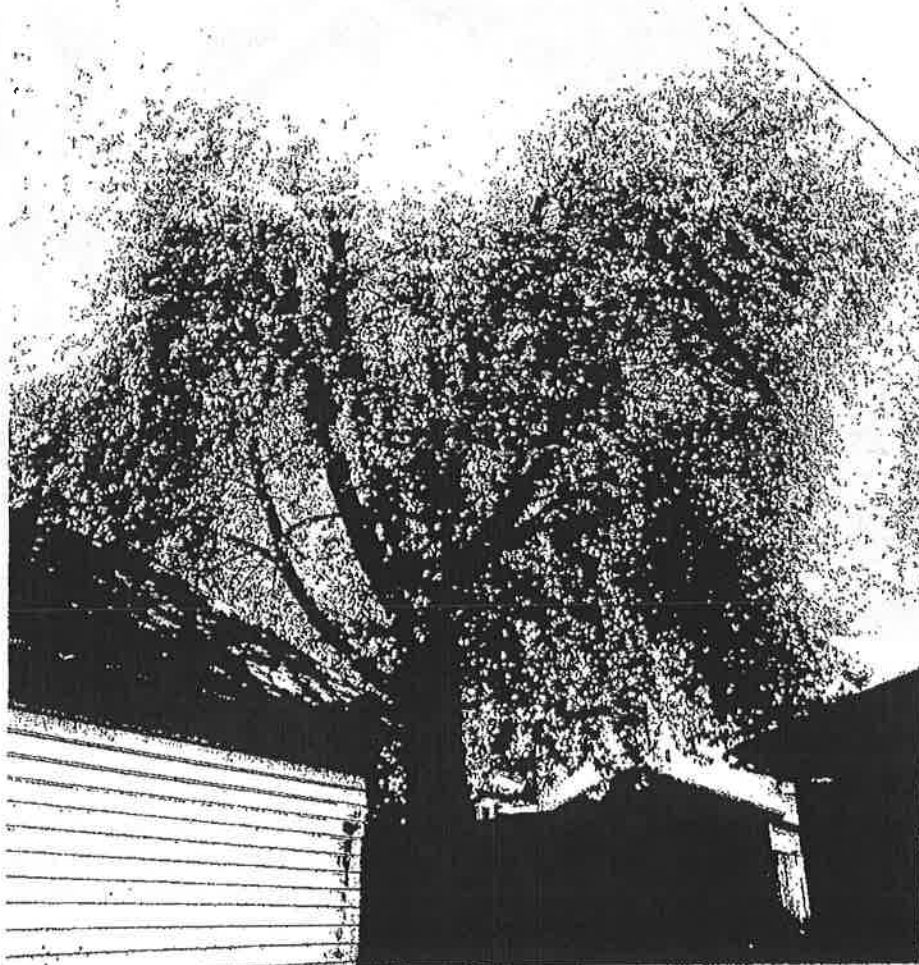
The well built and attractive detached studio space on the property at 2405 N. Vancouver Ave. is ideal for setting up a common area for the community to gather and learn. The large open structure could serve as both a storage space for available instruments as well as a studio for practice. The structure also has a separate meter already installed to provide for the energy needs of the Library.



"I would like to lead a children's music & movement class which involves imaginative play lead by story-songs, involving percussive instruments for children to dance and play along, and colorful use of improvised props/costumes. This class would integrate basic musical concepts like pitch/tone/rhythm."
Lindsay Dekeyser – *Musical Instrument Library Creator/Manager.*

NW Native Trees:

There are many trees on the property at 2405 N. Vancouver Ave. which are scheduled to be cut down by the developer. One of these trees (Cherry) is eligible for Heritage Tree status due to its age and size. The other large walnut tree serves both as a food source for local and migratory animals as well as an important environmental element for the neighboring home-owners. The trees provide shade as well as clean air for the local residents and enhance the livability of the area. It is the understanding of most Portland residents that the city is committed to preserving our precious green space. An application has been included with this appeal for submission to Portland Parks and Recreation as a nomination for the cherry tree to gain Heritage status.



Relocation of the Structures to Oregon City:

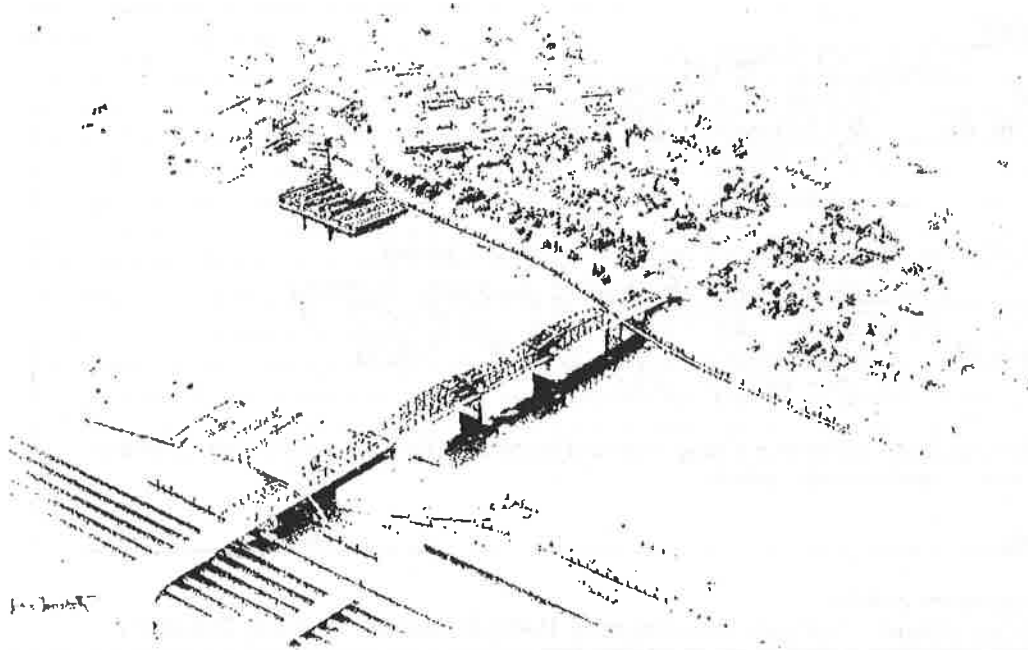
A member of the neighborhood has come forward in the interest of providing a solution to saving the structures on the property through relocation.

Patrick Garrison is actively involved in 2 non-profit organizations - both of which are able to receive a large donation of one or two structures and place them at the following address:

19766 S. Lyons Rd.
Oregon City, Oregon 97045

The Blue Max Aviation Society is highly interested in this historic home. If they are allowed by the developer to proceed, they will be responsible for relocating the house including all of the costs incurred in the process. A 15-day feasibility analysis will be carried out once the plan is approved by the city of Portland. The driveway on the property could serve as a staging area for the equipment needed to move the house. The relocation of the home, which can be completed within the 60-day demolition delay period, will also realize the goal of saving the structure.

Emmert International can provide a detailed quote about the costs and specific concerns associated with moving the house. They specialize in engineering and logistics, providing people with the best service and most advanced equipment in the industry. Since 1964, they've been designing, engineering, and manufacturing the heavy-haul and rigging equipment used to perform many of the most massive and complex projects in the world.





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

HERITAGE TREE NOMINATION FORM

- Nominations are accepted year round and reviewed on May 1 each year.
- Attachments may also be submitted, including photos and additional text.
- Anyone may nominate a tree for the Heritage Tree program, however, nominations for trees on private property must include the consent and signature of the property owner.

Tree Information
Date: <u>July 20, 2015</u>
Tree species (botanic or common name):
Number of trees: <u>1</u>
Tree Address: Where is the tree located: <input type="checkbox"/> Between the curb and sidewalk (right of way) <input type="checkbox"/> Park or other public property <input checked="" type="checkbox"/> Private property <input type="checkbox"/> Other
Tree size: Height (approximate): <u>75-85 FT</u> Crown (measure from one edge to opposite edge): <u>60 FT</u> Circumference (distance around the trunk 4.5 ft. from ground): <u>11 FT</u>
Approximate age: <u>80-90 years</u>
Condition: <u>HEALTHY - Good, strong</u>
Historical facts:
Noteworthy features: <input checked="" type="checkbox"/> Beauty <input checked="" type="checkbox"/> Shade <input checked="" type="checkbox"/> Size <input type="checkbox"/> Kind <input type="checkbox"/> History

Nominator
Name: <u>Judge D. Finkler</u>
Address: <u>2316 N. VANCOUVER Ave.</u>
City, State, Zip: <u>PORTLAND OR 97227</u>
Phone: <u>503 208 4616</u>
Email: <u>jdinkler@gmail.com</u>

Property Owner (this section not required for public trees)
Name: <u>PRIVATE Equity Group LLC - LANE LARRY</u>
Address: <u>1017 SE SUNNYSIDE Rd # F707</u>
City, State, Zip: <u>CLACKAMAS OR 97015-7708</u>
Phone: <u>760-464-2286</u>
Email: <u>-</u>
Consent: I understand that my tree is being nominated for Heritage Tree status and give my consent to proceed forward in the nomination process.
Signature: _____ Date: _____

Submit nominations to:
 PP&R Urban Forestry, Heritage Tree Program, 10910 N. Denver, Portland, OR 97217
angie.disalvo@portlandoregon.gov 503-823-4489

Eliot Neighborhood Association

Demolition Delay Appeal for 2405 N. Vancouver Ave.

Pro-forma budget and evidence of funds on hand for direct purchase of the property:

The Eliot Neighborhood Association is not in the business of buying and selling real estate.

The pro-forma budget to keep the structures intact at 2405 N. Vancouver Ave. is shown in Table 1 below. The purchase price of the home by the developer is stated as \$551,000 on 08/18/2014 according to the PortlandMaps website. The budget in Table 1 is based on this estimated purchase price. Total liquid funds required for purchasing, performing maintenance, and converting the garage studio into a facility appropriate to house a Musical Instrument Library and artists learning space amount to \$628,560. As described above, the purchase of the home is achievable within the 60-day demolition delay period. The intent and objective of re-using the home to create a space for a non-profit Musical Instrument Library is expected to occur within six months of the purchase.

The neighbors below have committed to participate in the plan and attest to collectively having available liquid assets sufficient to realize the plan.

Committed Investors:

1. John Dekeyser - 5534 NE Simpson St. (Primary)
2. Patrick Garrison - Blue Max Aviation Society of Oregon - 19766 S. Lyons Rd
2. Judge D. Finklea - 2316 N. Vancouver Ave.
3. Sara Long - 623 NE Thompson St.

Elliot Neighborhood Association

Demolition Delay Appeal for 2405 N. Vancouver Ave.

Pro-forma budget and evidence of funds on hand for relocation of 2 structures:

The pro-forma budget to move the structures at 2405 N. Vancouver Ave. is shown in Table 2 below. The purchase price of the property by the developer is stated as \$551,000 on 08/18/2014 according to the PortlandMaps website. The budget in Table 2 is based on an estimation from previous examples of house relocation in Portland. Total liquid funds required to relocate is \$84,050.00. As described above, the relocation of the home is achievable within the 60-day demolition delay period. The objective of moving the home to a property in Oregon City (19766 S. Lyons Rd.) is seen as a last resort by the residents of Elliot, but is up for consideration.

The neighbors below have committed to participate in the plan and attest to collectively having available liquid assets sufficient to realize the plan.

Committed Investors:

1. Patrick Garrison - Blue Max Aviation Society of Oregon - 19766 S. Lyons Rd. (Primary)
2. John Dekeyser - 5534 NE Simpson St.
3. Judge D. Finklea - 2316 N. Vancouver Ave.
4. Sara Long - 623 NE Thompson St.

Table 2 -- Pro Forma Budget Plan for the relocation of 2 structures at 2405 N. Vancouver Ave.

Line Item	Amount	Status / Notes
Emmert's International Costs:		
1	\$2,500.00	Estimated
2	\$1,150.00	
3	\$5,000.00	
4	\$2,000.00	
5	\$35,000.00	
Transportation / City-Incurred Costs:		
5	\$10,000.00	
6	\$2,000.00	
7	\$7,550.00	
8	\$19,550.00	Available and committed
House Maintenance/Repairs:		
9	\$2,000.00	
10	\$4,500	
11	\$4,000	
12	\$2,850	
13	\$12,350	
14	\$5,500.00	
	\$17,850.00	
14	\$84,050.00	Available and committed

Eliot Neighborhood Association
Demolition Delay Appeal for 2405 N. Vancouver Ave.

Procedural Violations by the Developer - Private Equity Group LLC (Lane Lowry):

The following residents with adjoining properties were NOT notified about the impending demolition plans and were given no advanced legal notice of the plans for the property.

- Ex Novo - 2326 N. Flint Ave. - Sattie Clark and Eric Kastor - Building Owners
- 2404 Flint Ave. - Susan and Tripp Hardin - Homeowners
- 2304 Flint Ave. - Chris and Pattie Gardner - Building Owners

Special Cases for Consideration:

Two home-owners in particular will stand to have a significant impact on their living situation and immediate environment. These examples are included to show the drastic changes which are planned for long-standing residents of the Eliot community.

2416 Flint St. - Carl Simington

Carl and his family have lived at 2416 for over 60 years and are valued members of the community. If the plans for a 5-story apartment building are allowed to move forward - his home will be completely blocked from the sun during many hours of the day and his basic right to fresh air will be greatly impeded. The proposed structure will create a heat trap directly behind his house causing problems for both properties. As long-standing residents, Carl and his family deserve a better living situation than the proposed complex will afford them. The city of Portland has a certain duty to protect its residents whom have spent their lives contributing to a concept of place and community. Carl Simington is a respected elder of the neighborhood, who has seen many changes during his time in Portland, and who has many great ideas about the future of our city. His voice should be heard by those wishing to make drastic changes to his beloved home. Carl and his family are especially susceptible to the dangerous situation which will arise from the demolition of the house without proper asbestos and lead paint abatement.

2404 Flint St. - Susan and Tripp Harden

Susan and Tripp face a similar fate to Carl if the proposed complex is allowed to begin construction. Their basic human right to light and air will be greatly affected creating a poor living situation for them and their building residents. It is unfair and disrespectful to impose such a situation on the home-owners of Flint Ave. especially after so many years of community involvement and local economic support. They are also especially susceptible to the dangerous situation which will arise from the demolition of the house without proper asbestos and lead paint disposal.

OPPOSITION TO DEMOLITION, TREE RAZING, AND PLANNED NEW CONSTRUCTION

AT

2405 N. Vancouver Ave.

A demolition permit request for 2405 N. Vancouver Ave. was filed on June 22, 2015. We, the undersigned residents of N. Vancouver Avenue, Page St. and Flint Ave. oppose the demolition and new construction of the 54-Unit Apartment Complex that is planned to be built. We request that Private Equity Group LLC (Lane Lowry) schedule a meeting with concerned neighbors and officers of the Eliot Neighborhood Association and the NECN as soon as possible and work cooperatively and in good faith to address the issues listed below with the currently planned demolition and redevelopment.

We object to the planned demolition and new complex for the following reasons:

• **Massive Size and Scale:**

The house currently on the site is a classic example of a one-story Italianate-Vernacular Victorian Cottage from that era. Its set-back design creates a feeling of space and familiarity - a reminder of our collective history and of the value of skilled craftsmanship. This house is a shining example of the style and spirit of early Portland. The new apartment complex that is planned for this property will not be compatible with the neighborhood due to its enormous size and height - blocking sunlight and air flow for close neighbors - looming over the street/residents and dividing the community that exists already.

• **Destruction of a Historic Home:**

The house at 2405 N. Vancouver Ave. was built in 1889 by the hands of a skilled joiner named Alexander McRae. This makes it 126 years old. - far older than anyone alive in Portland today. It is our belief that the city has an obligation to preserve structures like this one as examples of our cultural and architectural heritage. It is our duty to honor the efforts and skilled practices of the craftsmen and community pioneers of 19th century Portland. The house is likely to be of great interest to the Architectural Heritage Center. Preservation does not mean being frozen in time. New isn't inherently "bad," nor is old inherently "good." But we believe a vintage building shouldn't be demolished without careful consideration of its architectural, environmental, and cultural value, or without exploring possibilities for re-use. We also believe that in-fill construction should be compatible with the character, style, and scale of traditional neighborhoods.

• **Availability of Parking and Increased Traffic on Vancouver Ave:**

The residents and business-owners of the surrounding area are already concerned about the parking situation, especially when events at MODA Center occur. There is very little space for those of us that already live and work here. The area has also seen a dramatic increase in car traffic and as a major thoroughfare for access to Interstate 5. Cramming more people along Vancouver Ave. will only serve to increase car traffic and delay everyone - creating undesirable daily hassles for people trying to get out of the city and clogging up Portland's neighborhoods. Additionally, the current plans for the property by the developer only allow for 15 parking spaces for 54 units. This leaves most residents to search for already limited street parking.

• **Destruction of NW Native Trees / Habitat:**

In order to accommodate the plan, the construction will require the removal of the Cherry, Walnut, and Redwood trees which are much loved in the neighborhood for their shade and beauty. As Portland aims to increase its green infrastructure, it would be terrible to lose such incredible features of our urban canopy. Based on its age and height, it is likely that one of these trees would qualify as a Heritage Tree in the City of Portland. Furthermore, these trees serve as habitat and food sources for a variety of native and migratory animals which are critically dependent on the already limited resources. The number of birds in the Eliot neighborhood has seen a steady decline in the past many years. It is our responsibility to help these species thrive by preserving their only space for living.

• **Declining Neighborhood Affordability/Livability:**

We want our neighborhood to continue to provide a housing opportunity for young families as well as low-income people. We need affordable housing, not soul-less micro apartments which isolate residents and destroy community. The development of Portland should go forward on a responsible, human scale - one which takes ideas from everyone about how we can truly improve the lives of ALL residents.

• **Demolition Health Risk:**

The demolition of this old home with typical methods is sure to risk exposing the neighborhood to toxins and pollutants, including lead and asbestos, if not properly abated. The laws give the developer free reign to irresponsibly remove and dispose of these very harmful chemicals/materials - without any consideration of those around the project. It is absolutely unacceptable to put the health and safety of Portland's residents on the line, while giving the developers priority to make money.

• **Deviation from Sustainable Practices:**

"The greenest house is an existing house." Demolition of an existing house is a waste of precious resources including old-growth lumber. In a city such as Portland, our neighborhoods should value the natural resources that went into the construction of these 100+ year old houses and prevent these resources from being sent to a landfill. People want to live in these wonderful neighborhoods in Portland such as ours for the very fabric of the community that is knit together with this characteristic and charm-filled housing stock. The increased height, bulk and scale of this planned apartment complex will have an adverse effect on the human ecology of our neighborhood.

We request that if Private Equity Group (Lane Lowry) wants to provide improved housing on this lot, they/he should reconsider the demolition and adapt the existing structure to provide a home that fits within the size, scale and style of this neighborhood while preserving the environmental benefits of the trees and community.

Petition to stop the Demolition at 2405 N. Vancouver Ave.
(signatures of residents immediately surrounding the site)

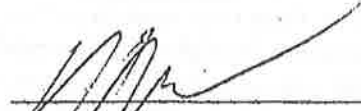
NAME / ADDRESS

SIGNATURE

DATE

Nic Wolf

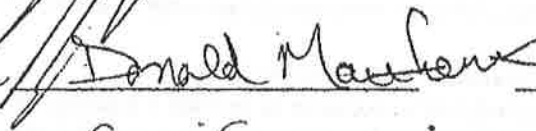
2316 N Vancouver Ave



7/18/2015

Donald Matthews

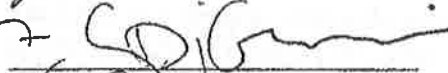
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7/18/2015

Sandra Di Giovanni

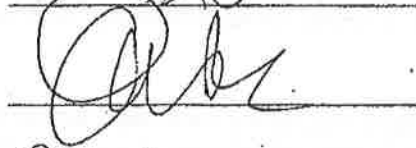
230 N Page St, 97227



7/18/2015

Andy Phillips

2404 N Vancouver Ave



7/18/2015

B Woods

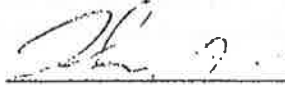
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7/18/2015

T. Loer

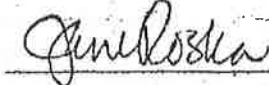
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7/19/2015

Jane Roska

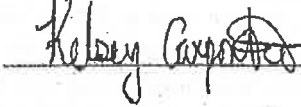
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7/18/2015

Kelsey Carpenter

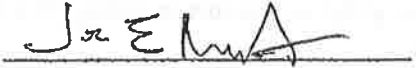
2424 N. Vancouver Ave



7/19/15

JOSE MONTALVO

2424 N Vancouver Apt. 2



7-18-15

Sandra Saunders

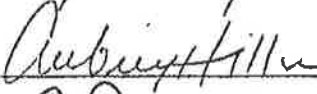
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7-18-15

Aubrey Hillman

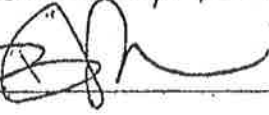
2316 N. Vancouver Ave.



7-18-2015

2249 N. WILLIAMS

BRAD



7/18/18

MARY NEMITZ

2329 N. WILLIAMS



7/18/2015

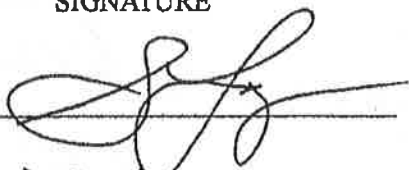
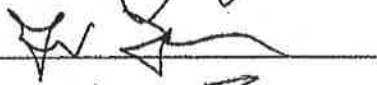
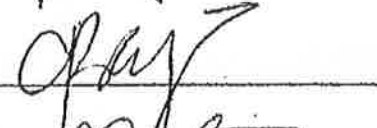
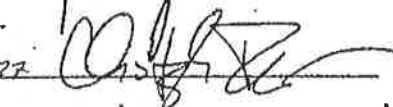
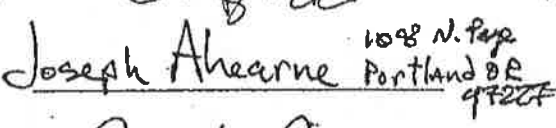
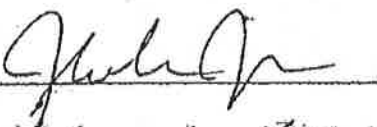
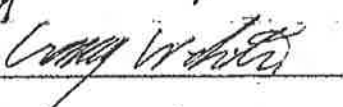

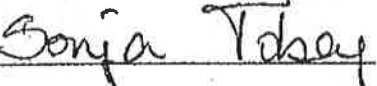
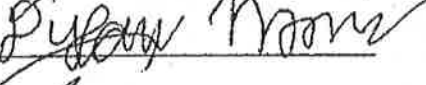


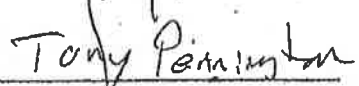

Carl Simington

2416 N. Flint Ave



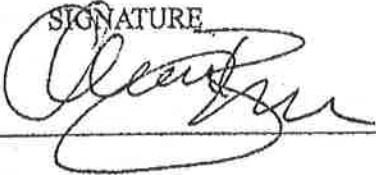



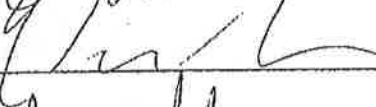
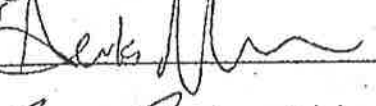
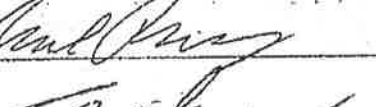

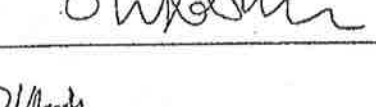
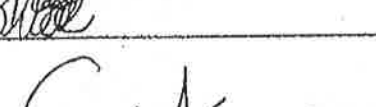


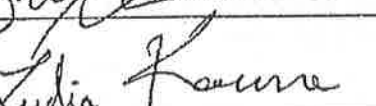
7/18/2015

Petition to stop the Demolition at 2405 N. Vancouver Ave.
(signatures of residents immediately surrounding the site)

NAME / ADDRESS	SIGNATURE	DATE
Sara Long / 623 NE Thompson		7/19/15
Tim Long / 623 NE Thompson		7/19/15
Courtney Pray / 2404 N. Vancouver #4 PORT OR		7/19/15
Christina / 108 N. Payne St. #4 Portland OR 97227		7/20/15
Joseph Ahearne / 108 N. Payne Portland OR 97227		7/20/15
Juliet James / 110 N. Payne St Portland 97227		7/20/15
Craig Webster / 2505 E 29th Portland/Vancouver 97261		7/20/15
Delores Krumm		7/20/2015
SONJA TOBEY		7/20/2015
Dylan Moore		7/20/15
ERIC LONGSAFF		7/20/15
GREG STETER		7/22/15
Tony Pennington / 2318 N. Vancouver Ave		7/23/15
Judge D. Finkler / 2316 N. Vancouver Ave		7/23/15

3/5

Petition to stop the Demolition at 2405 N. Vancouver Ave.
(signatures of residents immediately surrounding the site)

NAME / ADDRESS	SIGNATURE	DATE
Alanna Buck 2404 N. Vancouver		7.21.15
Mary Ann Chapman 2404 N. Vancouver		7/21/15
Angela Nash 2404 N. Vancouver		7/22/15
JAMES SMAT 2404 N Van.		7/22/15
Cesar Morales 2404 N Vancouver Ave		7/22/15
Annika Mortensen 2404 N. Vancouver		7/22/15
David Fleming 2404 N Vancouver		7/22/15
Jaclyn Allison 2404 N Vancouver		7/22/15
Nito Rivas 2404 N Vancouver		7/22/15
Brian Woods 2404 N Vancouver Ave		7/22/15
Emille C Knudsen (building industry prof.)		7/22/15
Alex Mertz 2404 N Vancouver Ave		7/22/15
Sally Spaderna 2841 NE Rodney Ave		7/23/15
Zydia Kauru	Zydia Kauru	7.23.15

4/5

Petition to stop the Demolition at 2405 N. Vancouver Ave.
(signatures of residents immediately surrounding the site)

NAME/ADDRESS	SIGNATURE	DATE
2316 N. VANCOUVER AVE. FREYA FLAVELL	<i>[Signature]</i>	07/22/15
CAROL ANGELOFF 2500 N Williams Ave #110	<i>[Signature]</i>	7/22/15
1300 JACQUES LAPOINTE NE 181st #51	<i>[Signature]</i>	7/22/15
MICHAEL KOERNER 2328 N. WILLIAMS AVE PORTLAND, OR 97227	<i>[Signature]</i>	7/23/15
Nichol Novasid 68 NE Stanton Apt E For Hand, OR 97212	<i>[Signature]</i>	7/23/15
Mike Muzik Abeams cycles 108 N Page Street	<i>[Signature]</i>	7-23-15
Neil Callaghan 2424 N. Vancouver Ave Portland	<i>[Signature]</i>	7-25-15
Akomi Bessel Apt 7 2424 N. Vancouver Ave Portland	<i>[Signature]</i>	7-25-15
Tisa Pickering Apt 1 2424 N Vancouver Ave PDX	<i>[Signature]</i>	7/25/15
Lee Arends-Demings 2424 N Vancouver Ave #1 Portland	<i>[Signature]</i>	7/25/2015
Steve Self 226 N Page St	<i>[Signature]</i>	7/25/15
ALAIN MUKENDI	<i>[Signature]</i>	7-23-15
Emily Myers	<i>[Signature]</i>	7-23-15
Stoycho Kostadinov	<i>[Signature]</i>	7-24-15
Sean Rawls	<i>[Signature]</i>	7-24-15

Petition to stop the Demolition at 2405 N. Vancouver Ave.
 (signatures of residents immediately surrounding the site)

NAME / ADDRESS	SIGNATURE	DATE
Patricia Gunnison 2237 N Vancouver		7-26-2015
Nathan Gelbard 2268 N. Vancouver		7-26-2015
Tonya Elizabeth 2268 N. Vancouver		7-26-2015
Rosa Gomez 24 NE Thompson		7-26-2015
Edward Murphy MIKE WARWICK		7-26-2015
535 NE THOMPSON ST		7/26/2015
Susana Bailey 535 NE Thompson		7/26/2015
Susana Hardin 2404 N Flint #5		7-25-15
ANDREA CRAWFORD 2404 N. FLINT #2		7/25/15
CHRIS OLIVER 2404 N. FLINT #2		7/25/15
SHARLIE COFFEY 2404 N FLINT #1		7-25-15
Eric Cox 2404 N FLINT #7		7-25-15
Robert Kerr 2404 N FLINT #1		7/25/15
Leah Cabeler 2404 N Flint #3		7/25/15
Tyler Bice 2404 N. Flint #4		7-25-15
Patricia Gardner 2304 N. Flint		7/25/15

Elliot Neighborhood Association
Demolition Delay Appeal for 2405 N. Vancouver Ave.

Letter from Emilie Knudsen to the developer (Lane Lowry):

July 23rd, 2015

To : Owner/Developer of 2405 N Vancouver Ave. From : Concerned neighbor

I recently was notified of your plans to demolish and develop the existing buildings at 2405 N Vancouver Ave. This property is directly parallel to the building I have been living in for the past year. When I heard that yet another turn-of-the-century home(s) was to be demo'd and replaced by some modern Myhre Group apartment complex and right outside my window, I wasn't shocked. I was, however, disturbed at the blatant disregard to your neighbors and surrounding community that is constantly devalued by condo developers.

As an employee at a reputable general contracting company here in Portland, I am familiar with the goals of developers. Let's face it, Portland is a gold mine for outfits like yours especially when the homes you own have a property as prime as that which faces my bedroom window. However, the impact on those in my building, this neighborhood, and the Portland community as a whole is devastating. Not necessarily this development itself, but those firms that capitalize on pushing out the lower-income demographics who may not be able to afford these brand new soulless structures. Mind you, blocking the sunset I find solace in each day after a long day of work and class. As Portland becomes increasingly expensive and populated by wealthy Silicon Valley types and trust fund "hippies", those who are struggling to make ends meet while in college are being pushed deeper to the east and eventually out of the city we love so much (and work to preserve).

I get it, you see the opportunity to get 52 apartments filled with wealthy imports, exchange students with disposable income, college kids with deep pockets and despite the inevitable pushback, the green creates tunnel vision. Not the kind of green aware and realized natives value and try to preserve, but the kind of green that perpetuates greed while causing misfortune to others with less opportunity. And you don't even have to swing a hammer or get your hands dirty!

Keep in mind, I make an OK amount of money and still sit at the poverty line. If my rent goes up because of the new development your firm is initiating, to put it bluntly, I'm screwed. I don't have a car; I ride my bike. I'm a student and I work full time. The only other option to be able to access school and work and without commuting an hour and two buses to where rent is affordable is to live in a crumbling home crowded with other struggling Portlanders affected by greedy developers. There are single parents in my building who need these apartments to stay affordable in order to have a safe and convenient place for their children to thrive.

Not to mention the excavation involved with a sub-grade parking garage! Vancouver ave. is absurdly busy as it is but by creating even more 4-wheel traffic on an extremely bike-focused route is just insane. There is not room on this block for 52 more apartments. I'm aware that your plans have been submitted but its never too late to re-evaluate your decision to vastly affect the neighborhood that thrives on community, cycling, fair rent in an extremely tough financial climate, urban unification, and a feeling of being away from the "decay of Portland". Ground has not been broken yet.

Please reconsider. There are plenty of lots which developing would help a community and 2405 N Vancouver is not one of them.

Remember, there are still shootings in this neighborhood. Building condos on top of Skid Row in downtown Los Angeles proved that polishing a turd isn't worth making our quality of life a cash crop. Our gratitude is unparalleled to cash in your pocket.

Your neighbor(s)
Emilie Knudsen

T:



PORTLAND
SEATTLE

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620-4507-9754

Elliot Neighborhood Association
Demolition Delay Appeal for 2405 N. Vancouver Ave.

Concerns about improper procedures during the planned demolition:

The issue of asbestos and lead abatement in Portland's Historic homes is one which still needs to be dealt with before more demolitions are allowed to happen. This is a serious public health issue which should be a priority in the city's urban planning departments.

Description from the Environmental Protection Agency:

Since 1978 the Environmental Protection Agency (EPA) has banned the use of many asbestos products. Today, asbestos is most commonly found in older buildings; in pipe and furnace insulation materials, asbestos shingles, millboard, textured paints and other coating materials, and floor tiles. Elevated concentrations of airborne asbestos can occur after asbestos-containing materials are disturbed by brushing, cutting, sanding or other remodeling activities. Improper attempts to clean or remove these materials can release harmful asbestos fibers into the air.

Asbestos is a mineral fiber that has been commonly used in a variety of building construction materials for insulation, and as a fire-retardant. The National Emission Standards for Hazardous Air Pollutants (NESHAP) has defined "asbestos-containing materials," or ACMs, as products that contain more than 1 percent asbestos by weight. Asbestos can cause Mesothelioma, Asbestosis, and lung cancer.

The developer Private Equity Group LLC (Lane Lowry) has not provided nearby residents with any information whatsoever regarding the handling and proper disposal of the asbestos, lead paint or other harmful materials which are present in the house at 2405 N. Vancouver. They are simply avoiding the issue, while quietly making plans to allow the surrounding residents to be exposed to the harmful dust and other free matter resulting from the demolition. Judge D. Finklea has contacted the DEQ on behalf of local residents and the Elliot Neighborhood association so that a proper inspection can take place before the developers are allowed to proceed with their plans. This appeal seeks to bring to light the unfortunate practice of developers risking the health of residents for their own profit. Under the current system for asbestos regulation, enforcement doesn't kick in until after construction workers and neighbors are exposed. This is simply not good enough.

Ex-novo is a non profit organization/ brewery which attracts many people to the area. It sits directly SW of 2405. Is it ok for the developer to risk the health of these people as well? Absolutely not. Considerations must be made to dispose of the material in a proper manner so that the people of Portland feel comfortable with the air quality in their immediate environment. They should not feel threatened by this process of proposed "improvement" to our neighborhood.

The following is an excerpt from the DEQ representative:

"Asbestos needs to be removed from every structure prior to demolition. If the material is not removed prior to demolition, the responsible parties could be subject to significant penalties. Currently, an asbestos survey is not required prior to demolition; however, this will change on January 1st, 2016, when Senate Bill 705 is introduced that will enable DEQ to require an asbestos survey of every residence prior to demolition."

Judge D. Finklea, acting on behalf of Elliot N.A. and the residents of Vancouver Ave., Flint Ave., and Page St. and Russell St. hereby requests that the developer provides a copy of the asbestos/lead report to every household/business surrounding the property so that they can be notified of potential health risks. Each and every person has the right to know what they are being exposed to during the demolition process.

Fact Sheet

Asbestos Information You Need Before Demolishing a Building

The Department of Environmental Quality, known as DEQ, and Lane Regional Air Protection Agency, known as LRAPA, have specific rules regarding the handling, removal and disposal of asbestos-containing materials, commonly referred to as ACM. DEQ and LRAPA regulate ACM abatement to prevent asbestos fiber release and exposure.

Asbestos fibers are a respiratory hazard proven to cause lung cancer, mesothelioma, and asbestosis. Asbestos is a danger to public health and a hazardous air pollutant for which there is no known safe level of exposure.

Before any public or private facility is demolished, all ACM must be properly abated. Abatement includes handle, remove, dispose, repair, salvage, enclosure or encapsulation of any ACM.

DEQ requires an asbestos survey be performed by an accredited inspector to determine the presence of ACM in or on a structure prior to any demolition activities. A copy of the asbestos survey is required to be onsite during all demolition activities. Asbestos hazard consultants and many of the asbestos abatement contractors can provide this service. A factsheet is available specific to the asbestos survey requirement.

In general, there are two types of ACMs:

- **Friable ACM** will easily release asbestos fibers when crushed. Only DEQ licensed asbestos abatement contractors and certified asbestos workers can handle, remove and dispose of friable ACM. DEQ has specific training courses available that meet these certification needs. A list of DEQ licensed asbestos abatement contractors and training provider information is available online: <http://www.deq.state.or.us/aa/asbestos>

Examples of friable ACM include, but are not limited to: sheet vinyl flooring, insulation on pipes, ductwork and boilers, fireproofing, ceiling texture and panel products, and soundproofing.

- **Nonfriable ACM** has a binder that holds the asbestos fibers within a solid matrix so asbestos fibers will not easily release unless mishandled, damaged, or in badly worn or weathered condition. You do not need to be

a DEQ licensed asbestos abatement contractor or a certified asbestos worker to perform nonfriable asbestos abatement. However, the nonfriable materials must remain in nonfriable condition and predominantly whole pieces during the removal and disposal process.

Examples of nonfriable ACM include, but are not limited to: vinyl floor tile, asbestos-containing water pipe, and cement siding, roofing or paneling, also known as transite.

If you remove nonfriable ACM, follow the instructions in the DEQ nonfriable guidance documents. In addition, an ASN 6 nonfriable project notification and fee are required to be submitted to the DEQ Business Office five days prior to the start date of the project.

Nonfriable asbestos-containing waste material, referred to as nonfriable ACWM, must be kept adequately wet during abatement. DEQ recommends packaging the nonfriable ACWM in leak-tight containers. The ACWM must be disposed of at a landfill permitted to accept asbestos waste and should be accompanied by an ASN 4 waste shipment report at the time of disposal.

Contact the landfill prior to delivering the nonfriable ACWM. Landfills can be more stringent than DEQ and may only accept ACWM by appointment.

If you disturb or mishandle ACM and cause the public or the environment to be potentially exposed to asbestos fibers, you can be liable for clean-up costs and an enforcement action for rule violations. An enforcement action may include a civil penalty assessment.

Copies of nonfriable guidance documents, factsheets, ASN forms, lists and other information is available online: <http://www.deq.state.or.us/aa/asbestos>

Alternative Formats

Alternative formats of this document can be made available. Contact DEQ's Office of Communications & Outreach for more information at 503-229-5696.



State of Oregon
Department of
Environmental
Quality

Asbestos Program
www.oregon.gov

Contact Information:

Clackamas, Clatsop, Columbia, Multnomah, Tillamook and Washington Counties, call the Northwest Region – Portland Office at 503-229-5982, 503-229-5364 or 800-452-4011.

Benton, Lincoln, Linn, Marion, Polk and Yamhill Counties, call the Western Region – Salem Office at 503-378-5086 or 800-349-7677.

Jackson, Josephine and Eastern Douglas Counties, call the Western Region – Medford Office at 541-776-6107 or 877-823-3216.

Coos, Curry and Western Douglas Counties, call the Western Region – Coos Bay Office at 541-269-2721, ext. 222.

Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman and Wasco Counties, call the Eastern Region – Bend Office at 541-633-2019 or 866-863-6668.

Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, Wallowa and Wheeler Counties, call the Eastern Region – Pendleton Office at 541-278-4626 or 800-304-3513.

Lane County, call the Lane Regional Air Protection Agency at 541-736-1056.

Last Updated: 2/3/14
By: Dottie Boyd

Elliot Neighborhood Association
Demolition Delay Appeal for 2405 N. Vancouver Ave.

Notes on Community Interaction, Affordable Housing and the History of Albina:

At this stage, it is important to note that many of the types of developments which are invading Portland neighborhoods are those which serve to segregate the community in place. Cities around the U.S. have been dealing with a variety of problems stemming from the process of gentrification.

American cities, and their communities, have become more racially diverse in the last 10 years. However, there is a phenomenon known as "diversity segregation" emerging as a central challenge in burgeoning mixed-income, mixed-race neighborhoods. In diversity segregation, racially and economically disparate people live next to each other, but not alongside each other. So-called "diverse" communities often remain internally segregated because meaningful interactions across income and class have failed to materialize. As long as such divides exist, the benefits of mixed-income communities won't be equitably felt.

Political and economic exclusion within mixed-income, mixed-race areas is affecting communities in profound ways. For example, longtime residents who remain amid the gentrification have experienced political and cultural displacement as more affluent newcomers take over civic associations and institutional leadership positions. With this power, newcomers are able to push their community improvement priorities, which sometimes differ from those of long-term residents. Such power shifts often lead to resentment. With businesses catering to the more affluent, longtime residents can be made to feel unwelcome in their own community. Some long-term residents report feeling like strangers in their own neighborhood, making it more likely that, regardless of housing pressures, they will move elsewhere.

We must ask ourselves - **How does the project planned for 2405 N. Vancouver Ave. approach this issue?** Does it provide affordable housing for the current residents of Elliot instead of displacing them? The developers plans show no sensitivity to this growing problem and impose a set of assumed values and standards on current residents. Their plans contribute to the proliferation of the problems described here and do not allow for the opportunity for a stronger and more resilient community.

Portland city officials must go beyond affordable housing efforts and stimulate meaningful social interactions among new and long-term residents to weave a new social fabric of integration in these vibrant, transitioning neighborhoods. We need policies that help bring residents of mixed-income, mixed-race communities together across racial, ethnic and income lines.

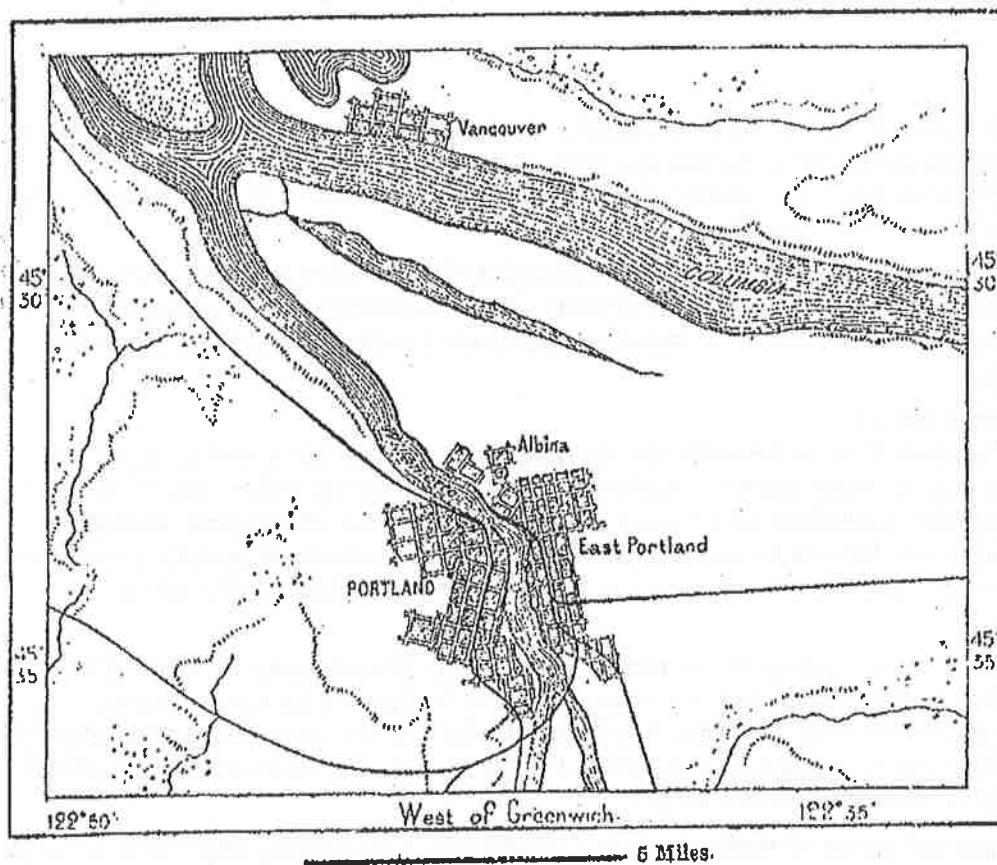
First, neutral spaces such as libraries, parks, community centers, schools, and other gathering places, that represent diverse neighborhood interests and preferences should be created with the goal of facilitating social interactions across race and class.

We argue that city officials, developers, policymakers, advocates, business owners and residents should support the goal of "equitable development." We define equitable development as the creation and maintenance of economically and socially diverse communities that are stable over the long term, through means that generate a minimum of transition costs that fall unfairly on lower income residents. While public and non-profit officials may easily support such an idea, the business community should support it as well. Without equitable development, the long-term prospects of a neighborhood, or the metropolitan area in which it is set, can diminish greatly.

Too frequently officials, developers and advocates suggest that gentrification is "good," or "bad," or "necessary," or simply "the market at work." The challenge for city, private sector and neighborhood leaders, and for policy makers at the regional and national levels is to recognize the complexity of this process, to strive to manage the circumstances to promote equitable development, and to seek to take actions early to ease or eliminate adverse consequences that do emerge. In this way, broader economic revitalization efforts will have a greater chance of success, a greater chance of the broad community support that is so often essential to their effectiveness, and will provide more comprehensive benefits for neighborhood residents.

Fig. 202.—PORTLAND, OREGON.

Scale 1 : 225,000.



Map of Portland, Oregon in 1889, when the House at 2405 N. Vancouver was built.

Elliot Neighborhood Association

Demolition Delay Appeal for 2405 N. Vancouver Ave.

Notes on Gentrification from the Centers for Disease Control and Prevention (CDC):

The issue of gentrification has historically included a strong racial component—lower income African American residents are replaced by higher income white residents. In fact, in most (but not all) gentrifying neighborhoods examined in the case studies, minority households (African American as well as Latino) have predominated in recent decades, and some argue that this residential segregation occurs with the tacit support of public and private sector institutions and traditions. As a result, an influx of higher income households inevitably will put pressure primarily on historically minority communities.

Definitions:

Gentrification is often defined as the transformation of neighborhoods from low value to high value. This change has the potential to cause displacement of long-time residents and businesses. Displacement happens when long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes.

Gentrification is a housing, economic, and health issue that affects a community's history and culture and reduces social capital. It often shifts a neighborhood's characteristics (e.g., racial/ethnic composition and household income) by adding new stores and resources in previously run-down neighborhoods.

Causes of Gentrification:

The causes of gentrification are debatable. Some literature suggests that it is caused by social and cultural factors such as family structure, rapid job growth, lack of housing, traffic congestion, and public-sector policies. Gentrification can occur on a small or large scale. For example, individual newcomers can slowly populate an area because of renovations. Conversely, large-scale redevelopment and the accompanying regeneration can cause an immediate shift in neighborhood residents.

Health Effects:

Where people live, work, and play has an impact on their health. Several factors create disparities in a community's health. Examples include socioeconomic status, land use/the built environment, race/ethnicity, and environmental injustice. In addition, displacement has many health implications that contribute to disparities among special populations, including the poor, women, children, the elderly, and members of racial/ethnic minority groups.

These special populations are at increased risk for the negative consequences of gentrification. Studies indicate that vulnerable populations typically have shorter life expectancy; higher cancer rates; more birth defects; greater infant mortality; and higher incidence of asthma, diabetes, and cardiovascular disease. In addition, increasing evidence shows that these populations have an unequal share of residential exposure to hazardous substances such as lead paint.