



Christopher Mattaliano  
General Director

5/26/15

Chair André Baugh  
Portland Planning and Sustainability Commission  
1900 SW 4<sup>th</sup> Ave.  
Second Floor, Room 2500A  
Portland, OR 97201

RE: Southeast Quadrant Plan

Chair Baugh and Honorable Members of the Planning and Sustainability Commission (PCS),

On behalf of Portland Opera, I want to express the general support of Portland Opera for the Southeast Quadrant Plan. The plan clearly represents the thoughtful work of a wide range of property owners, residents, and other stakeholders, as well as the BPS project team. The goals that the city has identified in the TriMet PMLR conceptual Design Report (February 18, 2010), which articulates that the City intends to "...enhance the connections and collaborations between higher education institutions, workforce development providers and private sector partners..." are key to improving access to employment centers and community services, expanding business opportunities, facilitating job creation and spurring central city redevelopment.

Portland Opera is a longtime supporter of the transportation infrastructure investments adjacent to its property at 211 SE Caruthers as well as the concept of the Innovation Quadrant that developed over years of work by Metro, TriMet, and the City of Portland. Our Chief Operating Officer, Valeria Ramirez, has participated in both the Portland-Milwaukie Light Rail Citizens Advisory Committee and the Southeast Quadrant Stakeholders Advisory Committee over the last eight years. We have actively partnered with TriMet and the Portland Bureau of Transportation on a number of property issues related to the realignment of Water Avenue as well as the bridge and OMSI station impacts. It is important to continue to strengthen relationships as we move forward toward a common goal. As a result of the City's good work, the Portland Opera management and Board are well informed about both the future planning challenges and opportunities and we look forward to next steps.

As an employer of 550 – the full time equivalent of 85 employees – Portland Opera embraces the goals the PSC has articulated, including the focus of leveraging public and private investments to improve access to employment centers with an eye toward cultural, recreational, and educational resources that

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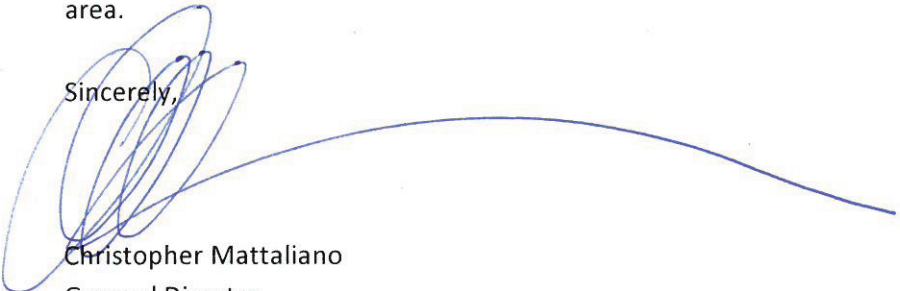
the Innovation Quadrant possesses. We look forward to working with the City, other property owners and institutions, and other stakeholders to refine the Innovation Quadrant vision moving forward.

We are also aware that zoning changes will be necessary to achieve the best use of this unique but relatively small area. For this reason, Portland Opera supports changing the zoning within a one-half mile radius of the OMSI station area to EX. While there will be some necessary exceptions to this, we believe that maximum flexibility is required to achieve the promise of this unique area of the east bank.

Changes in the OMSI station area are already evident. The relatively isolated area is now experiencing a new level of activity, which brings new security concerns. Activating the station area at night is of particular concern to Portland Opera. Most of our opera rehearsals occur in the evenings. And, as we explore new ways to make the Hampton Opera Center a destination, it is essential that our patrons and employees feel safe in the station area. Portland Opera asks that the City addresses both life and safety property issues as it considers the long-term development of the OMSI station area.

This year, Portland Opera celebrates its 50<sup>th</sup> Anniversary. As we look to our future, we also give thanks for the special place adjacent to the Tillicum Crossing that we call home. Portland Opera hopes that the PCS continue to focus on the potential of the OMSI Station/ Portland Opera area with the February 2010 TriMet assessment that further states, "The bridge can influence the aesthetics and urban design of this station, as well as the South Waterfront Station, so that both sides of the river are visually connected to each other and to the rest of the Innovation Quadrant." We look forward to our continued partnership with the City as we actualize PCS's vision by building on the Southeast Quadrant's tradition of innovation, creativity, and diverse employment that enhances the quality of life for the Portland-Metro area.

Sincerely,



Christopher Mattaliano  
General Director  
Portland Opera

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