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Sent: Friday, October 23, 2015 4:59 PM

To: Planning and Sustainability Commission

Subject: PSC Employment Zones Testimony

To the members of the Planning and Sustainability Commission,

I represent the owners of a warehouse at 3430 SE 20th Avenue. Recently I received a notice in the mail of the proposed zoning change for this address to "prime industrial". I went online and read up on the subject, and I am writing now to voice my complaint. May I say first of all, this notice is very late in coming to the affected property owners. I would expect several months of notice at a minimum for such a dramatic change.

I won't even debate whether it is a good idea for the city to take steps to preserve industrial jobs. That discussion appears to be over in Portland, although reasonable people will still differ on the merits of the argument.

However, I think it is foolish to reserve such vast swaths of Portland's land area to industrial purposes. I was shocked by what I saw on the map. The proposed area to be protected with the "Prime Industrial" designation is far out of proportion to importance of the goal of preserving industrial jobs. I notice that you propose to designate most of Portland's waterfront along both the Willamette and Columbia Rivers. Is that wise? Do you not think that there are better uses for this land which might be found? You are placing these large sections of Portland in a zoning straitjacket which will deter enterprise and job creation for many years, until the rule is lifted.

Secondly, it's a mistake to protect any close-in land at all for industrial purposes. In my own lifetime, I remember when the south waterfront and large stretches of Macadam Blvd. through the John's Landing area, were primarily industrial. Those areas have changed entirely to office, retail and residential. Why? Because office, retail and residential are much higher uses, and as Portland grew, the demand for those uses became strong. The creation of the South Waterfront was enormously positive for Portland economically. It attracts the people whom we want to attract to create growth. It would never have happened if "Prime Industrial" zoning had been in place. As Portland continues to grow and prosper, it will see additional demands for close-in residential, which could be satisfied by any of the areas close-in on the east side and near the Brooklyn Rail Yards which you propose to designate Prime Industrial.

Thirdly, the new Orange Max line passes right through the Brooklyn Rail Yards. There are two stops in the area which is now proposed for "Prime Industrial". This is a small area, close to Reed College and other leafy neighborhoods, with one of the better high schools in Portland (Cleveland High School) close by, which is ideally suited to residential. Thanks to the Orange Line, new residents to the area would be able to commute into downtown Portland in a matter of minutes. It violates all common sense, not to mention sustainability in creating a community where people live close to their work, to take steps to protect industry here. I find it hard to

believe that many industrial jobs are protected anyhow. The warehouse which we own provides employment for two people. The northern end of this zone, close to Powell Blvd and Cleveland High, and before the tracks widen out into a real rail yard, are absolutely not suited for Prime Industrial.

In summary, I find the scope of these zoning changes to be an absurd over-reach on the part of the PSC, and I implore you to reconsider. We have made huge investments in infrastructure and public transit to create a live/work city. We have been very successful and have created a vibrant city with a national reputation. These proposed changes take us in the opposite direction, especially with regard to the close-in neighborhoods on the east side of the Willamette and the around the Brooklyn Rail Yards.

Thank you.

Sincerely Yours,

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