

EAST SIDE PLATING, INC.

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Mindy Brooks

City of Portland

Bureau of Planning and Sustainability

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July 26, 2016

RE: REDUCTION IN BUILDING HEIGHT CC 2035 CONCERNS

Dear Mindy,

We understand you are considering a proposal to limit allowable building heights for selective properties in the central eastside in order to preserve a view of Mount Hood from the Salmon Street Springs. We are writing today to oppose that consideration and request our concerns be included in the testimony information being collected before the Bureau of Planning and Sustainability.

We own a 20,000 square foot property between 2nd and 3rd on Main Street. Its legal description is East Portland Block 53 lots 1,2,7,8. The property includes 15,000 ft² of building and some employee parking spaces. We have occupied the facility since 1979 and purchased it in 1995. It is our understanding that the property could be developed under the existing zoning to include a building of up to 175 feet tall. The consideration before the commission would be to limit the building height to 40 feet according to the maps we have seen. We oppose this height reduction proposal due to reduction in property values, apparent lack of consideration of job growth and economic development, and the unfairness of a selected group of property owners bearing the harsh consequences of preserving a view.

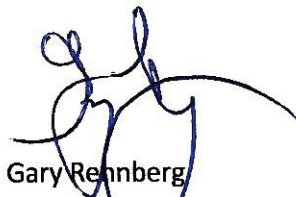
First of all, a reduction in the allowable building height would reduce the value of our property by a third according to some appraisal feedback we have received. With regular inquiries being received by developers in the central eastside area, they indicate our property is worth \$100/ft. A 30% reduction in a \$2M property is a direct impact to us of \$600,000. This height limitation might be legally concluded to be a "taking" and require consideration paid to adversely impacted property owners. Our little slice

of the pie appears to be only 3 or 4 percent of the affected property area. Is the city prepared to pay impacted property owners the \$15 to \$20 million dollars of reduced property value this proposal results in?


Secondly, reducing the height of buildings in the central eastside area does not align with the increased population and job growth accommodation our city requires in its forecasts. The central eastside is a close in economic force for the city. Restricting building height also restricts the potential for employment to grow in this area. Do not eliminate the potential for companies to grow their work forces by restricting building height. We have five buildings in south east Portland and employ 130 people. We serve manufactures in the northwest that are highly regarded due to the high "jobs multiple" manufacturing jobs are responsible for generating. Please regard our potential to grow jobs instead of limiting our building height.

Thirdly, it does not seem fair for a select group of property owners to be discriminated against to realize a view to Mount Hood. Our firm has a part of the central eastside for the past 70 years. We can appreciate a desire to see Mount Hood. The view is stunning and dramatic. We just don't feel like it is fair to restrict long term property owners that are invested in the central eastside to suffer in order to provide the benefit of a view from the river front.

Thank you for including our concerns.



Gary Rennberg
President



Tim Lamb
Vice-President