

EDY, MORTON & EDY, LLC

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PLANNING & SUSTAINABILITY

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August 4, 2016

Planning and Sustainability Commission
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100, Portland, OR 97201

RE: Central City 2035 Plan

To Whom It May Concern:

My name is Sara Edy, and I'm with Edy, Morton & Edy, LLC, which owns the Italian Gardener's & Rancher's Association building at 1305 SE MLK Blvd here in Portland.

We are opposed to the proposal to reduce the allowed building height in the Central Eastside to preserve a view of Mt. Hood from the Salmon Springs fountain area. I would like to address two reasons that we are opposed.

First, this proposal could result in a loss in development potential and our ability to realize the value of our property. There are no current maximum height limits for the property. The proposal would restrict the maximum building height on half of our property to 45 feet. The other half would be restricted to 200 feet. Properties to the North and South of us would not be similarly restricted, affecting how our property could be

developed to work with the rest of the neighborhood. This proposal could drastically impact the value of our property.

This is a complex issue, with complex ramifications for property owners. This leads to a second reason we are opposed to the proposal, which is that we have not had an opportunity to assess the full impact of the proposed taking, or our options in response to it, because of the late nature of this change to the Central City 2035 Plan. The Bureau of Planning and Sustainability has been working on the Plan with input from various parties, including the Central Eastside Industrial Council, since 2010, and this proposal was not a part of it. In fact, we did not receive any notice of it until July 5, 2016. To introduce something this late in the game, that has such a major impact on property owners and businesses in the Central Eastside, is objectionable.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sara Edy".

Sara Edy