

May 27, 2015

Via Email

The Honorable Mayor Charlie Hales
City of Portland
1221 SW 4th Avenue, Room 340
Portland, OR 97204

Dear Mayor Hales:

ESCO Corporation is proud to call Northwest Portland the home of our global headquarters. We have worked very hard to be good neighbors and active corporate citizens. After 102 years in Portland, we are committed to this City and our fellow community members, which is why ESCO is asking to be included in the 2035 Comprehensive Plan process.

After 35 years, it is both timely and appropriate for the City to update a document planning for its future growth, needs and strength. Portland's 2035 comprehensive planning parallels work we are doing at ESCO to prepare for the future. We are currently assessing the company's operations globally to position us for long-term sustainability and this includes our Portland foundry operations.

We understand the sound urban planning and design reasons for the City's past and proposed changes surrounding our Main Plant property and we are asking that the City do what it has done with other property owners: Plan ahead with us.

Under the City's current zoning plan, ESCO's Main Plant (Plant 1), located along the northern frontage of NW Vaughn Street, is already situated amongst a mosaic of office, restaurant, retail and housing uses. The 2035 Comprehensive Plan update proposes to rezone all of the properties immediately south of ESCO with a mixed use urban center or mixed use neighborhood zone.

These areas were originally intended to serve as a buffer between the residential areas and the industrial sanctuary. That buffer has not held, so ESCO is specifically requesting the City rezone and re-designate the Main Plant and its adjacent parcels by either extending the mixed use urban center designation across Vaughn Street or rezoning and re-designating the property as General Employment/EG, which already exists along the southern edge of the ESCO site and could simply be expanded to encompass the entire site.

Either of these changes would serve a number of purposes. First, it would allow the Main Plant to continue its operations as an allowed industrial use for the foreseeable future. At the same time, if conditions ultimately change, it will also allow the evolution of the site for a variety of other appropriate uses which will help create a new, effective buffer to better preserve the needs of both the residential neighborhood to the south of Vaughn and the industrial neighbors to the north.

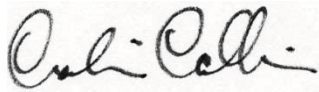


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ESCO's history is rooted in this city. At the same time, as we engage in our own long-term planning process, it is critical to have an appropriate level of flexibility for future uses. Portland's 2035 Comprehensive Plan presents the opportunity to engage in a process that is open, collaborative and most efficient for our company, the City and all community members.

We look forward to working together with the City to accomplish these important planning objectives. I welcome any opportunity to visit with you to discuss these matters with you and the innovative work we are doing in Portland and around the world to remain a leading-edge company in our markets. ESCO has a tremendous story, and we look forward to growing it with your assistance.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Calvin Collins". The signature is written in a cursive style and is positioned above the printed name and title.

Calvin Collins
President and CEO

Cc: Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman
Jackie Dingfelder, Senior Policy Director, Office of Mayor
Susan Anderson, Director of Planning & Sustainability, Portland Bureau of Planning & Sustainability
Patrick Quinton, Executive Director, Portland Development Commission