

October 26, 2015

Portland Planning and Sustainability Commission
Employment Zone Testimony
1900 SW 4th Ave., Suite 7100
Portland, OR 97201

Re: Proposed Prime Industrial Land zoning overlay

Affected Property: 13585 NE Whitaker Way, Portland, OR 97130

Please do NOT add the "I" overlay to our property! We particularly object to prohibiting self-storage but question the benefit to the people of Portland from any of the proposed changes.

Why?: "Why are these changes proposed?" is one of the headings in the "NOTICE" sent to property owners. There are no answers presented in the NOTICE, only that the City is updating its Comprehensive Plan. Nothing in the notices provided have presented a case for the proposed changes. The only thing that I have found is "...in order to preserve Portland's limited supply of prime industrial land for industrial use." So, please tell us why this is important, particularly for spaces that are already built upon.

Background: My wife and I used equity from our self-built residence to make the down payment for this property in 1993. We bought it for our small consulting business that had outgrown rental office space in Corbett and for convenience to employee residences and nearby services. We worked hard to make the business a success and sold it to employees in 2008. But we still own the property and lease it to the present owners as part of our retirement income.

Prudent property ownership demands considering the risks involved, particularly loss of a valued tenant and a vacant building. It will happen. And always, in the back of our minds, the possibility of renting the space for storage (RVs, collector cars, personal or business property, etc.) has been our fall-back plan if a better tenant is not forthcoming. There needs to be some income to pay property taxes, utilities, and keep the building secure. Removing the self-storage option through this new overlay could put us in a significant financial bind.

Role of Government: I am generally a supporter of government, but government should serve the people, including property owners, and I question the true need for this new

overlay. When I look at the planned restrictions on allowed uses (self storage, parks, open areas, and outdoor entertainment venues), it looks to me like the restrictions are all relatively low-tax-revenue types of uses. This makes me very suspicious of the true motives of the proposed action. Is it for the good of the citizens of Portland or is it to increase tax revenue? We should not be making land use rules just for the benefit of government revenue. And please don't use the banner of "jobs" or "employment" for adding these restrictions. Employment in Portland is pretty good already, without the proposed zoning changes. While not having any actual statistics, I would venture the opinion that job density on land zoned industrial is lower than on many other zone types.

It is my opinion that, in general, the goal of society and laws should be that benefits and burdens to citizens go together.

If the presently-allowed uses are actually implemented by more owners, I maintain that they also create a relatively small burden on the services of the City. I doubt that self-storage units have a frequent need for police or fire services, they do not need much water supplied or sewage treatment service, and they do not put a significant traffic load on the serving streets. They certainly don't create a need for schools or social services. If anything, the proposed overlay will increase the need for government services.

I also suggest that self-storage is not a large fraction of the space in Portland and never will be. It is a valuable service for citizens, but it will always be market-limited.

Conclusions: We believe that the proposed changes would result in diminished value of our property, a "taking" for which we should be financially compensated if the proposals are implemented. Please, DO NOT make the zone changes!

David and Penny Rossman
d.b.a.: Claverack, LLC
P.O. Box 69
Corbett, OR 97019

Zone Change Presentation, October 27, 2015

Please do NOT add the "I" overlay to our property! We particularly object to prohibiting self-storage but question the benefit to the people of Portland from any of the proposed changes.

One of the headings in the "NOTICE" sent to property owners is "Why are these changes proposed?" Well, there are no answers presented in the NOTICE, only that the City is updating its Comprehensive Plan. The only thing that I have found is "...in order to preserve Portland's limited supply of prime industrial land for industrial use." So far, you have failed to present a case for the proposed restrictions. Please, tell us why this is important to the CITIZENS of Portland, particularly for spaces that are already built upon.

My wife and I used equity from our self-built residence to make the down payment on our property in 1993 for our small consulting company. We sold the business in 2008 but we still own the property and lease it to the present owners as part of our retirement income.

Prudent property ownership demands considering the risks involved, particularly loss of a valued tenant and a vacant building. It will happen. In the back of our minds, the possibility of renting the space for storage (RVs, collector cars, personal or business property, etc.) has always been our fall-back plan if a better tenant is not forthcoming. There needs to be some income to pay property taxes, utilities, and keep the building secure. Removing the self-storage option through this new overlay could put us in a significant financial bind.

While my wife and I are generally supportive of good governance and are not into conspiracies, we are disturbed by this proposal. We suspect that it is "all about the money". It appears that the true motive here is to prohibit uses that generate less tax revenue than more employee-intensive ones. To us, that is not a good enough reason. The proposed prohibited uses are also ones that would put little stress on City-provided services.

We believe that the proposed changes would result in diminished value of our property, a "taking" for which we should be financially compensated if the proposals are implemented. Please, DO NOT make the zone changes!

David and Penny Rossman, Claverack, LLP, P.O. Box 69, Corbett, OR 97019