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August 9, 2016

To: Planning and Sustainability Commissioners

From: Kalberer Company

CC: Susan Anderson, Joe Zehnder, Eric Engstrom, Bill Cunningham, BPS

Subject: CC2035 – Scenic Resources Protection Plan

Kalberer Company opposes the planned change in zoning for our properties located at 100 SE Salmon, 119 SE Main and 135 SE Main in the Central Eastside Industrial Area. The current staff recommendation would change the allowable height limit today from no height limit to a maximum of only 40 feet in efforts to protect the views of Mt. Hood from the west side through the Salmon Springs Corridor. Our property contains a full block parcel and is currently home to Stumptown Coffee Roasters and other building tenants.

Understanding that the protection of the City's scenic corridors and views are essential for a vibrant and healthy city, staff's recommendation of the prohibition of heights along this section of the Central Eastside to protect the view of Mt. Hood from the lowest west side viewpoint in Tom McCall Waterfront Park is essentially a taking and in our opinion is in conflict with the envisioned future growth and density under the Comprehensive Plan update for the 2035 planning process. In fact, this recommendation is in conflict with the Bureau of Planning and Sustainability's own Central City Scenic Resources Protection Plan recommendations contained within the February 2016 draft report. In this report, staff's recommendation was that although Salmon Springs is the most used viewpoint in the Governor Tom McCall Waterfront Park and offers a view of Mt Hood today, the economic and jobs impact of limiting the height in this area outweigh protecting the view long term of Mt. Hood. The recommendation was to focus attention on the viewpoint priorities of the Willamette River, Hawthorne Bridge, and the Central Eastside skyline; **and not to protect the view of Mt Hood.** We support this original recommendation.

The impact of the decision to protect the view of Mt. Hood along this scenic corridor by prohibiting height in the Central Eastside was to be weighed as an Economic, Social, Environmental and Energy (ESEE) study under State Goal 5 with a thorough impact analysis on each and every property. This ESEE study and impact analysis was never conducted. Also because this is a legislative process, under State Goal One, jurisdictions

must involve citizens in the legislative processes. No one from the Central Eastside has been involved in this process. We need to be involved and given more time to conduct and understand the ESEE impacts to meet this goal.

Under these new height restrictions, the specific economic impact and property value reduction for our property has not been determined at this point, but it is significant along with the loss of jobs. This alone is another reason to slow down this process and not make decisions hastily. We only received notice of these staff recommendations in late July, AFTER the Portland City Council adopted the final Central City 2035 SE Quadrant recommendations and these height changes were not included in this final draft. We agree with the Central Eastside Industrial Council's recommendations that since these code change recommendations of green/eco roofs, reduction of height limits have not had a fair and complete review and hearing, that the public record on these issues remain open after August 9th and until after the BPS Commission workshops this fall.

Future infill development in this district is critical for the City for meet its goals for 2035. Rather than dramatic change in zoning, we recommend and support no changes to the current height limits but work to develop specific design guidelines that address the real concerns of scenic corridor and compatible future infill development. These design guidelines can address setbacks, building materials, compatibility and other design issues that ensure that concerns and impacts to the view corridor can be addressed and mitigated to meet the Central Eastside and City goals into the future.

Thank you for your consideration in this important matter.



Patrick Gortmaker
President
Kalberer Company