



PORTLAND BUSINESS ALLIANCE

Leading the way

June 8, 2010

The Honorable Sam Adams
City of Portland
1221 SW Fourth Ave., Room 340
Portland, OR 97204

Dear Mayor Adams,

The Portland Business Alliance, a coalition of 1,300 small, medium and large businesses, would like to take this opportunity to encourage the City of Portland to support a mix of uses on West Hayden Island and continue the planning work towards creation of a plan district. The Alliance recognizes West Hayden Island as both an important regional economic opportunity and natural resource area, containing undeveloped open space in a location with habitat value.

In 1983, this 800-acre parcel was added to the region's urban growth boundary for marine industrial purposes and should at least be partially used as such. Annexing and zoning West Hayden Island in conjunction with other planning efforts associated with Hayden Island would help address the region's industrial land shortage and establish environmental resource protection levels. In addition, allowing some industrial development on a portion adequate to accommodate a viable marine facility (350-400 acres) would limit impacts on other parts of Portland as we work to create jobs within the city limits.

The Alliance is concerned that as the City of Portland loses jobs to the suburbs, this not only erodes the local tax base but also decreases close-to-home employment options for Portland's citizens. Per capita income in Portland is not keeping pace with other similar cities. In fact, we live in a community of declining wealth. We must make strategic decisions now to build a foundation for a healthy economy for our children. The Alliance believes that annexation of West Hayden Island is one such decision as it will grow our supply of industrial land and help to lay the foundation for growing living wage jobs within the city limits and retain Portland's role as an international gateway city.

Greater Portland's Chamber of Commerce
200 SW Market St., Suite 150 • Portland, OR 97201
Phone 503.224.8684 Fax 503.323.9186
www.portlandalliance.com

In true Portland fashion, we believe Portland citizens can have it all on West Hayden Island: jobs and environmental protection. Our region has already demonstrated that industrial activity can take place in proximity to natural resources and habitat. For example, wildlife thrives at Smith and Bybee Lakes right next to the Port of Portland's Terminal 6. Our city boasts the largest LEED silver rated warehouse in the United States, and the Toyota facility on the banks of the Willamette has been officially designated as Salmon Safe.

After nearly two decades of work, we now have a deeper shipping channel in the Columbia River. Portland, like the other port cities that flank the Columbia, must take advantage of the large federal, state and regional investment that has been made in the navigation channel.

We appreciate the efforts of city staff and members of the Community Working Group who have wrestled with the issues and tough questions involved in this process. We want to recognize all of those involved for their willingness to listen and respond to input from the employers in the North Reach on this issue.

Marine industrial designation of a viable portion of West Hayden Island would support multiple regional and city economic and land use objectives. The Region 2040 plan assumes industrial uses on West Hayden Island, and that assumption is built into the recent 50-year designation of Urban and Rural Reserves. The City's Economic Opportunity Analysis identified the need for an additional 650 acres of industrial land if the city is to achieve the objective of restoring its job capture ratio to the historical 27 percent level. These acres will be needed even if the city achieves a 30 percent remediation and reuse of existing brownfields – a level of success far above historical rates.

As our region positions itself to rise out of this recession, we need to take a hard look at what kinds of jobs we want to create and where we want to create them. This requires a balanced approach, one that leverages our region's reputation for innovation in sustainable solutions with a commitment to grow local jobs and the economy.

Should the city council determine that multiple uses for this land are feasible, annexation would provide appropriate zoning and planning mechanisms for future marine job growth and natural resource use. The Alliance believes that a marine industrial area of at least 350-400 acres, or of adequate size for a viable future marine terminal, is a balanced approach to development and environmental protection on West Hayden Island.

Thank you for considering these comments. We believe in a healthy environment and a robust economy. We think a mix of uses is possible on west Hayden Island, and the time is now. We cannot afford to wait.

Sincerely,

Sandra McDonough
President & CEO

cc: Commissioner Amanda Fritz
Commissioner Nick Fish
Commissioner Randy Leonard
Commissioner Dan Saltzman