

November 14, 2012

Chair Andre Baugh
Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201



Dear Chair Baugh and Members of the Planning and Sustainability Commission:

The future of West Hayden Island is an important issue for the greater metro-area community. The potential for future development would create a place to grow our region's tax base and family wage jobs, enhance the region's role as an international trade gateway and showcase modern, efficient and sustainable marine development.

The CCBA is an organization of Clackamas County businesses. We work to promote healthy economic growth throughout the county and broader metro area by advocating for public and private policy decisions that promote job creation. We support the expansion of existing businesses and welcome new companies to the area. Our membership, across nine sectors, employs over 15,000 employees in Clackamas County.

West Hayden Island is the largest parcel designated for industrial use within the urban growth boundary with outstanding transportation attributes. It is situated on a deep water navigation channel, connected to rail and in close proximity to Interstate 5. It also features hundreds of acres of forest and wetlands. West Hayden Island can serve the region's economic needs while becoming one of the largest open space and habitat areas in the tri-county region. Additional access to the Columbia River on the island would not only be an amenity to those living on the Island but would be considered a regional amenity as well.

Over 1,000 businesses in this region depend on the Port to get their goods to and from international markets. Many Clackamas County based companies depend on the Port's export facilities. Potential economic benefits from successful traded-sector development (direct and indirect jobs, income and property tax revenues) are significant. Growth in income tax revenues would make the state's general fund the largest beneficiary from an increase in traded-sector industrial jobs. Without future employment land, like the 300 acres of marine industrial land on West Hayden Island; our region will continue to fall farther behind its peers in wages, income and standard of living.

CCBA supports reasonable mitigation that makes economic sense. Considering the 500+ acres being set aside as a part of this process, we hope the mitigation proposal will not overburden the potential for development which could result in a cost per square foot that is out of alignment with the current market. We urge you to move forward with a plan that allows for an economically viable marine terminal facility on West Hayden Island. Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in blue ink that reads "Kim Parker". The signature is written in a cursive, flowing style.

Kim Parker
Executive Director