

COLUMBIA CORRIDOR
A S S O C I A T I O N

Douglas Hardy
City of Portland
1900 SW 4th Ave., 4th Floor
Portland, OR 97201

21 February 2006

RE: Colwood National Golf Course
Comprehensive Plan Map and Zoning Map Amendment

Dear Douglas,

Last June, representatives of Colwood Partnership Ltd. attended a regularly scheduled Columbia Corridor Association meeting to present information regarding a proposed Comprehensive Plan Map Amendment and Zone Change in the City of Portland. Our Board then requested they hold an open house to discuss issues with the public, which they did on February 1, 2006.

The Columbia Corridor Association would like to express its support for the proposal, which would change the existing land use designation from Open Space (OS) to Industrial/General Employment (IG2). Our support is based on a variety of factors that make this proposal a positive contribution to the City of Portland and the Columbia Corridor.

The proposal will create approximately 100 acres of readily developable industrial land within the City of Portland, which will help to alleviate a demonstrated shortage of readily developable industrial sites in the region. The property is located within an established Industrial Sanctuary, in close proximity to major transportation facilities. The site is well suited to contribute a much needed industrial site to the state's largest industrial corridor. The team anticipates that the site will attract end-users in distribution and logistics sectors. In addition, development at the site will significantly increase employment currently generated on the site.

The proposal has received support from the Governor's Economic Revitalization Team, which is tasked with assisting local governments in bringing industrial sites to "project ready" status. Finally, the owners proposed to dedicate a portion of the site to the Bureau of Parks and Recreation. The dedication will include a cash contribution to help the Parks Bureau leverage funds for capital costs and maintenance.

Concerns over the proposal appear to fall into three categories:

1. It's a shame to lose so much open space. However, we feel the land along the slough that will be donated to Portland Parks will mitigate much of the concern.
2. Increased traffic could be a problem on Columbia Blvd. This is currently being addressed by Portland Department of Transportation.
3. Neighbors are concerned about airport expansion. However, the two issues should not be linked. The request for a zone map amendment should be evaluated on its own merit.

The three concerns do not appear to be reason enough to oppose the requested changes. Furthermore, this proposal is consistent with Columbia Corridor Association's goals for economic development in the Columbia Corridor and the community's desire for a public park in this area. Please accept our support.

Sincerely,

A handwritten signature in black ink that reads "Corky Collier". The signature is written in a cursive, flowing style.

Corky Collier
Executive Director

cc: Roland Haertl
Bill Saunders
Susan Hopkins