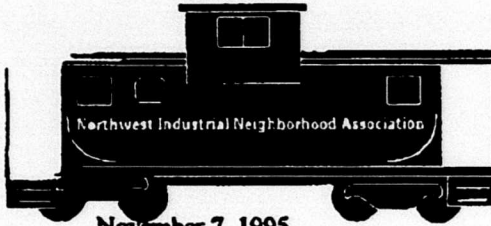


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35460 NINA

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November 7, 1995

The Portland City Council
 City of Portland
 1220 SW Fifth Avenue
 Portland, OR 97204

Dear City Council

Those of us on the NINA board are very pleased that the city council has facilitated the formation of a task force to review the current policies relating to the Industrial sanctuaries. We believe that the task force should look at the practical results of those policies and recommend ways to enhance the value of the Industrial sanctuary in the City of Portland.

The city has recently had a major assault to the NINA Industrial sanctuary. That proposed development consumed a tremendous amount of time and expense to the NINA officers, the applicant, the surrounding businesses and the City of Portland. Why did that happen and how could we have prevented it?

The task force needs to define more specifically what businesses are permitted to locate within the sanctuaries with and without conditional use permits. The committee needs to define for the City the value of the Industrial sanctuaries and their level of employees and employers and what kind of jobs they will bring to the City as a whole. The task force also needs to define what can and should be done with those businesses currently located within the Industrial sanctuary who do not meet these criteria (yes, there has been silent encroachment).

While some Industrial sanctuaries receive press attention, the fact that there were six Industrial sanctuaries within the city was unknown to both the City Council and the many people in the City Planning Department until the Costco matter. The task force needs to make everyone aware of exactly which areas are covered in the current Industrial sanctuary designations.

Speaking as President of the Alliance of Portland Neighborhood Business Associations, I can also report that that Board sees the six Industrial sanctuaries as a vital adjunct to the downtown business area and the other 34 business districts within the Alliance.

Thank you again for your support for the formation of the task force.

Sincerely,

Charles H. Martin
 President
 CHM/jkw

Northwest Industrial Neighborhood Association

RESOLUTION No. 35460

Invite Stakeholder Task Force to review policies relating to industrial sanctuary protection and provide clarification where needed (Resolution)

WHEREAS, Portland's industrial companies provide important family wage jobs and assure infrastructure investments are leveraged to the fullest extent possible, and

WHEREAS, in 1981 the City of Portland adopted the Industrial Sanctuary Policy. This Policy formally protected valuable industrial uses from commercial encroachment which can lead to the erosion of the industrial base, and

WHEREAS, the City of Portland revisited the Industrial Sanctuary Policy in 1986 and found it to have been a successful tool in preserving land for industry thereby strengthening both industrial and commercial areas, and

WHEREAS, recent changes to the City of Portland's Comprehensive Plan, City Code and recent land use cases have raised concerns over the continued protection of industry in Portland, and

WHEREAS, a group of Stakeholders has approached the City of Portland to seek permission to identify potential policy inconsistencies relating to industrial sanctuary protection

NOW, THEREFORE, BE IT RESOLVED, that the Portland City Council invites those Stakeholders to examine the City of Portland's Code and policies as they relate to industrial protection. Upon the completion of said examination, this task force will be invited to report their findings to the Portland City Council

Adopted by the Council
Commissioner Earl Blumenauer
Mike Harrison
November 2, 1995

NOV 08 1995

BARBARA CLARK
Auditor of the City of Portland
By *Barbara Olson*
Deputy

