



# Hayden Bay Condominiums

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**PROTECT HAYDEN ISLAND**

September 17, 2014

City of Portland  
Planning and Sustainability Commission  
1900 SW 4th Avenue, Room 2500A  
Portland, OR 97204

RE: West Hayden Island and Hayden Island

**Hayden Bay Condominiums, a residential community of 18 units, is opposed to the rezoning of West Hayden Island.**

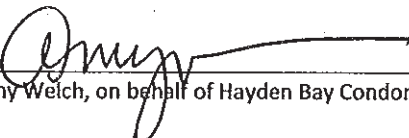
**Furthermore, Hayden Bay Condominiums is concerned about the lack of appropriate planning to include increased housing density on the east end of Hayden Island. With only two city-owned streets on the Island, and the constant back-up on I-5, we cannot support increased traffic propagated by high-density housing.**

“Last year, after five years of public process, the Portland Planning and Sustainability Commission (PSC) told the community that it would not allow the Port of Portland to annex and rezone 300 acres of West Hayden Island for industrial development unless the Port completely mitigated for impacts to the environment and the local community in a way that resulted in a net increase in ecosystem function. The Port of Portland refused to agree to these terms and withdrew its annexation application. That should have been the end of the story!” Portland Audubon Society, Sept 10, 2014

- 1) The PSC made a commitment to the community that it would not recommend allowing WHI development to move forward without a binding agreement in place that the Port of Portland fully mitigate for all impacts to the environment and the community. The Draft Comp Plan turns its back on that commitment and does an end run on five years of public process. It breaks faith with the community and the commitments of the PSC.
- 2) The PSC should remove the section on West Hayden Island from the Comp Plan and instead retain its current zoning designations or designate it as open-space. It should not be designated for industrial zoning or future industrial development.
- 3) The City should not convert critical natural areas or open-spaces to industrial use. If the City needs more industrial land, it should focus on cleaning up its 900 acres of brownfields, intensifying use of its industrial land base, and prevent organizations like the Port of Portland from converting existing industrial lands to other uses in order to make a profit.

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Amy Welch, on behalf of Hayden Bay Condominiums