

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
OREGON CHAPTER

January 13, 2015

Mr. André Baugh, Chair  
Portland Planning & Sustainability Commission  
1900 SW 4th Avenue, Suite 7100  
Portland, OR 97201

Dear Chair Baugh and Commissioners:

NAIOP, the Commercial Real Estate Development Association, is one of the leading organizations for developers, investors, owners & operators, brokers, and related professionals in office, industrial and mixed-use real estate throughout the United States, Canada, and Mexico. The Oregon Chapter's members represent a broad and diverse range of companies involved with commercial real estate activities in the Portland metropolitan area, including developers, owners, brokers, and managers, along with other professionals providing legal, finance, title, engineering, architectural, construction, and other services.

On behalf of NAIOP's members, thank you for the opportunity to provide our input on the application from Pembina for a Zoning Code Amendment for Hazardous Substances in the Environmental Overlay Zone. Our organization is strongly supportive of this application and we have concluded that the overall project represents a significant contribution to Portland's economy and is consistent with existing requirements for such an amendment.

As the individuals and companies most closely involved with industrial real estate uses within Portland, NAIOP's members are very comfortable with the compatibility of Pembina's proposed project. We urge the Commission to confine its consideration to the application's compliance with the stated existing requirements and not be distracted by calls to make a statement about the city's commitment to fossil fuel and carbon reduction. The Commission's action on this application will certainly establish a precedent for similar projects in the future, where resource based companies (whose products may require large amounts of electricity or eventually generate carbon) might hope to site facilities at the port for international trade. You should send the message that they are welcome.

Sincerely,

  
Kelly Ross  
Executive director

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