

TESTIMONY to PORTLAND PLANNING AND SUSTAINABILITY COMMISSION

On Economic Opportunities Analysis

In Regard To: properties on NE Levy Road designated in Comprehensive Plan as Industrial Sanctuary and counted in industrial land inventory

1. If you take out the land that is environmentally protected, the usable land is considerably less than is being counted as available for industrial use.
2. The only access is through private property or residential streets.
3. The adjacent property owner is the only one that can use the property industrially. So that is less likely to happen and they would be unlikely to pay full price because of the environmental protection and the low market value due to the lack of access.
4. The property would be worth more to the existing residential property owners or urban farming than for industrial use.
5. Home-based industry or urban farming production, sales, and transportation of goods could provide more employment.
6. Other uses would be more compatible with the environmental restrictions. For example, intensive agriculture does not need as much acreage so could leave environmentally protected area undisturbed or use for grazing.

Therefore, this land should not be designated as Industrial Sanctuary in the Comprehensive Plan or counted as available industrial land.

Thank you,

*Barbara J Kerr 4/28/15*  
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