

Linnton

P.1

June 21, 2015

Dear Mayor Hales & Commissioners,
This is Linnton's last chance. Please allow the small area between NW Front Avenue to the west & the River to the east, and bordered by the mill property to the south & 112th to the north to change out of heavy industrial use. Let the market decide it's use. It is not good industrial land. The river is too shallow. The shipping channel is on the east side (by Toyota). There is not enough room for switching on the railroad tracks. This small area is in the heart of our community. The current zoning makes no sense. It puts heavy industrial uses too close to the historic homes on the hillside. You can throw a rock from some of our decks onto the property zoned heavy industrial below. A zoning change would give Linnton a town center & provide river access for the entire west side of Portland.

Linnton was ripped in half when the highway was widened. Linnton is a strong & proud community of people with its own identity & sense of place. The community spirit of Linnton is what is what Portland is trying to develop in other communities. It seems as if Portland set on destroying one of its biggest assets. Many who live here inherited their homes from their parents. Dick Divincenzo, an elderly Linnton resident poured his heart into a book called Linnton-The Town too Tough to Die. It is available at the Linnton Feed & Seed.

Please don't allow the historic community of Linnton to be destroyed by corporate greed. There **is not** a shortage of industrial land in the City of Portland. There is only a shortage of "clean" uncontaminated industrial land.

The City of Portland predicts it will need 1,900 acres of industrial land by 2025. There is over 1000 acres of underutilized industrial land sitting in the northwest Industrial Sanctuary alone. The Northwest Industrial Sanctuary is only 11% of the entire industrial sanctuary in Portland. Half of Hayden Islands industrial land was sitting vacant when Council reviewed Linnton's Land Use Plan in 2006. The Working Waterfront Coalition flew in attorneys from all over the country to fight us & Linnton almost won- with a true grassroots movement. Most industrial land sits in limbo due of contamination.

Industries can well afford to clean up after themselves. Companies such Exxon-Mobil, PGE, Enron, Gunderson, Esco etc. can afford to clean up their sites and reuse, sell or lease them to free up industrial land. These companies avoid selling or leasing the vacant and underutilized industrial land they own to avoid scrutiny by the DEQ and EPA. Soil testing is required for buyers to receive financing. These companies are just holding onto their contaminated property to avoid the cost of cleaning it up until the time is right to put condominiums in. Or they use a small portion for storage and leave the rest in blight. The 30 acre Harborton site owned by PGE (Enron) in Linnton is an example. It is contaminated. They are holding onto it "for tax purposes". They operate one piece of equipment on it and the rest of the acreage just sits strewn with litter and junk and blue tarps. ESCO is moving out of northwest Portland & has applied for a zoning change to

Linnton
P2

EX. They are going to have condos put on the site they have used for manufacturing for a century.

These companies are land banking. They are using their vacant and underutilized industrial land as an investment. They are depending and planning on the city keeping industrial land inexpensive. These industries benefit by **complaining of a "shortage of industrial land" and having the urban growth boundary expanded rather than paying to clean up their polluted property.**

Industries taxes are based on their operations and equipment. They are usually located in "enterprise zones". There are little or no property taxes in "enterprise zones". Industries are "land banking" & benefitting from having polluted the land they sit on. **They wait until there is pressure on the city for more housing. When the time is right they apply for a zoning change & sell at a high price for housing. Industrial land is a great investment for corporations.** In the meanwhile they continue getting tax breaks on their land banked property. Babcock Land LLC owns the property strewn with steel that operates under the name of Harmer Steel in Linnton. George Webb owns both Babcock Land and Harmer Steel. Many of these corporations have multiple sites. When they report the number of people employed at their company they report the total number of people employed by the company-not the number at any one site. For example Foss Maritime at one time reported over 200 employees in Linnton. In reality there are less than ten employees at Foss in Linnton. The 200 employees are located all up & down the west coast.

They would rather have the urban growth boundary expanded, eating up valuable farm and forest land to accommodate the need for industrial land than clean up the contamination they caused on their own land. The answer is simply for citizens and corporations to clean up after themselves. Some of these large corporations give more to the "arts" than it would take to clean up all of the City of Portland and the river. Many of their CEOs will get enough of a "golden Parachute" at retirement to clean up both the Columbia and the Willamette.

Let the zoning in Linnton between Front Avenue & the river change out of heavy industrial use. The Working Waterfront Coalition is inactive in Portland now. They haven't updated their website in years. Let the market decide the use. It is not good industrial land. The river is too shallow & there is not enough room for switching on the tracks.

Please don't allow the historic community of Linnton to be destroyed by corporate greed. Please allow for some affordable housing to equal out the gentrification that is occurring on Linnton's historic hillsides. The average age of people in Linnton is older than in any other community in Portland. There needs to be affordable homes or apartments so young families will get the benefit of the excellent schools assigned to Linnton. There are many opportunities for a tiny house community connected to Linnton's STEM site on Front Avenue & for partnerships to build an art community of tiny houses focusing on metal arts.

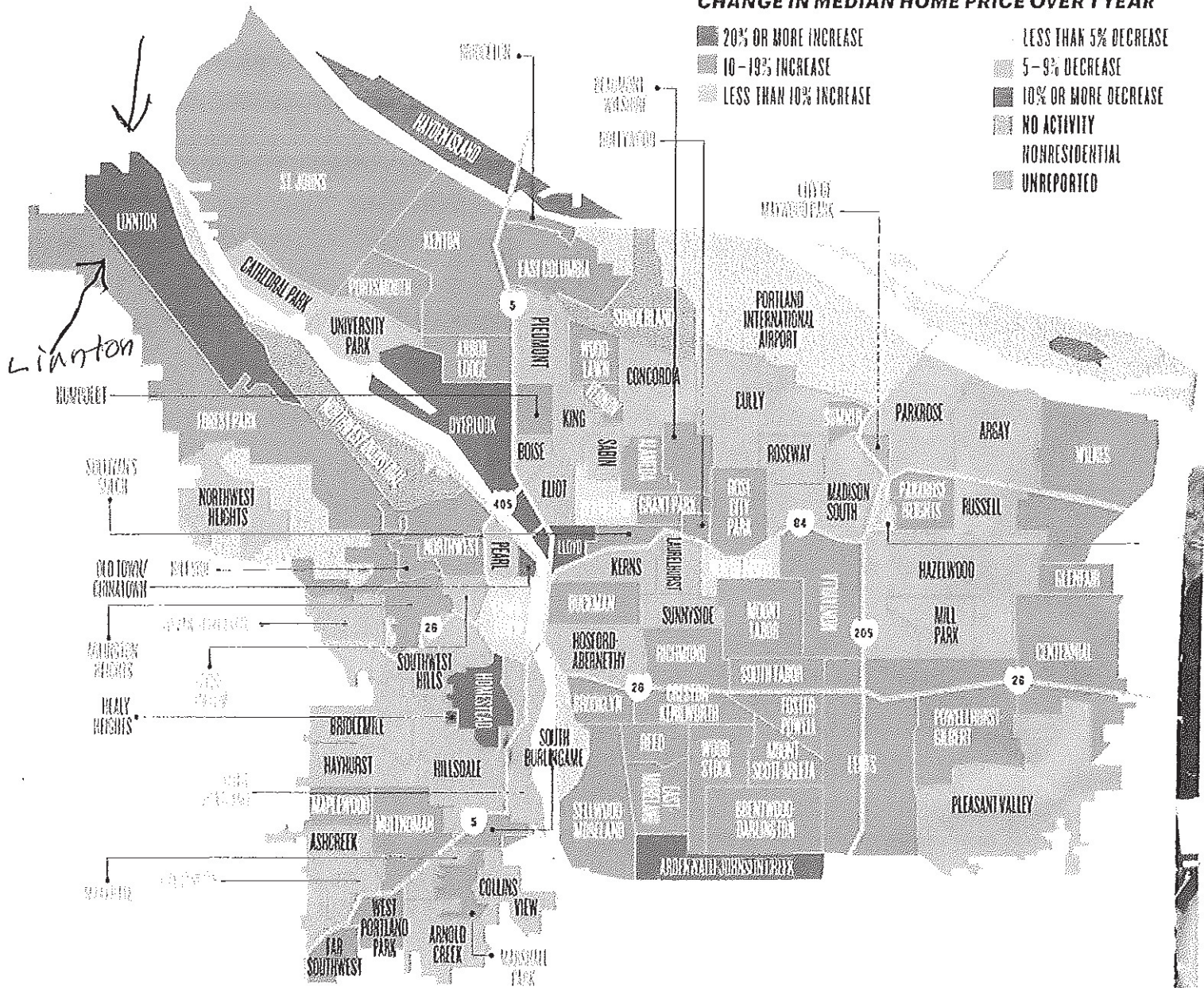
P3

Respectfully,

Pat Wagner

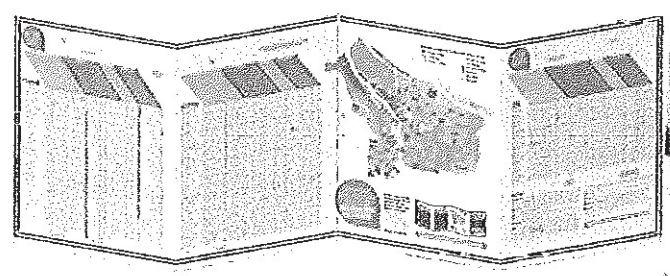
Pat Wagner
Linnton

Linton Gentrification



OUR ANNUAL QUICK-REFERENCE GUIDE TO 122 NEIGHBORHOODS AND SUBURBS

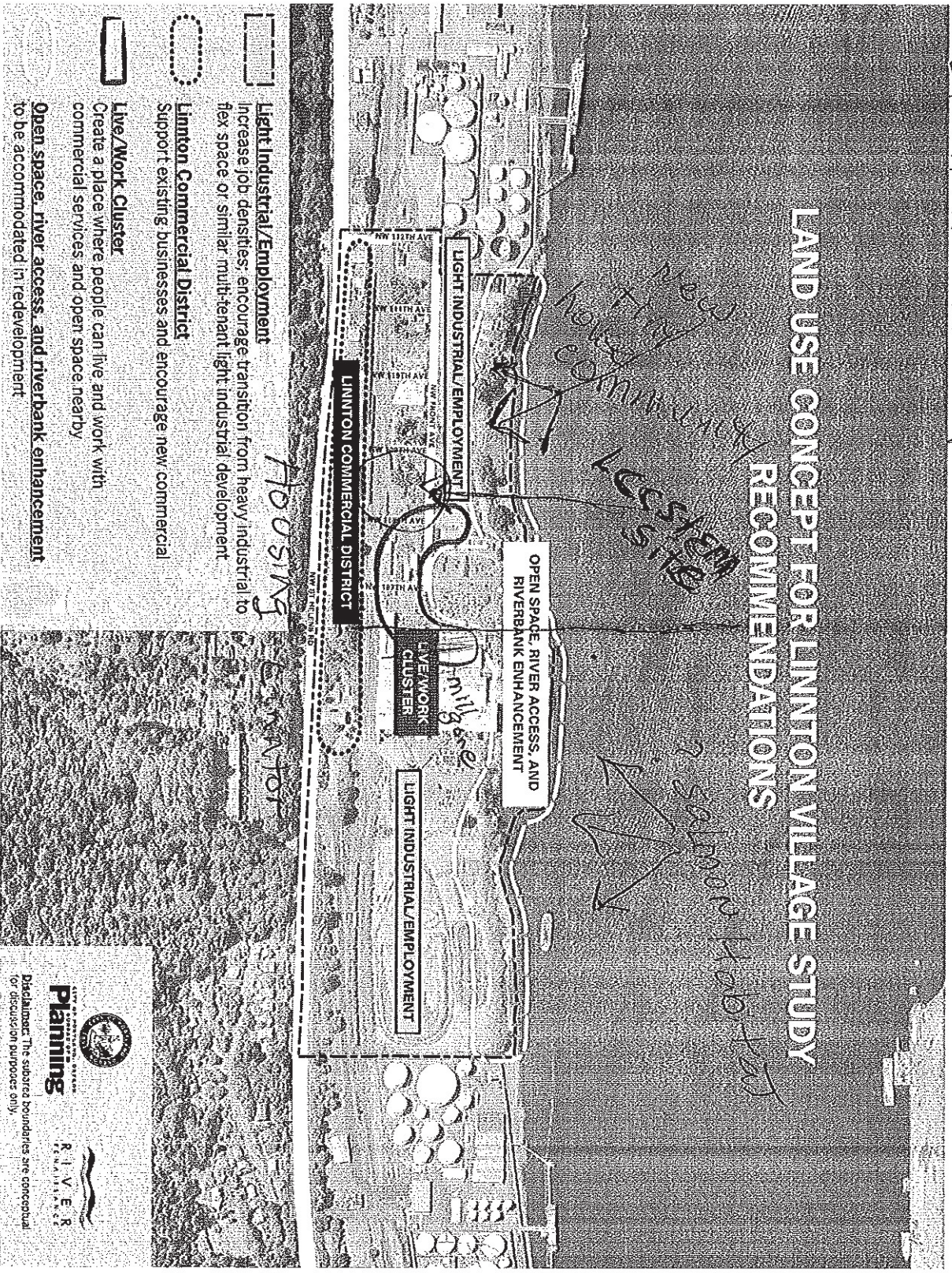
A new year brings new trends! We've annotated our grids to show you how to find the cheapest rents, plummeting crime rates, biggest price jumps, and lowest cost per square foot. Happy hunting!









FOLD OUT OUR SPREAD AND GET STARTED

Linnton Plan options

**LAND USE CONCEPT FOR LINTON VILLAGE STUDY
RECOMMENDATIONS**



-  **Light Industrial/Employment**
Increase job densities; encourage transition from heavy industrial to flex space or similar multi-tenant light industrial development.
-  **Linnton Commercial District**
Support existing businesses and encourage new commercial.
-  **Live/Work Cluster**
Create a place where people can live and work with commercial services and open space nearby.
-  **Open space, river access, and riverbank enhancement**
to be accommodated in redevelopment.

City of Portland Planning
 RIVER PLANNING

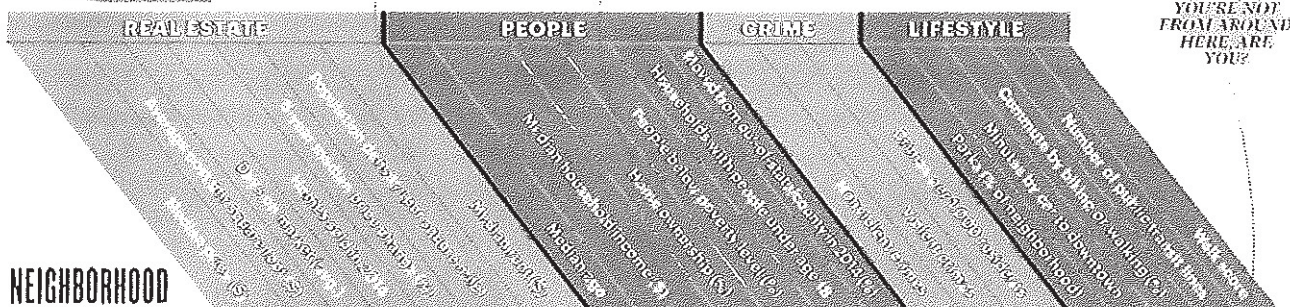
Disclaimer: The substrate boundaries are conceptual or discussion purposes only.



NOPO'S CHEAPEST RENT

ONE OF OUR SAFEST NEIGHBORHOODS

YOU'RE NOT FROM AROUND HERE, ARE YOU?



NEIGHBORHOOD

NEIGHBORHOOD	592,000	217	33	94	10	9,650	1,314	40	91,566	779	65	742	42	82	3	16	0	11	8.7	3	63
ALAMEDA	345,000	178	25	147	25	7,836	1,221	30	45,119	613	15.8	620	66	393	22	65	2	11	10.0	5	72
ARBOR LODGE	324,000	157	46	17	28	5,710	1,276	38	66,331	812	10.1	226	55	12	10	4	16	3.8	5	48	
ASDENWALD/JOHNSON CREEK	263,000	116	44	79	(8)	6,737	831	40	49,745	531	24.3	784	54	317	34	55	3	16	0.6	5	43
ARGAY	780,413	243	64	14	14	5,639	1,407	44	40,698	656	3.9	181	116	118	2	125	62	10	6.0	7	41
ARLINGTON HEIGHTS	437,500	185	47	48	1	3,235	1,263	42	83,970	614	4.9	343	37	16	0	3	16	2.2	1	12	
ARNOLD CREEK	345,000	157	36	103	3	4,534	1,065	47	73,126	772	10.0	601	50	38	5	8	1	15	1.9	8	35
ASH CREEK	512,000	211	35	105	20	7,779	1,340	40	88,784	813	6.4	648	42	125	1	23	3	14	5.5	3	75
BEAUMONT-WILSHIRE	470,000	207	23	43	28	10,439	988	33	53,152	359	18.8	318	87	307	15	95	2	9	13.6	7	86
BOISE	709,903	148	45	27	(1)	7,858	1,069	37	56,378	679	20.3	1,578	61	351	51	34	4	18	1.8	4	54
BREHWOOD/DARLIROTON	253,000	154	55	23	5	1,606	1,140	40	53,028	614	16.5	5	107	44	116	0	14	1.9	2	25	
BRIDGETON	486,250	191	31	82	4	4,134	1,168	44	101,245	705	9.4	630	58	36	3	8	5	12	2.0	6	37
BRIDLEMILE	362,503	177	26	52	27	8,097	958	34	85,279	446	17.2	704	95	178	10	32	4	8	10.9	10	75
BROOKLYN	415,000	194	24	63	28	11,049	783	36	32,033	183	22.3	397	118	983	82	135	2	6	15.2	14	86
BUCKHAM	260,000	153	33	74	24	2,436	1,013	34	58,293	537	18.1	497	47	135	11	38	5	16	4.3	4	76
CAYHEDRAL PARK	151,450	127	62	298	(9)	10,415	837	34	42,039	546	26.4	3,059	59	931	137	32	5	25	1.4	3	51
CENTENNIAL	359,000	192	52	35	1	2,261	1,113	39	98,558	717	6.8	126	132	45	2	25	0	13	7.9	4	21
COLLINS VIEW	380,000	187	30	192	27	8,318	1,097	38	64,197	701	11.9	985	54	321	16	35	3	13	21	4	74
CONCORDIA	335,000	174	23	116	22	10,561	982	36	52,199	328	23.2	761	93	380	26	50	4	11	7.8	7	76
CRESTON-KENILWORTH	410,000	170	57	25	1	4,659	1,046	39	70,205	780	10	185	46	11	1	10	24	13	1.9	5	53
CRESTWOOD	210,000	163	42	176	3	6,675	1,605	38	52,244	348	24.9	1,681	25	436	85	37	3	16	3.1	4	57
CULLY	324,500	331	59	151	(5)	13,132	973	35	44,595	130	31.5	171	224	2,208	187	240	7	—	13.3	38	95
DOWNTOWN	190,000	14	52	17	(14)	1,636	926	38	43,787	613	16.6	45	107	361	28	307	6	4	1.9	2	24
EAST COLUMBIA	612,000	209	32	102	14	6,999	1,166	37	64,371	663	11.9	731	94	144	2	27	13	13	7.5	7	19
EASTMORELAND	372,450	187	26	58	18	6,022	971	36	50,067	273	26.5	249	79	531	34	179	1	8	11.2	9	84
ELIOT	317,000	160	74	34	(1)	5,120	1,052	41	70,770	570	5.6	180	109	69	2	21	5	15	0.9	6	41
FAR SOUTHWEST	751,000	219	99	30	(6)	1,717	1,276	42	103,524	802	5.0	423	69	73	1	17	73	10	1.7	3	8
FOREST PARK	255,000	164	47	143	18	8,390	914	36	46,130	486	18.7	868	47	424	29	59	1	15	5.0	6	77
FOSTER-POWELL	199,500	117	56	10	(7)	10,245	885	34	43,678	322	25.1	562	3.9	151	85	59	2	18	2.5	3	17
GLENFAIR	263,750	278	63	92	(12)	15,550	992	36	68,413	147	23.7	99	173	395	28	85	1	5	17.8	13	80
GOOSE HOLLOW	573,247	221	23	55	5	8,873	1,434	46	92,460	687	7.6	487	47	150	7	12	7	10	7.9	3	78
GRANT PARK	172,000	165	137	79	(23)	1,180	1,027	49	43,176	738	12.7	27	82	407	24	344	0	17	3.7	1	27
HAYDEN ISLAND	360,000	165	39	89	6	8,203	937	42	73,419	576	6.0	655	122	66	5	17	2	15	0.8	7	42
HAYHURST	192,000	125	51	207	(7)	6,894	978	37	45,448	428	22.2	2,713	3.6	1,976	188	90	2	14	4.7	14	56
HAZELWOOD	200,000	235	37	3	(5)	4,543	1,031	39	78,233	508	14.4	17	11.9	3	0	12	3	12	15.5	1	7
HEALY HEIGHTS	599,900	193	37	143	1	4,835	1,016	39	75,690	619	9.3	639	6.5	105	4	13	5	12	3.7	16	54
HILLSDALE	665,000	273	60	69	(9)	4,842	1,260	41	121,255	638	14.6	128	121	43	1	18	28	10	6.9	3	53
HILLSIDE	406,200	188	54	16	(5)	8,755	1,312	41	64,476	441	15.6	164	62	239	19	139	0	10	7.2	7	90
HOLLYWOOD	333,100	212	103	18	16	3,918	1,120	38	78,807	481	16.7	197	10.4	118	6	57	43	10	12.2	17	48
HOMESTEAD	260,000	207	33	83	8	9,298	926	35	42,565	448	15.2	680	6.4	546	17	78	0	8	13.1	14	28
HOSFORD-ABERNETHY	785,000	178	23	65	20	9,148	1,001	34	34,515	374	28.8	462	6.0	261	38	67	0	10	12.7	3	82
HUMBOLDT	599,000	203	37	93	4	9,690	1,119	38	65,732	546	9.2	684	4.4	290	16	52	4	11	9.5	5	82
IRVINGTON	270,000	175	23	167	13	8,175	957	35	50,035	606	14.8	787	5.7	295	43	16	19	13	4.1	0	68
KENTON	353,500	194	42	37	—	9,228	936	37	75,546	253	24.3	441	29	403	20	73	2	9	14.1	15	87
KERNS	347,000	178	33	107	18	10,550	974	34	53,435	463	22.0	644	9.2	263	33	47	0	12	10.2	3	84
KINO	543,950	200	39	109	11	7,846	992	38	60,078	827	4.5	633	4.9	129	5	28	8	9	4.4	8	77
LAURELHURST	185,500	130	57	262	(1)	7,057	927	36	45,142	503	22.2	2,622	1.8	1,253	127	0	1	16	2.5	8	55
LENTS	274,950	161	134	16	(23)	655	1,514	48	80,161	832	8.5	12	3.0	48	4	131	3	16	3.4	1	15
LINTON																					

ONCE AGAIN OUR MOST EXPENSIVE HOOD

BIGGEST FIVE YEAR PRICE JUMP

48

Linton people older

June 21, 2015

Dear Mayor Hales & Commissioners,
This is Linnton's last chance. Please allow the small area between NW Front Avenue to the west & the River to the east, and bordered by the mill property to the south & 112th to the north to change out of heavy industrial use. Let the market decide it's use. It is not good industrial land. The river is too shallow. The shipping channel is on the east side (by Toyota). There is not enough room for switching on the railroad tracks. This small area is in the heart of our community. The current zoning makes no sense. It puts heavy industrial uses too close to the historic homes on the hillside. You can throw a rock from some of our decks onto the property zoned heavy industrial below. A zoning change would give Linnton a town center & provide river access for the entire west side of Portland.

Linnton was ripped in half when the highway was widened. Linnton is a strong & proud community of people with its own identity & sense of place. The community spirit of Linnton is what is what Portland is trying to develop in other communities. It seems as if Portland set on destroying one of its biggest assets. Many who live here inherited their homes from their parents. Dick Divincenzo, an elderly Linnton resident poured his heart into a book called Linnton-The Town too Tough to Die. It is available at the Linnton Feed & Seed.

Please don't allow the historic community of Linnton to be destroyed by corporate greed. There is **not** a shortage of industrial land in the City of Portland. There is only a shortage of "clean" uncontaminated industrial land.

The City of Portland predicts it will need 1,900 acres of industrial land by 2025. There is over 1000 acres of underutilized industrial land sitting in the northwest Industrial Sanctuary alone. The Northwest Industrial Sanctuary is only 11% of the entire industrial sanctuary in Portland. Half of Hayden Islands industrial land was sitting vacant when Council reviewed Linnton's Land Use Plan in 2006. The Working Waterfront Coalition flew in attorneys from all over the country to fight us & Linnton almost won- with a true grassroots movement. Most industrial land sits in limbo due of contamination.

Industries can well afford to clean up after themselves. Companies such Exxon-Mobil, PGE, Enron, Gunderson, Esco etc. can afford to clean up their sites and reuse, sell or lease them to free up industrial land. These companies avoid selling or leasing the vacant and underutilized industrial land they own to avoid scrutiny by the DEQ and EPA. Soil testing is required for buyers to receive financing. These companies are just holding onto their contaminated property to avoid the cost of cleaning it up until the time is right to put condominiums in. Or they use a small portion for storage and leave the rest in blight. The 30 acre Harborton site owned by PGE (Enron) in Linnton is an example. It is contaminated. They are holding onto it "for tax purposes". They operate one piece of equipment on it and the rest of the acreage just sits strewn with litter and junk and blue tarps. ESCO is moving out of northwest Portland & has applied for a zoning change to

EX. They are going to have condos put on the site they have used for manufacturing for a century.

These companies are land banking. They are using their vacant and underutilized industrial land as an investment. They are depending and planning on the city keeping industrial land inexpensive. These industries benefit by **complaining of a "shortage of industrial land" and having the urban growth boundary expanded rather than paying to clean up their polluted property.**

Industries taxes are based on their operations and equipment. They are usually located in "enterprise zones". There are little or no property taxes in "enterprise zones". Industries are "land banking" & benefitting from having polluted the land they sit on. **They wait until there is pressure on the city for more housing. When the time is right they apply for a zoning change & sell at a high price for housing. Industrial land is a great investment for corporations.** In the meanwhile they continue getting tax breaks on their land banked property. Babcock Land LLC owns the property strewn with steel that operates under the name of Harmer Steel in Linnton. George Webb owns both Babcock Land and Harmer Steel. Many of these corporations have multiple sites. When they report the number of people employed at their company they report the total number of people employed by the company-not the number at any one site. For example Foss Maritime at one time reported over 200 employees in Linnton. In reality there are less than ten employees at Foss in Linnton. The 200 employees are located all up & down the west coast.

They would rather have the urban growth boundary expanded, eating up valuable farm and forest land to accommodate the need for industrial land than clean up the contamination they caused on their own land. The answer is simply for citizens and corporations to clean up after themselves. Some of these large corporations give more to the "arts" than it would take to clean up all of the City of Portland and the river. Many of their CEOs will get enough of a "golden Parachute" at retirement to clean up both the Columbia and the Willamette.

Let the zoning in Linnton between Front Avenue & the river change out of heavy industrial use. The Working Waterfront Coalition is inactive in Portland now. They haven't updated their website in years. Let the market decide the use. It is not good industrial land. The river is too shallow & there is not enough room for switching on the tracks.

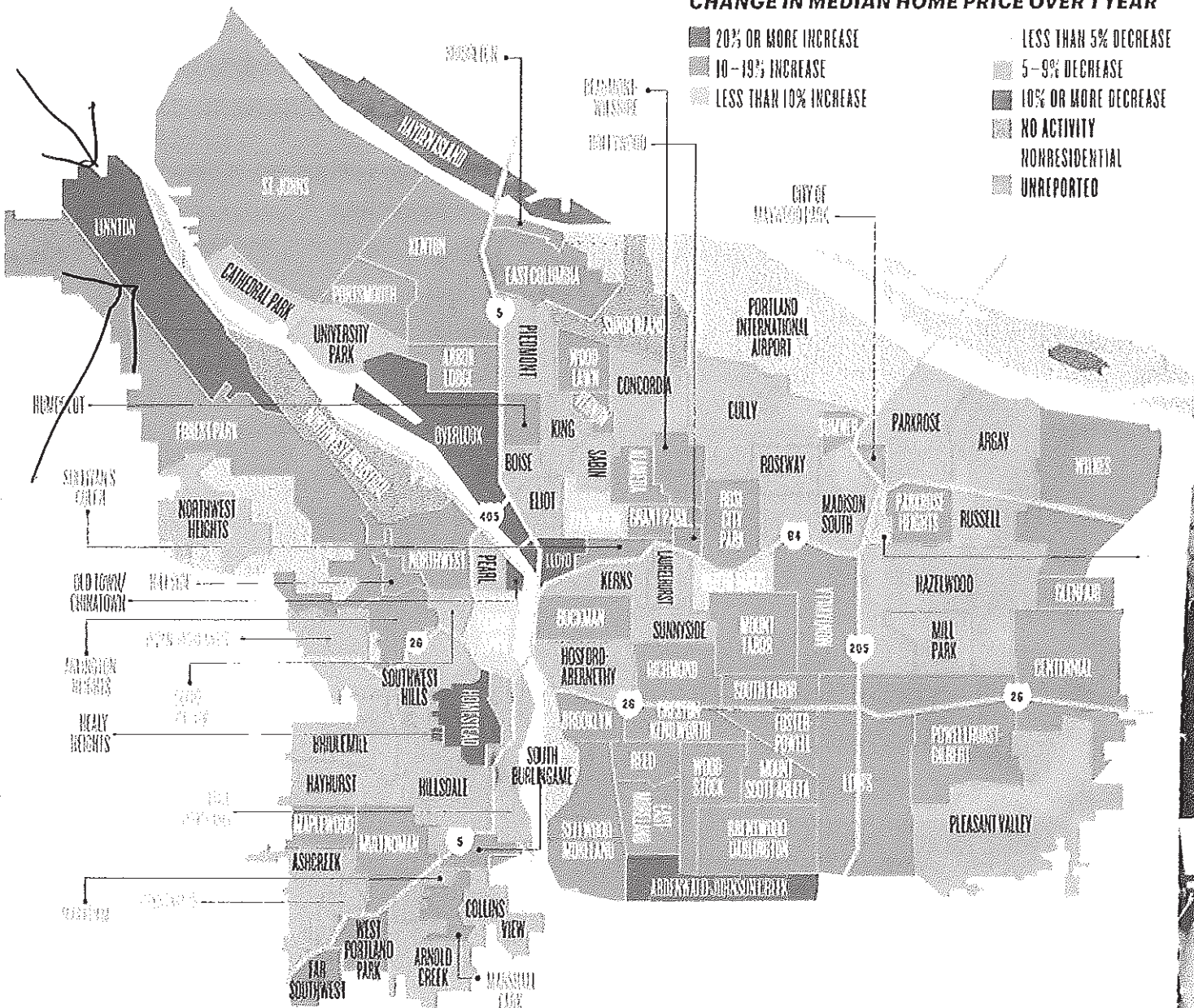
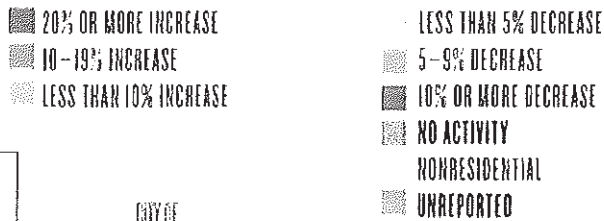
Please don't allow the historic community of Linnton to be destroyed by corporate greed. Please allow for some affordable housing to equal out the gentrification that is occurring on Linnton's historic hillsides. The average age of people in Linnton is older than in any other community in Portland. There needs to be affordable homes or apartments so young families will get the benefit of the excellent schools assigned to Linnton. There are many opportunities for a tiny house community connected to Linnton's STEM site on Front Avenue & for partnerships to build an art community of tiny houses focusing on metal arts.

Respectfully,

Pat Wagner

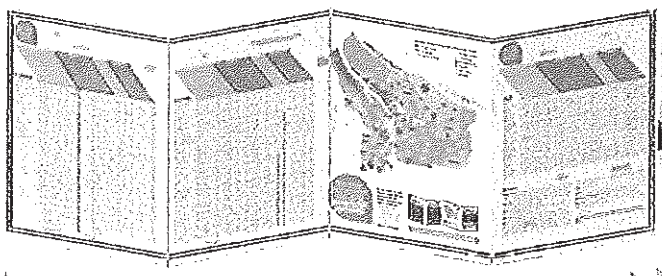
Pat Wagner
Linnton

CHANGE IN MEDIAN HOME PRICE OVER 1 YEAR



**OUR ANNUAL
QUICK-REFERENCE
GUIDE TO 122
NEIGHBORHOODS
AND SUBURBS**

A new year brings new trends! We've annotated our grids to show you how to find the cheapest rents, plummeting crime rates, biggest price jumps, and lowest cost per square foot. Happy hunting!



FOLD OUT OUR SPREAD AND GET STARTED