

Oct. 22, 2015

Dear Members of the Portland Planning and Sustainability Commission:

I represent Kevin Flanigan, owner of Schooner Creek Boat Works located at 3255 N. Hayden Island Dr.

We strongly object to applying the proposed Prime Industrial Overlay Zone to our site. This overlay zone would reduce and/or eliminate our ability to develop the site as we have planned. One-half of our site is developed with Schooner Creek Boat Works, which is an allowed use in the Industrial Sanctuary. We intend to develop the remainder of the site with land uses that would enhance the current use of the site and address our riverfront opportunities. We have detailed architectural drawings for our plans and have been working with a number of public and private entities who have shown support for these plans.

Additionally Hayden Island has limited development opportunities because it:

- Has no rail access
- Has limited truck access
- Has a shortage of parking
- Can be accessed by only a single bridge.

Further, the street that accesses our site is a dead end with no proper turn around.

While we support the general concept of protecting the Industrial Sanctuary, this is not the right site for increasing land use restrictions as proposed in the Employment Zoning Project.

Thank you for your attention to this matter.

Sincerely,
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